

MALTON BERHAD

[Registration No: 199401035205 (320888-T)]

ANNUAL REPORT 2025





VISION

- To be the leading lifestyle and innovative property developer in the region.

MISSION

- To lead through innovative designs, concepts and products.
- To create enduring value to customers through quality and creative craftsmanship, good master planning and service experience.
- To be responsive to market trends and lifestyle aspirations for the future.
- To deliver sustainable returns to shareholders.





[Registration No: 199401035205 (320888-T)]

Annual Report 2025

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CORPORATE INFORMATION

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BOARD OF DIRECTORS

Tan Sri Lim Siew Choon
Non-Independent Non-Executive Chairman

Datuk Hong Lay Chuan
Executive Director

Dato' Siew Mun Wai
Independent Non-Executive Director

Baharum Bin Harun
Independent Non-Executive Director

Puan Sri Tan Kewi Yong
Executive Director

Chua Thian Teck
Executive Director

Arunasalam A/L Muthusamy
Independent Non-Executive Director

AUDIT COMMITTEE

Arunasalam A/L Muthusamy
Chairman

Dato' Siew Mun Wai
Member

Baharum Bin Harun
Member

NOMINATING COMMITTEE

Arunasalam A/L Muthusamy
Chairman

Dato' Siew Mun Wai
Member

Baharum Bin Harun
Member

REMUNERATION COMMITTEE

Arunasalam A/L Muthusamy
Chairman

Baharum Bin Harun
Member

Chua Thian Teck
Member

COMPANY SECRETARY

Hor Shiow Jei
(MAICSA 7023954)
(SSM PC No. 202008003615)

REGISTERED OFFICE

19-0, Level 19, Pavilion Tower
75, Jalan Raja Chulan
50200 Kuala Lumpur
E-mail: corpservices@malton.com.my
Tel 603-2088 2888
Fax 603-2088 2999

SHARE REGISTRAR

ShareWorks Sdn Bhd
No. 2-1, Jalan Sri Hartamas 8
Sri Hartamas
50480 Kuala Lumpur
E-mail: ir@shareworks.com.my
Tel 603-6201 1120
Fax 603-6201 3121

AUDITORS

Deloitte Malaysia PLT (formerly
known as Deloitte PLT) (AF 0080)
Chartered Accountants

PRINCIPAL BANKERS

Affin Bank Berhad
Alliance Bank Malaysia Berhad
Al Rajhi Banking & Investment
Corporation (Malaysia) Bhd
AmBank (M) Berhad
HSBC Amanah Malaysia Berhad
Industrial and Commercial Bank of
China (Malaysia) Berhad
Malayan Banking Berhad
MBSB Bank Berhad
MIDF Amanah Investment Bank
Berhad
RHB Bank Berhad

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia
Securities Berhad

COMPANY WEBSITE

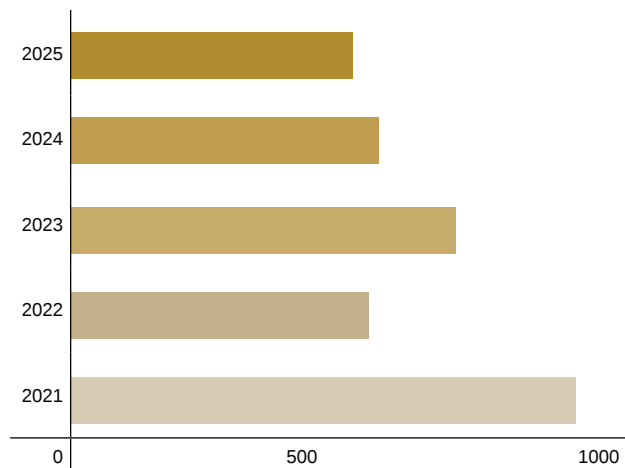
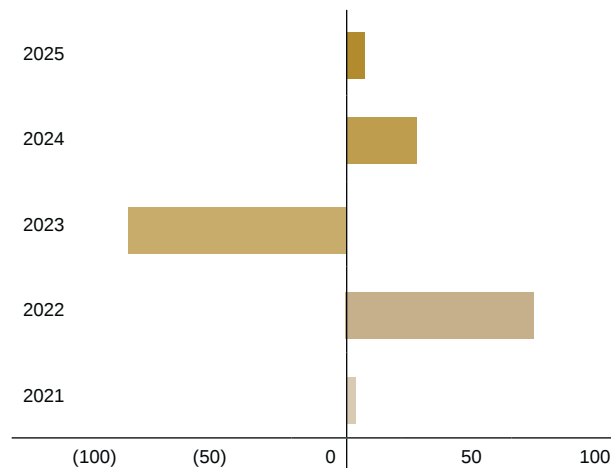
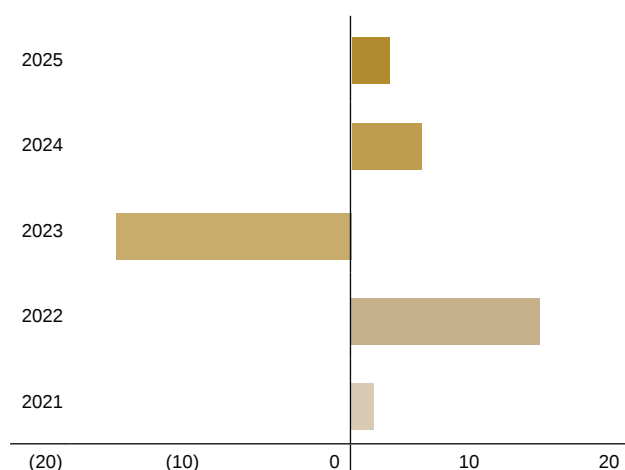
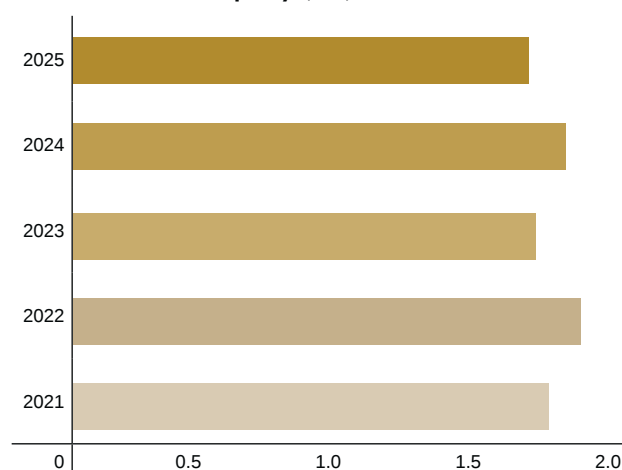
www.malton.com.my

CORPORATE STRUCTURE 27 October 2025



GROUP FINANCIAL HIGHLIGHTS

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Revenue (RM mil)

Profit/(Loss) After Taxation (RM mil)

Basic Earnings/(Loss) Per Share (Sen)

Net Assets Per Share Attributable to Ordinary Equity Holders of the Company (RM)

Year Ended 30 June

	2025	2024	2023	2022	2021
Revenue (RM'000)	542,250	684,732	831,917	645,241	999,173
Profit/(Loss) Before Taxation (RM'000)	30,322	43,773	(77,171)	129,497	22,634
Profit/(Loss) After Taxation (RM'000)	7,141	25,888	(98,827)	75,778	1,169
Total Comprehensive Income/(Loss) Attributable to Owners of the Company (RM'000)	9,854	29,791	(83,286)	76,234	2,620
Share Capital (RM'000)	545,424	528,552	528,552	528,552	528,552
Equity Attributable to Equity Holders of the Company (RM'000)	976,786	950,060	920,269	1,003,555	927,321
Total Assets (RM'000)	2,140,822	2,271,769	2,564,535	2,556,145	2,640,511
Basic Earnings/(Loss) Per Share (Sen)	1.80	5.64	(15.77)	14.43	0.50
Net Assets Per Share Attributable to Ordinary Equity Holders of the Company (RM)	1.69	1.80	1.74	1.90	1.76

BOARD OF DIRECTORS

TAN SRI LIM SIEW CHOON

Malaysian Male/ Non-Independent Non-Executive Chairman

Tan Sri Lim Siew Choon, age 65, received his tertiary education in the United States of America and graduated with a Degree in Business Administration and Finance from University of Central Oklahoma. He has more than 42 years of management experience in property development, construction, retail design, retail development as well as corporate management.

He was appointed the Executive Chairman of Malton Berhad on 15 February 2001. He was redesignated Non-Executive Chairman of Malton Berhad on 3 January 2017. He attended all five board meetings held during the financial year ended 30 June 2025. He is the Chairman and Non-Independent Executive Director of Pavilion REIT Management Sdn Bhd, the Manager of Pavilion Real Estate Investment Trust, Executive Chairman of WCT Holdings Berhad as well as a Director in Pavilion REIT Bond Capital Berhad, Pavilion REIT Capital Berhad and WCT Berhad. Both Pavilion Real Estate Investment Trust and WCT Holdings Berhad are listed on the Main Market of Bursa Malaysia Securities Berhad. His spouse, Puan Sri Tan Kewi Yong is an Executive Director and a major shareholder of Malton Berhad. He does not have any conflict of interest with Malton Berhad other than the disclosures made under Related Party Transactions and Balances in the Financial Statements on pages 223 to 225 of this Annual Report.

He is a major shareholder of Malton Berhad. His interests in the shares of Malton Berhad are set out in the Statement of Shareholders pages 255 to 257 of this Annual Report. He has not been convicted for any offences within the past 5 years other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

PUAN SRI TAN KEWI YONG

Malaysian Female/Executive Director

Puan Sri Tan Kewi Yong, age 69, pursued her tertiary education in the United Kingdom majoring in Business and Marketing Studies. She was instrumental in setting up various successful business ventures since her initial involvement in trading and distribution businesses. Having acquired knowledge in diverse range of business and industry sectors, she possesses experience and expertise ranging from retail, marketing, finance and strategic management. She continues to extend her scope of experience, having been involved actively in the property development and real estate investment sectors.

She was appointed an Executive Director of Malton Berhad on 19 February 2002. She attended all five board meetings held during the financial year ended 30 June 2025. She is a Non-Independent Executive Director of Pavilion REIT Management Sdn Bhd, the Manager of Pavilion Real Estate Investment Trust, also listed on the Main Market of Bursa Malaysia Securities Berhad.

Her spouse, Tan Sri Lim Siew Choon is the Non-Independent Non-Executive Chairman and a major shareholder of Malton Berhad. She does not have any conflict of interest with Malton Berhad other than the disclosures made under Related Party Transactions and Balances in the Financial Statements on pages 223 to 225 of this Annual Report. She does not hold any shares in Malton Berhad other than the disclosures made in the Statement of Shareholders on pages 255 to 257 of this Annual Report. She has not been convicted for any offences within the past 5 years other than traffic offences, if any. She has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS

(cont'd)

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DATUK HONG LAY CHUAN

Malaysian Male/Executive Director

Datuk Hong Lay Chuan, age 67, holds a Bachelor of Science degree in Housing, Building & Planning. His 41 years of working experience covers several business sectors including Banking & Finance, Trading, Retail & Property Management, Property Development and Construction.

He had 15 years of experience in the retail banking industry before joining the group as General Manager in charge of banking and project financing. He was seconded to a Trading, Retail & Property Development company as an Executive Director for several years before rejoining Malton Group in 2003 as an Executive Director of Bukit Rimau Development Sdn Bhd, a wholly-owned subsidiary of Malton Berhad.

He was appointed an Executive Director of Malton Berhad on 19 February 2009. He attended all five board meetings held during the financial year ended 30 June 2025. He has no family relationship with any of the Directors and/or major shareholders of Malton Berhad. He does not have any conflict of interest with Malton Berhad. He does not hold any shares in Malton Berhad. He has not been convicted for any offences within the past 5 years other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

CHUA THIAN TECK

Malaysian Male/Executive Director

Mr Chua Thian Teck, age 66, is a Fellow Member of the Association of Chartered Certified Accountants. He has more than 32 years of experience in accounting and financial services and in the course of his career, has acquired valuable knowledge particularly in corporate planning and finance.

He was appointed an Executive Director of Malton Berhad on 25 September 2002. He is a member of the Remuneration Committee.

He attended all five board meetings held during the financial year ended 30 June 2025. He has no family relationship with any of the Directors and/or major shareholders of Malton Berhad. He does not have any conflict of interest with Malton Berhad. He does not hold any shares in Malton Berhad. He has not been convicted for any offences within the past 5 years other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS (cont'd)

Dato' Edward Siew Mun Wai

Malaysian Male/Independent Non-Executive Director

Dato' Edward Siew Mun Wai, age 68, was appointed to the Board on 1 August 2018 as our Independent Non-Executive Director and a member of the Audit Committee and Nominating Committee.

He is a Fellow Member of the Institute of Chartered Accountants in England & Wales (ICAEW), Business Finance Professional (ICAEW), a Chartered Accountant of the Malaysian Institute of Accountants and was awarded ICAEW's Certificate in Sustainability.

After completing his ICAEW with over 8 years public practice in London, he returned to Malaysia and worked briefly for a local bank until recruited to join HSBC in its Hong Kong headquarters. This was followed by over 26 years of international expatriation in C-suite roles at the L'Oreal Group and the Ciba-Geigy (now Novartis) Group, managing their subsidiaries in Melbourne, Seoul, Paris, Bangkok, Singapore, Jakarta, Taipei and Hong Kong. He was on the Boards of these subsidiaries representing the public listed parent company's interests.

Following his repatriation to Malaysia on the Talent Corp program, he was the Acting Global CEO/Global CFO of Crabtree & Evelyn London until its divestment. From 2011-2014, he was an Independent Director and Audit Committee Chairman of an ASX-listed junior mining company. He was Vice-Chairman of the Taipei English School and Board member of the Taipei European Schools, Associate Faculty Member of the Othman Yeop Abdullah Graduate School of Business at Universiti Utara Malaysia, current member of the Sunway University Business School Industry Advisory Board and a pro-bono guest speaker at various local Universities and the Malaysian Institute of Corporate Governance.

Presently, he also sits on the board of directors of Karex Berhad and Prestar Resources Berhad as an Independent Non-Executive Director. He is the Chairman of Karex Berhad's Remuneration Committee and a member of the Audit Committee, Nomination Committee, Risk Management Committee and Employee Share Option Scheme (ESOS) Committee, a sub-committee under the Remuneration Committee, Chairman of Prestar Resources Berhad's Audit Committee and a member of its Nomination and Remuneration Committees.

He has attended all five Board Meetings held during the financial year ended 30 June 2025. He does not have any family relationship with any Director and/or Major Shareholder of Malton Berhad and has no conflict of interest with Malton Berhad. He does not hold any shares in Malton Berhad. He has not been convicted of any offences within the past 5 years other than traffic offences, if any. There were no sanctions and/or penalties imposed on him by any relevant regulatory bodies, which were material and made public during the financial year ended 30 June 2025.

BOARD OF DIRECTORS

(cont'd)

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Arunasalam A/L Muthusamy

Malaysian Male/ Independent Non-Executive Director

Mr Arunasalam A/L Muthusamy, age 68, is a Fellow Member of the Association of Chartered Certified Accountants, a Chartered Accountant of the Malaysian Institute of Accountants and a member of Chartered Tax Institute of Malaysia and Financial Planning Association of Malaysia.

Mr Arunasalam has more than 37 years of financial experience including accountancy, internal and external auditing, taxation and banking. He joined Deloitte Kassim Chan Kuala Lumpur in 1986 as trainee accountant. In 1992, he left the accounting firm to join AMMB Holdings Berhad as head of Group Finance, where he served for 21 years before leaving the bank in 2013. From 2014 to 2023, Mr Arunasalam was attached to an accounting firm, Ahamad Naina Mydin & Associates, as Principal, where he was responsible for overseeing the audit, accounting, tax and secretarial services.

He was appointed an Independent Non-Executive Director on 31 May 2023. He serves as Chairman of the Audit Committee, Nominating Committee and Remuneration Committee.

He attended all five board meetings held during the financial year ended 30 June 2025. He does not have any family relationship with any Director and/or Major Shareholder of Malton Berhad and has no conflict of interest with Malton Berhad. He does not hold any shares in Malton Berhad. He has not been convicted for any offences within the past 5 years, other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

Baharum Bin Harun

Malaysian Male/ Independent Non-Executive Director

Encik Baharum Bin Harun, age 65, holds a Malaysia Certificate of Education. He worked for the Malaysian Government for 21 years. In 1979, he joined the office of former Prime Minister of Malaysia, Tunku Abdul Rahman Putra Al-Haj, where he worked until 1984. Thereafter, he served at the Prime Minister's Department as an Administrative Officer until year 2000. From 2000 to 2019, he was the Personal Assistant to Tan Sri Datuk Ab Aziz Bin Ismail, assisting in corporate affairs. He has been involved in various advisory projects since year 2000.

He was appointed an Independent Non-Executive Director of Malton Berhad on 3 July 2023. He is a member of the Audit Committee, Nominating Committee and Remuneration Committee. He attended all five board meetings held during the financial year ended 30 June 2025. He does not have any family relationship with any Director and/or Major Shareholder of Malton Berhad and has no conflict of interest with Malton Berhad. He does not hold any shares in Malton Berhad. He has not been convicted for any offences within the past 5 years, other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

KEY SENIOR MANAGEMENT

LIM WING KHONG

Malaysian Male/Chief Operating Officer, Construction

Mr Lim Wing Khong, age 58, graduated from Tunku Abdul Rahman College in Material Science and holds a Bachelor of Science in Construction Management from Heriot Watt University. He has more than 33 years of experience in the construction industry with extensive knowledge and expertise in construction planning and implementation, developing and mentoring staff and has led the operation of a construction business which successfully delivered township and high-rise residential projects.

He was appointed Chief Operating Officer of Domain Resources Sdn Bhd, a wholly-owned subsidiary of Malton Berhad and the construction arm of Malton Group on 1 December 2021 and presently manages the operations of the construction projects. He is a brother of Tan Sri Lim Siew Choon, Non-Independent Non-Executive Chairman and major shareholder of Malton Berhad. He does not have any conflict of interest with Malton Berhad other than the disclosures made under Related Party Transactions and Balances in the Financial Statements on pages 223 to 225 of this Annual Report. He does not hold any shares in Malton Berhad. He has not been convicted for any offences within the past 5 years other than traffic offences, if any. He has not been imposed with any public sanction or penalty by relevant regulatory bodies during the financial year.

CHAIRMAN'S STATEMENT

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Dear Valued Shareholders,

On behalf of the Board of Directors, I am pleased to present the Annual Report and the Financial Statements of Malton Berhad (Malton) and its subsidiaries (Group) for the financial year ended 30 June 2025 (FY2025).

MALAYSIA'S ECONOMIC GROWTH

NAVIGATING A CAUTIOUS BUT STABLE ECONOMIC GROWTH

In 2024, the global economy grew modestly by 3.2%, according to the International Monetary Fund (IMF). Malaysia faced challenges such as declining incomes and rising inflation; however, it still achieved a gross domestic product (GDP) growth rate of 5.1%. This resilience was driven by strong household spending and Government initiatives, laying a solid foundation for the property and construction sectors.

Consequently, Malaysia's property market in 2024 achieved its highest performance in a decade, driven by a significant surge in transaction volume and value. Government initiatives, including the MADANI Economy Framework and the 12th Malaysia Plan, along with measures such as stamp duty exemptions for first-time homebuyers and a reduced Overnight Policy Rate of 2.75%, have strengthened market confidence and laid a stable foundation for growth. In tandem, the construction sector posted a strong performance, indicating a resurgence in activity across the civil engineering, residential, and special trade sectors in 2024.

The early months of 2025 were marked by ongoing market uncertainty, geopolitical volatility particularly the ongoing Ukraine-Russia conflict, fluctuating oil and gas prices, and continued investor caution regarding financial bubbles. Following the 2024 US presidential election, the IMF projected a 3% growth for the full year 2025, an upward revision from the earlier forecast. This was based on factors such as lower effective tariffs and improved fiscal expansion in some major countries.

Similarly, Bank Negara Malaysia revised down Malaysia's GDP growth forecast to 4% - 4.8%, due to weaker investment growth and global uncertainties linked to tariffs. Despite these challenges, the economy recorded a 4.4% GDP growth in the first half of 2025 (1H2025), supported by strong domestic demand and pro-growth policies.

Correspondingly, Malaysia's property market softened in 1H2025 as housing developers withheld launches amid modest sales and a rising overhang. However, the construction industry continued to experience higher growth in 1H2025, driven by major infrastructure projects.

Driven by artificial intelligence (AI), Malaysia is experiencing a surge in technology and data centre investments in the 1H2025, with RM2 billion worth of data centre construction contracts awarded. Johor is emerging as the focal point of this expansion, attracting more investments in land, construction, and utilities. This growth is supported by favourable Government policies and advancements in both the technology and property sectors.

STRENGTHENING OUR STRATEGIC FOUNDATIONS

In FY2025, Malton intensified its focus on strengthening the Group's strategic pillars to ensure long-term operational resilience and market relevance. While FY2025 presented its share of challenges, including fluctuations in raw material prices and skilled labour shortages, we remained steadfast in executing our core strategies. Affordability, urbanisation trends, and climate considerations continue to shape the property landscape. Malton has positioned itself to respond to market demands for affordable lifestyle homes and masterplan innovation, supported by strategic property launches.

CHAIRMAN'S STATEMENT (cont'd)

STRENGTHENING OUR STRATEGIC FOUNDATIONS (cont'd)

In the face of ongoing market complexity, we remain agile, prudent, and value-driven to enable the Group to enhance its competitive positioning and drive business momentum forward. Our strategy for FY2025 was anchored on three key focus areas: preserving financial discipline, reinforcing brand trust, and aligning our offerings with the evolving aspirations of homeowners, investors, and urban communities.

Throughout the financial year, we took proactive steps to optimise internal operations, recalibrate our development portfolios, and manage supply-side risks. This included implementing tighter cost controls, developing phased strategies for our property projects, and actively engaging with value chain partners to mitigate supply chain volatility.



Park Green Pavilion Bukit Jalil, a green-certified residential tower, is the final masterpiece on the iconic 50-acre Bukit Jalil City township.

Among our notable highlights was the successful launch of Park Green Pavilion Bukit Jalil, the final phase of luxury high-rise residential living in our award-winning 50-acre Bukit Jalil City township. The response has been overwhelming, with an impressive take-up rate to date. This demonstrates the continued strong and growing trust of homebuyers in the Malton brand and our developments, particularly in the Klang Valley.

Another highlight was the topping-out ceremony for River Park in Bangsar South, which showcased steady construction progress on-site. Equally noteworthy was the successful balloting exercise for Ria Bangsar South, a Residensi Wilayah project, which supports our goal of expanding homeownership among the affordable or lower-income segments in key urban locations.

As customers remain the core of our business, we continue to invest in customer-centric touchpoints, digital integration, and design-driven enhancements that set our properties apart from the crowded competitive market. Our approach ensures that our products and established brand name continue to resonate favourably with property buyers across the key demographic and niche segments in which we operate.

CHAIRMAN'S STATEMENT (cont'd)

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STRENGTHENING OUR STRATEGIC FOUNDATIONS (cont'd)

The MyMalton app is a one-stop mobile app integrated with Pavilion lifestyle privileges, enabling residents to enjoy premium services, shopping rewards, and hassle-free property management services. This initiative is part of the Group's ongoing efforts to enhance communication and convenience by integrating innovative lifestyle features for homebuyers, extending beyond just the home and the point of sale.

Together, these milestones reflect disciplined execution, reinforce brand trust, and set the stage for the next phase of growth across our development pipeline.



The topping-out ceremony for River Park in Bangsar South reaffirms construction on track towards completion by Q3 2026.

RECOGNITIONS AND ACCOLADES

FY2025 marked another remarkable milestone in Malton's brand journey. The Group earned numerous awards for its township and project developments, strengthening Malton brand as the leading lifestyle choice and innovative developer. This highlights the Group's contribution to urban transformation and sustainable developments in Malaysia, reflecting the trust placed in us by homebuyers, partners, and stakeholders.

Our flagship developments in Bukit Jalil City, specifically The Park 2 Pavilion Bukit Jalil and Park Green Pavilion Bukit Jalil, have garnered national and international recognition, underscoring their exceptional urban liveability and sustainability.

It is with great honour that I convey the following awards we have received:

- 'Best Serviced Apartment Development' for Park Green Pavilion Bukit Jalil – by PropertyGuru
- 'People's Choice Award' (Top 10 Developers) – by PropertyGuru
- 'Malaysia Developer Awards 2025' – Top 10 (Market Cap below RM1 billion) – by FIABCI-Malaysia and Star Media Group
- 'The Skyline Award (Luxury)' for Park Green Pavilion Bukit Jalil – by StarProperty Real Estate Developer Awards 2025
- 'Best Completed Condo Development (Asia)' for The Park 2 Pavilion Bukit Jalil – by PropertyGuru
- 'Top Property Developers Award 2025' – by The Edge Malaysia
- 'Best Developer (Central Malaysia)' – by PropertyGuru
- 'Best Township Development (Central)' for Bukit Jalil City – by PropertyGuru
- 'Best Completed High-Rise Development' for The Park 2 Pavilion Bukit Jalil – by PropertyGuru

CHAIRMAN'S STATEMENT (cont'd)

RECOGNITIONS AND ACCOLADES (cont'd)



Details of the financial report are provided in the Management Discussion and Analysis section on pages 17 to 28 of this Annual Report.

FORTIFYING CORPORATE GOVERNANCE AND INTEGRITY

Malton emphasises that long-term value creation is founded on strong governance, ethical leadership, and transparent decision-making. In FY2025, we reinforced our governance framework to meet regulatory and stakeholder expectations. Throughout the year, the Board focused on robust oversight, risk management, and sustainability in strategic decisions. Our practices comply with the Malaysian Code on Corporate Governance and Bursa Malaysia's Main Market Listing Requirements. The Board strengthened its oversight of sustainability by integrating Environmental, Social, and Governance (ESG) into its governance and risk frameworks, ensuring alignment with long-term stakeholder interests.

We enhanced the Board Charter and key policies, including Conflict of Interest, Anti-Bribery and Corruption, Whistleblowing, and Data Privacy Policies, to uphold integrity and transparency. Training on governance, risk management, and anti-corruption was provided to Directors and Senior Management to promote a culture of integrity across the organisation.

Malton is committed to maintaining high corporate governance standards, strengthening internal controls, and enhancing compliance as we prepare for upcoming reporting and ESG requirements to support sustainable growth.

Details of our corporate governance practices are disclosed in the Corporate Governance Statement on pages 117 to 125 of this Annual Report.

CHAIRMAN'S STATEMENT (cont'd)

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OUTLOOK & PROSPECTS FOR FY2026

Looking ahead, Malaysia's GDP is projected to grow between 4% and 4.5%. These slower growth forecasts are mainly due to ongoing global uncertainties stemming from geopolitical and geoeconomic tensions. The property slowdown seen in the 1H2025 is likely to continue throughout the year. However, the construction sector is expected to remain strong in the second half of 2025 (2H2025), with a projected growth rate of 12%, driven by major infrastructure projects like the East Coast Rail Link, Johor Bahru-Singapore Rapid Transit System, MRT3 Circle Line, Penang Light Rail Transit, and Pan Borneo Highway.

Developers are approaching 2H2025 and 1H2026 with caution due to fewer launches, weaker sales, financing constraints, higher stamp duty for foreign property buyers, and rising costs from the expanded sales and service tax starting 1 July 2025. Operational decisions reflect this cautious outlook, with rising operational costs (3% to 6%) and increasing material prices being major concerns. Factors such as labour shortages and high wages, along with the deferral and downsizing of new launches, prompted cost-cutting measures across both operations and project execution as reported in the 'Property Industry Survey for 1H2025' by Real Estate and Housing Developers' Association Malaysia.

However, new national measures announced in the recent Budget 2026 on housing affordability, infrastructure connectivity, urban liveability, and civil service salary restructuring could catalyse growth opportunities in the housing sector. We commend the Government's continued support for homebuyers, particularly first-time purchasers, through the extension of the stamp duty exemption for memorandum of transfers and loan agreements for properties priced up to RM500,000 until December 2027.

Additionally, expanding the Housing Credit Guarantee Scheme to RM20 billion and raising the financing limit under the Young Home Financing Scheme by the Public Sector Home Financing Board to RM1 million will benefit young civil servants, gig workers, and self-employed homebuyers. These measures will improve housing affordability, supporting homeownership under the 13th Malaysia Plan.

Malaysia's digital infrastructure market is booming, making it Southeast Asia's fastest-growing data centre hub. It currently holds 38% of new data centre investments in ASEAN and may surpass 40% by 2025. In Budget 2026, the Malaysian Communications and Multimedia Commission will invest RM2 billion in a sovereign AI cloud to enhance data sovereignty and drive AI growth. This tech focus will increase demand for modern industrial properties like tech parks. Additionally, the Johor-Singapore Special Economic Zone and the Rapid Transit System Link will boost regional growth, housing demand, and cross-border connectivity.

The continuation of homeownership incentives aligns with Malton's product mix, including the affordable housing project Ria Bangsar South and mid-market segments such as Mutiara Lake Puchong, The Hill Residences, and Mutiara Kempas. Johor, a key region of interest, is set for large-scale development and economic acceleration, which will support our Rapid City Centre project, a well-designed light industrial park aimed at supporting the expansion of the Pengerang Integrated Petroleum Complex.

The inclusion of targeted subsidies and sustainability measures further demonstrates the Government's commitment to long-term structural improvements. The introduction of a carbon tax in 2026 is expected to encourage greener, energy-efficient industrial developments, but it may also lead to higher operating costs, particularly for industrial players.

As we move into 2026, Malton is committed to creating value by providing desirable lifestyle homes for Malaysians through unique premium offerings. The Group will align its strategies with market demand while managing cost escalations. We will closely monitor policy changes and market trends to effectively navigate these challenges, supported by Government initiatives aimed at delivering long-term value to stakeholders while contributing to the national development agenda.

CHAIRMAN'S STATEMENT (cont'd)

OUTLOOK & PROSPECTS FOR FY2026 (cont'd)



Quality lifestyle with premium amenities.

APPRECIATION

On behalf of the Board, I wish to express my sincere appreciation to the collective efforts of our senior management team and employees for their resilience and dedication in steering the Group through a constantly evolving market landscape.

We appreciate the loyalty and trust of our homebuyers, the support of our shareholders, and the invaluable collaboration with our bankers, Government agencies, media, and business partners. These relationships continue to be the cornerstone of our growth.

I also thank our fellow Board members for their steadfast governance and strategic foresight in shaping the Group's direction.

As we move forward, we will prioritise sustainable practices, innovative ideas, and meaningful contributions to our communities, ensuring our growth benefits both people and the environment.

On behalf of the Board,
Malton Berhad

Tan Sri Lim Siew Choon
Non-Executive Chairman
27 October 2025

MANAGEMENT DISCUSSION AND ANALYSIS

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The Management Discussion and Analysis of Malton Berhad (Malton) and its subsidiaries (the Group) provide a detailed review of our operational performance, financial results, and the market environment for the financial year ended 30 June 2025 (FY2025). It also highlights the Group's future prospects and outlines its strategic plans for sustainable value creation and growth for all Malton stakeholders, centred around our core strength and Environmental, Social, and Governance (ESG) commitment.

FY2025 experienced global volatility driven by geopolitical tensions, economic fragmentation, and inflationary pressures that tested our resilience. During this financial year, the Group maintained prudent financial discipline, focusing on cost control, cash flow management, and the efficient execution of ongoing projects, while navigating rising operational and financing costs. We focused on strategic property launches and the smooth delivery of projects without compromising on construction quality.

Amidst a broader slowdown in the property sector, driven by cautious consumer sentiment, rising costs, and tighter financing conditions, the Group recorded a lower revenue and profit for FY2025.

OPERATING ENVIRONMENT OVERVIEW

Malaysia's property market in 2024 delivered its strongest performance in a decade, achieving record-breaking highs in both transaction volume and value. The National Property Information Centre (NAPIC) reported that the total property transactions surged by 5.4% year-on-year (y-o-y) to 420,525 transactions, while transaction value rose sharply by 18% to RM232.3 billion (2023: RM196.8 billion).

The residential segment remained the largest contributor, representing 62% of total volume, with consistent increases in transaction volume and value. New residential launches surged to 75,784 units in 2024 (2023: 56,526), though sales performance slightly moderated to 37.3%. This increase was driven by strong demand in Selangor, Johor, and Kuala Lumpur. The unsold completed units declined to 23,149, worth RM13.94 billion, marking a 10.3% drop in volume and 21.2% in value from 2023. The average Malaysian House Price Index increased to RM486,678 per unit, reflecting a 3.3% annual growth rate.

In the first half of 2025 (1H2025), the property market saw a 1.3% decline in transaction volume to 196,232, while transaction value increased by 1.9% y-o-y to RM107.68 billion.

Meanwhile, the value of construction work rose by 20.2%, indicating a resurgence in activity across civil engineering, residential, and special trade sectors in 2024. The industry continued to record a growth of RM86.8 billion, reflecting a 14.7% increase in 1H2025 compared to the same period in 2024, driven by positive performance across all sub-sectors, particularly in special trade activities and residential buildings.



A scenic balcony view at Park Green Pavilion Bukit Jalil overlooking the 80-acre Bukit Jalil Recreational Park.

MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

FINANCIAL PERFORMANCE

For FY2025, the Group recorded revenue of RM542.3 million, a 20.8% decline from RM684.7 million in the preceding year, while profit before tax (PBT) moderated to RM30.3 million from RM43.8 million.

The Property Development and Property Trading division remained the largest revenue contributor at RM353.5 million, representing a 5.5% decline from FY2024. In contrast, the Construction and Project Management division reported RM180.2 million in revenue, a 40.4% decrease from RM302.6 million primarily due to the completion of certain projects and lower work progress on ongoing projects.

Property Development and Property Trading division recorded a 28.7% decline in PBT to RM26.3 million (FY2024: RM36.9 million), attributed mainly to lower revenue coupled with margin compression particularly from costs escalations. Nevertheless, higher sales of completed units with stronger margins provided some earnings uplift.

Despite the lower turnover, the Construction and Project Management division recorded higher PBT, rising 9.2% to RM16.7 million (FY2024: RM15.3 million), driven by upward margin revisions from the remeasurement of certain ongoing projects during the year.

Other division, comprising property investment, investment holding and project management reported a loss before tax of RM12.7 million (FY2024: RM8.4 million). The loss was primarily due to higher administrative expenses, holding company staff and compliance costs, finance costs and loss of fair valuation of Redeemable Preference Shares, which outweighed the rental contributions from property investment and net gain on fair value adjustment of revaluation of the investment properties.

The Group's share of results from an associated company improved significantly, contributing a profit of RM2.3 million in FY2025 compared to RM0.5 million in the preceding year. This was mainly attributable to the recognition of profit from the associated company's ongoing project.

During the financial year, the Group recognised a net gain on fair value adjustment of RM4.0 million in respect of revaluation of the Group's investment properties after offsetting the write-off for FY2025 compared with RM1.8 million for FY2024. It recorded a net gain of RM1.2 million in respect of reversal of freehold/leasehold lands previously written down, net of write-off of land held for property development (FY2024: RM4.6 million). The Group made a net reversal of allowance for impairment loss on trade and other receivables of RM4.4 million in FY2025 due to collection compared to allowance for net impairment loss of RM6.9 million in FY2024. However, the Group recognised a net loss on fair valuation of its investment in Redeemable Preference shares of RM1.8 million in FY2025 compared with a net gain of RM14.0 million in FY2024.

Despite the challenging market conditions, the Group remained steadfast with its financial resilience with total assets at approximately RM2.1 billion, a slight decline from RM2.3 billion in FY2024. Shareholders' equity rose to RM972.2 million (FY2024: RM948.2 million) while net assets per share decreased to RM1.69 from RM1.80 in the previous year, as a result of the private placement of shares in January 2025.

The Group's gearing ratio improved to 0.49 times from 0.60 times, underscoring its prudent capital management and strengthened financial position.

DIVIDENDS

The declaration of dividends is at the discretion of the Board of Directors (Board), guided by earnings prospects, capital requirements, financial position, and the availability of distributable reserves.

The Board has not recommended any dividend for the FY2025. The Group continues to manage its cash flow effectively, thereby strengthening the Group's financial resilience.

MANAGEMENT DISCUSSION & ANALYSIS

(cont'd)

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MARKET RESPONSIVE LAUNCHES

Malton enhanced its offerings to meet evolving homebuyer preferences through premium amenities, strategic connectivity, and sustainable features. We expanded our developments across various price points to serve different income segments while maintaining high standards of quality and long-term value. We scheduled project launches to align with immediate market demand and segment, capturing sales opportunities while reducing oversupply risks.

Park Green Pavilion Bukit Jalil is a luxury high-rise residence launched in April 2025, achieving around 70% take-up rate. This success underscores the enduring appeal of the final freehold luxury residence in our award-winning Bukit Jalil City township. River Park in Bangsar South achieved an 80% take-up rate with a topping-out ceremony in August 2025, indicating strong market demand and on-track construction. Ria Bangsar South, part of the Residensi Wilayah affordable housing scheme, achieved a 48% take-up rate since its launch in July 2025. This project extends Malton's reach to low and middle-income, as well as first-time, homebuyers, helping to address affordability issues.

Existing high-rise projects, including Mutiara Hilltop in Puchong, continued to attract steady demand, supported by strategic locations and compelling value propositions. Looking ahead, the Group's upcoming pipeline, including Mutiara Lake Puchong, scheduled for launch by the end of 2025, remains oriented towards evolving buyer preferences, with an emphasis on family-friendly layouts, integrated amenities, and accessibility.



Mutiara Hilltop in Puchong enjoyed overwhelming sales and is scheduled to be completed by end of 2025.

Collectively, these outcomes demonstrated Malton's ability to balance premium and affordable offerings, hence sustaining healthy sales across different market segments, and manage development risk with discipline. This responsiveness to market demand reinforced the Group's positioning as a resilient and adaptable developer focusing on long-term value creation.

Malton's brand has continued to gain strength among Malaysia's leading developers. Our integrated townships and high-rise communities consistently received regional and international industry accolades. These achievements highlight the confidence that homebuyers, partners, and stakeholders place in us, reflecting our promise to deliver quality, innovative, and customer-centric designs consistently.

MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

EMPOWERING HOMEOWNERSHIP JOURNEY

We go beyond creating value by empowering Malaysians to realise their aspiration of homeownership. In pursuit of this, we have partnered with leading financial institutions to expand access to flexible financing solutions. These initiatives reduce upfront fees, deposits, and monthly repayments, making homeownership more attainable while ensuring our products remain relevant across different income segments.

Through collaborations with Maybank, Affin Bank, RHB Bank, and Alliance Bank, we offer a variety of innovative financing options, including green financing for environmentally conscious living, 100% financing programmes with zero payment during construction, and personalisation packages that provide greater flexibility in designing one's home. By working closely with our financial partners, Malton not only makes the path to homeownership easier but also strengthens its commitment to sustainability, inclusivity, and long-term value creation for stakeholders.



Reaching out to prospective buyers through various property roadshows.

DIGITAL INTEGRATION AND INNOVATION

Digitalisation is integrated throughout Malton's operations, encompassing product design, construction, sales, and after-sales service. As these initiatives transform the way the Group functions, Malton sees innovation as an ongoing journey. The Group is committed to continuously exploring new technologies to enhance efficiency, adapt its product offerings to shifting market trends, and create long-term value for customers and stakeholders.

Malton has steadily increased its use of advanced building technologies, such as the Industrialised Building System (IBS) and Building Information Modeling (BIM), in both its completed and ongoing development projects including Duta Park Residences, Park Green Pavilion Bukit Jalil, River Park, Mutiara Hilltop, and Mutiara Lake Puchong. These applications improved precision, time efficiency, minimised material waste, and enhanced on-site coordination, resulting in greater construction efficiency and a reduced environmental footprint.

Core processes in marketing, sales, project management, and customer service have been digitised to streamline workflows and enhance synergies across the business. Initiatives such as AI-powered chatbots, immersive virtual tours, and targeted digital marketing campaigns further enhanced Malton's ability to connect with customers in real-time. Additionally, the MyMalton mobile app has evolved into a comprehensive platform that integrates property management services with Pavilion lifestyle privileges, allowing residents to have direct access to billings, facilities booking, and shopping rebates anytime, anywhere.

Park Green Pavilion Bukit Jalil, which won the 'Best Serviced Apartment Development' title, sets a new benchmark in the Bukit Jalil City township as the first and only development to feature bespoke concierge services, providing residents with a level of convenience and personalisation. This reflects our response to evolving aspirations of modern urban living.

Supporting these advancements, Malton continued to invest in IT infrastructure and cybersecurity, recognising the critical importance of safeguarding data integrity in today's digital environment. End-to-end e-processes, such as e-documentation, e-invoicing, and automated workflows, further reduced manual handling, improved turnaround times, and minimised paper usage, reinforcing both operational efficiency and the Group's sustainability objectives.

MANAGEMENT DISCUSSION & ANALYSIS

(cont'd)

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ADVANCING SUSTAINABILITY AND CLIMATE ACTION

At the corporate level, Malton continues to strengthen ESG governance and transparency, progressively aligning disclosures with global and national sustainability reporting frameworks. By embedding ESG considerations into decision-making and operations, the Group ensures that sustainability is not only a feature of its projects but also a defining feature of long-term value creation for stakeholders.



Directors and management team attending the ESG workshop, progressing into IFRS S2.

During the year, the Group advanced to International Financial Reporting Standards (IFRS) S2, along with IFRS S1. ESG Climate Risk Assessment Workshops were conducted for the Directors and Management team. The workshops focused on the Group's strategy and transition plans to achieve net-zero carbon emissions by 2050 while building climate resilience across the Group. We have integrated key performance indicators related to ESG into our operational processes, from master planning and design to construction and delivery. Tracking of these indicators started this year, and we have already achieved several of our goals.

Our commitment to green building standards is steadily increasing. Recent projects like River Park, Park Green Pavilion Bukit Jalil, and Mutiara Lake Puchong showcase our latest green developments, bringing us closer to our goal of obtaining green certification for all new high-rise residences. We have also achieved a 3-Star in the Bursa ESG Ratings for publicly listed companies, reflecting our progress towards improving our sustainability reporting and performance.

Details of our sustainability activities are explained in the Sustainability Statement section on pages 29 to 116 of this Annual Report.



Park Green Pavilion Bukit Jalil is directly linked to Pavilion Bukit Jalil Mall via an exclusive pedestrian bridge.

MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

FORWARD LOOKING

Malton enters FY2026 with visibility anchored by secured sales, book orders, and strategic launches. As of 30 June 2025, the Group carried unbilled sales of approximately RM422 million, supported by progress at key development projects. Together with the construction division's book order of about RM500 million, this provides a solid base for revenue recognition and operating momentum in the year ahead.

The Group will strategically pace product launches to align with market demand, offering various pricing for different segments while managing cost pressures through careful procurement. The pipeline has been calibrated to serve both premium lifestyle buyers and households seeking affordability, reflecting a balanced and inclusive product strategy for future resilience.

Growth will be driven by a calibrated pipeline of launches across core corridors, with an aggregate gross development value (GDV) of about RM1.25 billion. These include Mutiara Lake Puchong (GDV RM400 million), The Hill Residences, Seremban (GDV RM63 million), Nova Business Hub, Sungai Buloh (GDV RM190 million), Mutiara Kempas, Johor Bahru (GDV RM280 million), and Ukay Spring, Ampang Phase 1 (GDV RM320 million). The mix of high-rise residences, landed homes, affordable urban housing, and SME-focused commercial space broadens Malton's reach across the Klang Valley, Johor, and Negeri Sembilan.

Execution discipline remains central. Near-term milestones include the handover of Mutiara Hilltop in Puchong by end-2025, continued construction progress at Park Green Pavilion Bukit Jalil, and phased delivery at River Park in Bangsar South towards 2026 completion. These deliverables reinforce buyer confidence, support billings, and strengthen brand trust at the point of handover. Beyond projects, Malton will continue to strengthen its long-term competitiveness through disciplined risk management, digitalisation, adoption of advanced construction technologies such as IBS and BIM, and the integration of sustainability across all developments.

Looking ahead, Malton remains cautiously optimistic and will continue to do its utmost to deliver a healthy financial performance in FY2026, while remaining mindful of the challenges and market volatility arising from socio-political and macroeconomic factors globally. Anchored by secured unbilled sales along with a strategic launch pipeline and prudent capital deployment, Malton will position itself to operate with resilience in a more selective market. The Management extends its sincere appreciation to all homebuyers for their unwavering support and trust.

PROPERTY DEVELOPMENT

The Group's property portfolio comprises luxury homes, integrated developments, offices, and commercial properties strategically located across Greater Klang Valley and Johor. Leveraging our core competencies, we remain focused on delivering high-value products for our buyers.

Below are our ongoing property developments and upcoming launches under the Property Development division.

PARK GREEN PAVILION BUKIT JALIL



Park Green Pavilion Bukit Jalil is the final masterpiece of the 50-acre, award-winning Bukit Jalil City township, boasting a total GDV of RM5 billion. Park Green Pavilion Bukit Jalil is part of the 28-acre Pavilion Bukit Jalil. This low-density freehold luxury development features 453 spacious units with built-ups ranging from 1,201 to 1,905 sq ft. With an estimated GDV of RM778 million, it offers residents exceptional convenience, tranquility, and a quality lifestyle within this sustainable community.

Designed for luxury urban living, Park Green Pavilion Bukit Jalil is a green-certified development that offers premium amenities and nature right at your doorstep. Residents enjoy direct access to the award-winning Pavilion Bukit Jalil Mall and the lush 80-acre Bukit Jalil Recreational Park via exclusive covered link bridges. This sought-after address in Bukit Jalil is ideal for homeowners and investors alike, offering a final chance to secure a dream property in the iconic Bukit Jalil City.

MANAGEMENT DISCUSSION & ANALYSIS

(cont'd)

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PROPERTY DEVELOPMENT (cont'd)

PARK GREEN PAVILION BUKIT JALIL (cont'd)

Park Green Pavilion Bukit Jalil sets a new standard in service excellence as the first residential development in the area to offer bespoke concierge services, providing premium, on-demand assistance for a more convenient and sophisticated daily living experience.

Launched in April 2025, the development has achieved an encouraging take-up rate of 70%. Park Green Pavilion Bukit Jalil is slated for completion by Q1 2029.

MUTIARA HILLTOP

Sitting on an 8.3-acre land parcel, Mutiara Hilltop is the final residential development within the dynamic 82.5-acre Mutiara Indah township in Puchong. With an estimated GDV of RM305 million, Mutiara Hilltop offers low-density, affordable hilltop living at an attractive price point. It provides residents with a breathtaking hilltop view of Puchong, surrounded by abundant lush greenery from the Bukit Ayer Hitam Forest Reserve.

Exclusively limited to 496 units with spacious designs and sizes ranging from 1,040 to 1,355 sq ft, Mutiara Hilltop is suited for growing families or first-time homebuyers seeking serenity from city life's hustle and bustle.

Launched in 2021, Mutiara Hilltop has recorded an impressive 97% take-up rate. This development is expected to be completed by Q4 2025.



RIVER PARK



Located in the vibrant Bangsar South area along the Federal Highway, River Park enjoys excellent connectivity. Sitting on 5.1-acre land, this GreenRE-certified high-rise residential project features 1,332 lifestyle condominium units with an estimated GDV of RM1 billion. Residents can enjoy stunning, unobstructed panoramic views of the Kuala Lumpur skyline.

River Park comprises three tower blocks: Tower A (440 units), Tower B (452 units), and Tower C (440 units). These residences are thoughtfully designed with practical layouts and living spaces ranging from 812 to 1,180 sq ft. Featuring 2 to 3-bedroom units, the condominium development caters to young professionals, couples, and growing families who seek a balance between work and lifestyle close to the city.

River Park achieved an impressive 80% take-up rate. Following its successful topping-out ceremony in August 2025, the project is expected to be completed in the Q3 2026.

MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

PROPERTY DEVELOPMENT (cont'd)

RAPID CITY CENTRE (PHASE 3A)



Rapid City Centre (Phase 3A) in Sungai Rengit, Johor, is a well-planned 17.9-acre light industrial park designed to support the growth of the Pengerang Integrated Petroleum Complex (PIPC) and RAPID project. This is one of the phases of the Joint Venture development on a 196-acre site undertaken by our Group.

With an estimated GDV of RM106 million, Phase 3A comprises 64 industrial lots, offering a versatile mix of cluster, semi-detached, and detached units to meet diverse business needs.

Launched in 2022, the first phase of the light industrial park — Phase 3A-1 — has achieved a healthy take-up rate of 80%. Construction is progressing, and this phase remains a key component of the Rapid City Centre masterplan, a strategic development aimed at enhancing urban vibrancy and supporting Johor's long-term economic growth.

RIA BANGSAR SOUTH



Ria is an affordable housing development under the Residensi Wilayah scheme, strategically located in the prime enclave of Bangsar South. The 1.6-acre development comprises 336 low-density apartment units, each with a built-up of 802 sq ft, thoughtfully designed to optimise comfort living and convenience.

With an estimated GDV of RM100 million, Ria offers quality living through affordable homes tailored for young professionals seeking modern urban lifestyles in the city. This starter home is near the city, well-connected to major landmarks, retail centres, and lifestyle amenities, making it an ideal choice in an urban setting.

Launched in July 2025, the project received encouraging market response, achieving a 48% take-up rate.

MANAGEMENT DISCUSSION & ANALYSIS

(cont'd)

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UPCOMING PROJECTS

MUTIARA LAKE PUCHONG



Mutiara Lake Puchong is a hidden gem in Puchong's thriving suburb, fronting a serene lakeside view. The 34-storey, low-density condominium comprises 526 spacious units, each thoughtfully designed with 3 to 4-bedroom layouts and built-ups ranging from 1,022 to 1,345 sq ft.

With family-friendly layouts and a comprehensive range of amenities, Mutiara Lake Puchong is a GreenRE-certified development ideal for multi-generational living, promoting a harmonious and healthy lifestyle for residents of all ages.

Strategically located in Puchong Town Centre, Mutiara Lake Puchong offers unmatched convenience with its proximity to IOI Mall Puchong, direct access to the Damansara-Puchong Highway, and walking distance to the LRT station, combining modern connectivity with tranquil lakeside living.

Slated for launch in Q4 2025, the project carries an estimated GDV of RM400 million.

NOVA BUSINESS HUB

Nova Business Hub is a commercial development in Sungai Buloh, comprising an exclusive collection of 33 semi-detached and detached shop offices with an estimated GDV of RM190 million. Slated for launch in Q4 2025, the development is designed as a versatile "5-in-1" commercial hub catering to a wide range of business needs, from corporate offices and showrooms to logistics and warehousing.



MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

UPCOMING PROJECTS (cont'd)

NOVA BUSINESS HUB (cont'd)

Located amidst mature townships with strong market catchment, Nova Business Hub combines sleek design with functional efficiency. With its double-volume ceilings and flexible layouts, the development offers the versatility and connectivity essential for sustainable business growth.

THE HILL RESIDENCES

The Hill Residences is a low-density modern sanctuary in the heart of Seremban, featuring 56 exclusive semi-detached homes that blend contemporary living with the serenity of lush greenery. With an estimated GDV of RM63 million, the development creates a private retreat for families who value both comfort and community, within a secure gated and guarded setting and with easy access to Kuala Lumpur City Centre via LEKAS and the North-South Expressway.

Designed to foster a vibrant community, The Hill Residences offers landscaped gardens, children's playgrounds, and an exclusive clubhouse that serves as the hub for family and social activities, all within a tranquil natural environment. The project is slated for launch in Q1 2026.



MUTIARA KEMPAS



Mutiara Kempas is a freehold residential development strategically located in Johor Bahru on a 2.8-acre site. Designed with units ranging from 801 to 1,277 sq ft, the development offers flexible layouts, making it an ideal first home for young professionals and growing families.

Blending modern living with nature-inspired design, Mutiara Kempas creates a harmonious environment that prioritises comfort, well-being, and convenience. Its comprehensive facilities, from recreational spaces to lifestyle amenities, are designed to serve the needs of a diverse community.

The development is also located near Kempas Baru KTM Station, which is set to become the largest train station in Southern Malaysia under the Gemas-Johor Bahru Electrified Double Track Rail Project. With its connection to major highways like the North-South Expressway and the Eastern Dispersal Link Expressway, it offers seamless access to nearby towns and essential services, improving urban mobility.

Slated for launch in Q4 2025, Mutiara Kempas carries an estimated GDV of RM280 million, delivering a balanced and accessible urban home for modern living.

MANAGEMENT DISCUSSION & ANALYSIS

(cont'd)

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UPCOMING PROJECTS (cont'd)

UKAY SPRING AMPANG

Ukay Spring is an exclusive 55-acre gated and guarded mixed development with an estimated GDV of RM2 billion. Surrounded by lush greenery, the enclave is designed to offer tranquil living with a diverse mix of residences, including linked villas, semi-detached homes, high-rise condominiums, and a dedicated commercial centre.

Set for launch in Q1 2026, the first phase of Ukay Spring will comprise 116 linked villas and 26 semi-detached units, carrying an estimated GDV of RM320 million.



CONSTRUCTION AND PROJECT MANAGEMENT DIVISION

Domain Resources Sdn Bhd (Domain), a wholly owned subsidiary of Malton, specialises in construction and offers a range of professional expertise and project management capabilities, from planning and design to construction. The company is certified under the ISO 9001:2015 standard and has a proven track record of successfully completing large-scale projects on time, with greater cost efficiency, and high quality.

Besides providing key in-house contracting services, Domain continues to secure external new contracts and enhance its order book.

Below are some ongoing construction projects the company is undertaking during the current financial year.

PAVILION DAMANSARA HEIGHTS (Total Contract Value: RM513 million)



Located in the heart of Damansara Heights, this prestigious development included nine new corporate towers, five blocks of luxury serviced residences, a hotel, and an office tower on top of a five-level retail space. The development also provides direct access to the Pavilion Damansara Heights, Pusat Bandar Damansara MRT, and an eight-level basement car park to cater to the bustling town centre.

Domain has been appointed as the Management Contractor for the sub-structure and superstructure works in Phase 1 and 2. Construction of the three serviced residence blocks (R1, R2 and R3) commenced in March 2022. Blocks R2 and R3 were completed in November 2024 and June 2025 respectively, while R1, which is currently 91% completed, is slated for completion in Q4 2025.

MANAGEMENT DISCUSSION & ANALYSIS (cont'd)

CONSTRUCTION AND PROJECT MANAGEMENT DIVISION (cont'd)

ARAS RESIDENCES

(Total Contract Value: RM390 million)



Aras Residences is a contemporary high-rise residential development nestled within WCity OUG, an integrated 63-acre urban park living township strategically located in the heart of Kuala Lumpur. Designed to offer a balanced lifestyle, the development harmoniously blends modern city vibrancy with tranquil green surroundings, creating a serene sanctuary where convenience and connectivity converge.

Domain has been appointed as the contractor for the project's main building works. Construction commenced in Q3 2025 and is scheduled for completion in Q4 2028.

SUSTAINABILITY STATEMENT

ABOUT THE STATEMENT

Malton Berhad (Malton) reaffirms its ongoing commitment to advancing Environmental, Social, and Governance (ESG) priorities through the publication of this Sustainability Statement 2025 (SS2025 or the Statement), which covers the financial year ended 30 June 2025 (FY2025).

In line with our role as a responsible corporate citizen, we continue to embed ESG considerations across our operations, guided by the aspiration to shape a more sustainable future while enhancing the lifestyles of our customers. This commitment is anchored in sound governance practices and a long-term view towards sustainable value creation for all stakeholders.

Over the years, we have progressively integrated sustainability into our core businesses to strengthen organisational resilience and future-readiness. Our commitments remain clear:

- | | | |
|----|--|---|
| 01 | To grow our businesses conscientiously and with robust governance. |  |
| 02 | To achieve a balance between environmental responsibility with economic performance. |  |
| 03 | To generate positive impacts to our stakeholders. |  |
| 04 | To make meaningful contributions within the communities we serve. |  |

REPORTING SCOPE AND BOUNDARY

The Statement provides detailed sustainability disclosures for Malton and its subsidiaries (Group). The reporting scope encompasses all subsidiary companies under the Group's management control, where core business activities are undertaken, spanning across the key business divisions:



Property
Development



Construction and
Project Management



Property
Trading

A comprehensive list of the subsidiaries or active projects covered under each division can be found in the Corporate Structure and Management Discussion and Analysis (MDA) sections of the Annual Report 2025.

Unless otherwise stated, the Statement covers the reporting period from 1 July 2024 to 30 June 2025, aligning with the Group's financial year (FY2025). In line with our commitment to transparent and consistent disclosure, Malton publishes its Sustainability Statement on an annual basis.

Where applicable and data is available, this Statement includes up to three years of historical data to provide meaningful trendlines, enabling stakeholders to better assess the Group's comparative ESG performance over time.

SUSTAINABILITY STATEMENT (cont'd)

REPORTING FRAMEWORK AND STANDARDS

This Statement has been prepared in compliance with Bursa Malaysia Securities Berhad's Main Market Listing Requirements, with reference to relevant local and international reporting standards, frameworks, guidelines, and best practices, as follows:

- Bursa Malaysia Sustainability Reporting Guide (3rd Edition)
- Global Reporting Initiative (GRI) 2021 (Core Option)
- FTSE4Good Bursa Malaysia Index
- Task Force on Climate-Related Financial Disclosures (TCFD)
- Sustainability Accounting Standards Board (SASB) Sector-Specific Disclosures
- United Nations Sustainable Development Goals (UN SDGs)
- National Sustainability Reporting Framework (NSRF)
- International Financial Reporting Standards (IFRS) Sustainability Disclosure Standards

STATEMENT OF USE

The Sustainability Committee, as the Group's highest decision-making body for ESG strategies, acknowledges responsibility for the following statement of use: The information reported by Malton for FY2025 has been prepared in reference to the GRI Standards.

REPORT AND DATA QUALITY

This Statement has been prepared in accordance with the GRI Principles, including accuracy, balance, clarity, comparability, reliability, and timeliness. The disclosures are guided by the core content principles of stakeholder inclusiveness, sustainability context, materiality, and completeness, with the primary objective of providing a comprehensive and transparent overview of Malton's sustainability performance.

The information and data disclosed in this Statement have been carefully reviewed and validated by the respective business units or members of Senior Management to ensure that SS2025 presents a fair, balanced, and accurate reflection of Malton's sustainability efforts and performance outcomes.

STATEMENT OF ASSURANCE

To further strengthen the credibility of this Statement, selected FY2025's qualitative and quantitative disclosures, particularly those aligned with the Group's key material sustainability topics, were subjected to an internal review by Malton's Internal Audit function. This exercise serves as part of our broader commitment to enhancing data integrity, transparency, and continuous improvement in sustainability reporting. Additionally, all financial data presented in SS2025 has been audited by the Group's external auditor and may be cross-referenced with the Audited Financial Statements.

FORWARD-LOOKING STATEMENT

All forward-looking statements within the SS2025, including plans, targets, operations, and forecast figures, are based on reasonable assumptions made under current business trajectories. Given that Malton's business model is exposed to unforeseen risks beyond its control, readers are advised to regard this statement as general guidance on the Group's sustainability approach.

LIMITATIONS

The Group remains aware of certain data collection challenges persisting for some indicators, and we are continuously working internally to implement stronger data tracking and gathering mechanisms for enhanced reporting going forward.

SUSTAINABILITY STATEMENT (cont'd)

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REPORT AVAILABILITY AND FEEDBACK CHANNEL

Readers can view the SS2025 online on Malton's corporate website at www.malton.com.my, as well as the website of Bursa Securities. We welcome all questions, feedback and ideas that can help improve our sustainability disclosures and performance. Any suggestions and comments can be sent to:

Corporate Communications Department

Contact : 03 2088 2888

Email : corpcomm@malton.com.my

OUR SUSTAINABILITY HIGHLIGHTS



Environmental

 IBS & BIM technologies for ongoing developments	 Provisional GreenRE certification for Mutiara Lake Puchong
 Adoption of sustainable building materials	 All new high-rise developments allocate a minimum of 10% of land area to green spaces
 Digital transformation in operations	 Zero environment censures or fines



Social

 100% local workforce	 Reduction in employee attrition
 40% Women employees	 2764.5 hours of employee training
 RM167,945 invested in employee training programmes	 1,300 employees & contractors trained in Health & Safety programme
 RM339,700 contributed to support underprivileged communities	 Zero human rights violations
 Zero lost time incidents	 Zero work-related fatalities

SUSTAINABILITY STATEMENT (cont'd)

OUR SUSTAINABILITY HIGHLIGHTS (cont'd)

 Governance & Economic	
 RM 579.3 million total economic value generated	 Secured Green financing for sustainable development
 3-Star rating in FTSE4Good Bursa Malaysia Index	 Initiated alignment with IFRS S1 & S2 standards
 100% of Directors received anti-corruption training	 100% of procurement spent on local suppliers
 Zero incidents of bribery and corruption	 Zero whistleblowing cases reported
 Zero fines or sanctions for labour law non-compliance	 Zero incidents of cybersecurity breaches

MESSAGE FROM OUR SUSTAINABILITY COMMITTEE

Dear Stakeholders,

The pursuit of sustainable growth has never been more critical, especially as Malaysia's property industry sets out on a path of structural change. At Malton, we see a future where property development goes beyond the physical—where it creates spaces that are innovative, sustainable, and deeply attentive to the evolving needs of communities. As we chart our path forward, we continue to be unwaveringly driven by our mission: to lead through innovation and design, bring sustainable value to our shareholders and customers, and respond meaningfully to the lifestyle needs of the future.

In the world today, sustainability is no longer a bolt-on—it is central to how we grow, how we make decisions, and how we frame success. Our commitment is unequivocal: to grow responsibly with robust governance, to weigh environmental stewardship with business performance, to create positive impact for stakeholders, and to give back meaningfully to the communities we serve. Amid these dynamics, sustainability has become a key driver of business performance and stakeholder perception. With changing regulatory expectations and growing public scrutiny, ESG factors are progressively influencing how organisations are perceived and valued.

In line with the forthcoming NSRF that requires listed companies to report on sustainability- and climate-related opportunities and risks, Malton remains committed to staying ahead of the curve. We have embarked on a climate-first journey, as seen in the recent IFRS S2 Climate Risk Assessment Workshop. This not only outlines how climate change could affect our financial, business, and operational performance, but also reinforces our efforts to integrate sustainability considerations—both internal and external—throughout the Group.

SUSTAINABILITY STATEMENT (cont'd)

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MESSAGE FROM OUR SUSTAINABILITY COMMITTEE (cont'd)

In tandem, the formalisation of sustainability metrics and targets since FY2024 continues to drive greater accountability across our business divisions. This integrated strategy ensures that ESG considerations are factored in from the ground up—spanning from early-stage design to on-ground implementation. These metrics are more than benchmarks; they are an expression of our dedication to not just meet but exceed stakeholders' expectations, underlining our position as a responsible, future-ready property developer.

As we turn the spotlight on our ESG pillars, we remain focused on articulating our progress, addressing challenges, and advancing our ambitions to create meaningful, long-term impact.

Environmental Stewardship

At Malton, our environmental strategy is built on minimising impact while supporting long-term ecological and climate resilience. We embed sustainability across the project lifecycle—through responsible resource management, green design, and adherence to regulatory standards.

In FY2025, we continued to report on our energy and emissions performance, now inclusive of additional active sites, upholding our commitment to transparent and accountable disclosures. The adoption of Industrialised Building System (IBS) and Building Information Modelling (BIM) across high-rise developments has further reinforced our emphasis on energy efficiency, waste management, and construction precision. These efforts have contributed to the Group's continued pursuit of green building excellence, with key projects such as River Park and Park Green reflecting our aspiration to lead in sustainable real estate development that delivers long-term environmental and social value.

Social Responsibility

Our commitment to social responsibility is anchored in creating safe, inclusive, and thriving communities—both within our organisation and in the areas where we operate. We place strong emphasis on employee well-being, human rights, and community engagement, with a focus on capacity-building and inclusive growth.

In FY2025, we continued to uphold a strong culture of workplace safety and responsibility across all levels. This has been proven with our consecutive records of zero workplace fatalities. With a total workforce of 375 individuals, of which 100% were local employees, we continue to champion domestic employment and community integration.

Employee development remained a central pillar of our social efforts, with a total of 2,764.5 training hours delivered to 199 employees throughout the year. In parallel, we invested RM339,700 to support 11 community outreach programmes, focusing on education, welfare, and improving the well-being of the communities in which we operate.

Robust Governance

Strong governance remains the foundation of Malton's sustainability journey. Our governance framework ensures transparency, accountability, and ethical conduct across all levels of the organisation. We continue to uphold strong ESG oversight and are committed to meeting evolving compliance requirements in line with both local and international standards.

In FY2025, a total of 508 training hours were allocated for Anti-Bribery and Corruption training, reaching 127 employees. These efforts reflect our zero-tolerance policy toward bribery, with zero reported incidents of corruption, fraud, or unethical practices during the reporting year.

SUSTAINABILITY STATEMENT (cont'd)

MESSAGE FROM OUR SUSTAINABILITY COMMITTEE (cont'd)

We are deeply grateful for the continued trust and support of our stakeholders, customers, and employees as we advance our sustainability agenda. Together, we are working toward a future where our business practices are not only economically viable but also environmentally and socially responsible.

Thank you for standing with us as we navigate a rapidly evolving landscape and work collectively towards a more sustainable and prosperous future.

Sincerely,

Sustainability Committee

MANAGEMENT OF MATERIAL TOPICS

As part of Malton's ongoing sustainability journey, the Materiality Assessment remains the foundational process in identifying, evaluating, and prioritising sustainability topics that are most significant to the Group and its stakeholders. This process facilitates better decision-making, strategic alignment, and optimal resource allocation to areas with the highest impact.

MATERIALITY ASSESSMENT EXERCISE

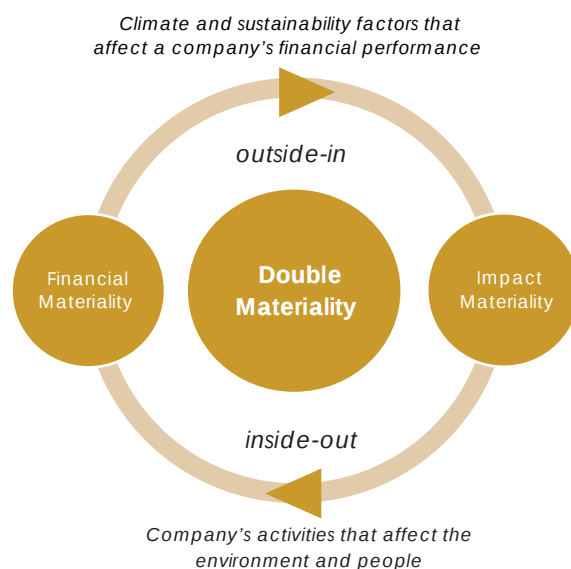
Malton adopts a structured and robust approach to materiality assessment to ensure our sustainability strategy remains responsive to evolving stakeholder expectations, regulatory developments, and sustainability-related risks and opportunities.

The Materiality Assessment Exercise (MAE) was conducted in FY2023, involving 101 respondents across 13 internal and external stakeholder groups. This diverse participation ensured that both internal and external perspectives were adequately captured, providing a well-rounded understanding of stakeholder priorities.

A double-materiality approach was adopted, in line with leading reporting frameworks. This included two dimensions: (1) how Malton's activities impact the environment and society, and (2) how sustainability-related factors influence the Group's enterprise value and business resilience.

The assessment was structured around key themes such as value creation, stakeholder relevance, and both financial and non-financial sustainability performance indicators.

In FY2025, the materiality matrix from the FY2023 MAE was formally reviewed and reassessed by Management. Given the absence of significant operational changes, shifts in stakeholder expectations, or notable changes in Malton's risk landscape, the existing material topics were deemed to remain relevant and reflective of the Group's current sustainability priorities. This ensures continuous alignment with stakeholder interests while ensuring consistency in how material sustainability issues are managed and disclosed across reporting cycles.



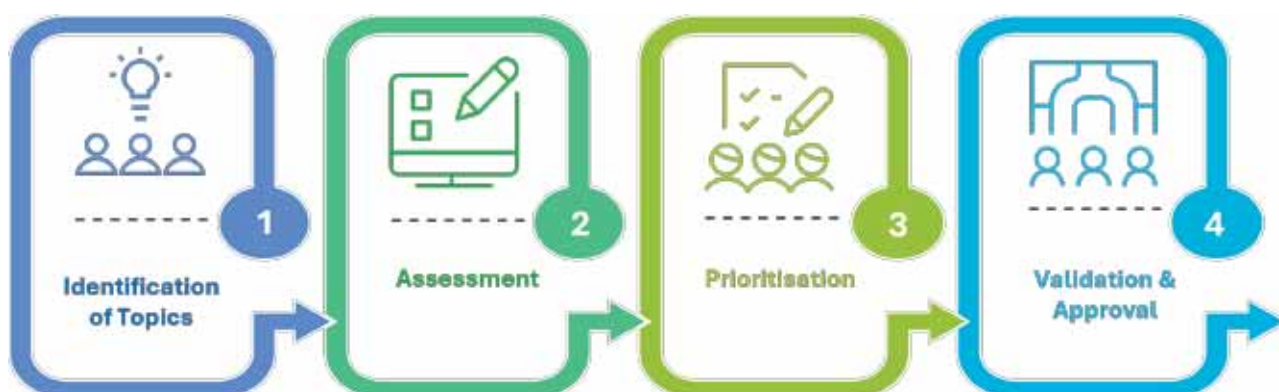
SUSTAINABILITY STATEMENT (cont'd)

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MANAGEMENT OF MATERIAL TOPICS (cont'd)

MATERIALITY ASSESSMENT EXERCISE (cont'd)

The overall materiality process is illustrated as follows: -



1	Identification of Topics Relevant sustainability matters were identified based on stakeholders' concerns, established frameworks, historical topics, risks and opportunities within the Group's operating context, and industry benchmarking against peers.
2	Assessment Development and launch of an online survey to assess and prioritise the 20 shortlisted topics across 4 sustainability pillars, with feedback solicited from internal and external stakeholders.
3	Prioritisation Stakeholder prioritisation assigned weightage to stakeholder groups, enabling the ranking of material matters based on their degree of impact on the Group and stakeholders.
4	Validation & Approval The outcomes of the assessment, including the materiality matrix, were deliberated, reviewed, and subsequently approved by the Sustainability Committee.

SUSTAINABILITY STATEMENT (cont'd)

MANAGEMENT OF MATERIAL TOPICS (cont'd)

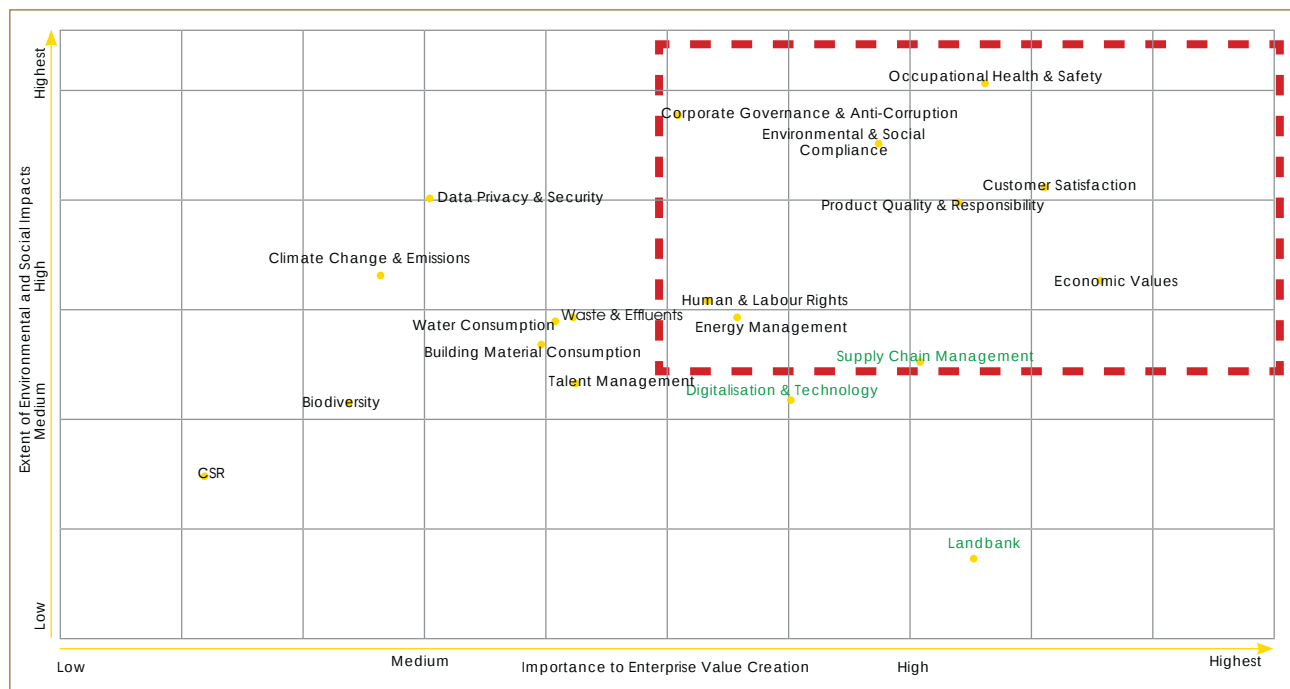
MATERIALITY ASSESSMENT EXERCISE (cont'd)

Materiality Matrix

The output of the materiality assessment is visually presented through the Materiality Matrix, which maps the ESG topics most significant to both the Group and its stakeholders. Each topic is positioned based on its extent of environmental and social impacts, and its significance on Malton's business operations, strategy, and long-term value creation.

This matrix acts as a key reference for shaping our sustainability strategy, guiding policy development, and serving as an informational resource prioritisation. It also supports transparency by clearly communicating where Malton directs its sustainability efforts in alignment with stakeholder expectations.

The material topics identified are categorised according to their strategic relevance under the four pillars of Economic, Environmental, Social, and Governance, forming the foundation of our disclosures in this Statement.



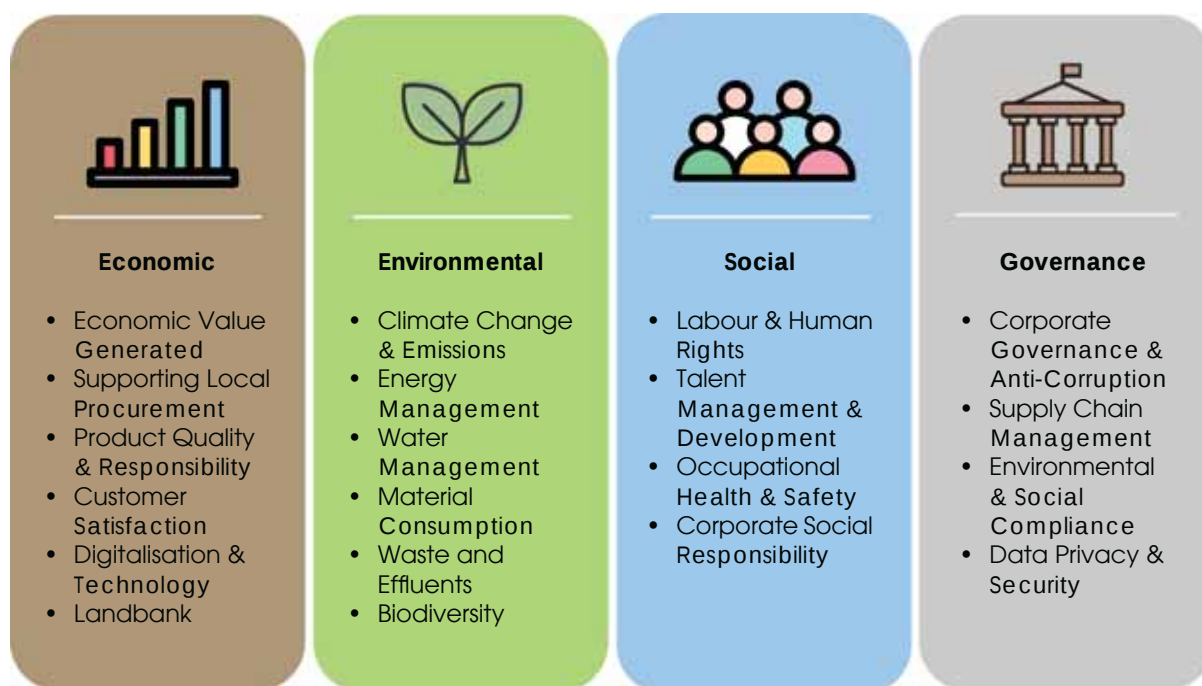
SUSTAINABILITY STATEMENT (cont'd)

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MANAGEMENT OF MATERIAL TOPICS (cont'd)

MATERIALITY ASSESSMENT EXERCISE (cont'd)

Materiality Matrix (cont'd)



SUPPORTING UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

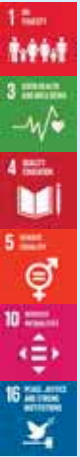
Malton recognises the United Nations Sustainable Development Goals (UN SDGs) as a global blueprint for peace, prosperity, and planetary well-being. In alignment with this vision, we have mapped selected UN SDGs that are most relevant to our material topics and core business operations. This alignment reinforces the Group's commitment to contributing meaningfully to global sustainable development while delivering long-term value to stakeholders.

By integrating the UN SDGs into our sustainability agenda, we aim to provide a broader context for our sustainability initiatives, ensuring that our actions not only address internal priorities but also support collective global progress.

Pillar	Material Topics	Our Approaches	UNSDGs
 Economic	- Economic Value Generated - Supporting Local Procurement - Product Quality & Responsibility - Customer Satisfaction - Digitalisation & Technology - Landbank	- Strengthen economic performance through sustainable business growth - Deliver high-quality property developments - Support sustainable growth through infrastructure investment and affordable housing - Enforce stringent quality assurance protocols across the project lifecycle, from design to post-handover - Embed customer feedback channels and post-handover service standards to enhance satisfaction and loyalty - Leverage digital platforms to improve customer experience and operational visibility - Optimise landbank utilisation through strategic acquisition, planning, and phased development execution - Support local procurement and promote a resilient local supply chain	

SUSTAINABILITY STATEMENT (cont'd)

SUPPORTING UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (cont'd)

Pillar	Material Topics	Our Approaches	UNSDGs
 Environmental	- Climate Change & Emissions - Energy Management - Water Management - Material Consumption - Waste and Effluents - Biodiversity	- Ensure compliance with environmental laws and regulations - Design and develop green-certified buildings by incorporating passive design and low-carbon features - Adopt IBS technologies to reduce waste and improve efficiency - Leverage BIM to drive sustainable design and enhance efficiency - Install energy-efficient systems and explore solar photovoltaic (PV) deployment in common areas - Implement water efficiency measures across operations - Strengthen waste segregation, recycling, and disposal practices - Safeguard biodiversity in and around project sites where applicable	
 Social	- Labour & Human Rights - Talent Management & Development - Occupational Health & Safety - Corporate Social Responsibility (CSR)	- Adhere to fair labour practices and uphold fundamental human rights - Invest in human capital through continuous learning, upskilling, and leadership development - Provide access to safe and healthy working conditions in compliance with Occupational Safety and Health standards - Contribute to community well-being through CSR initiatives, partnerships, and affordable housing programmes	
 Governance	- Corporate Governance & Anti-Corruption - Supply Chain Management - Environmental & Social Compliance - Data Privacy & Security	- Ensure full legal and regulatory compliance through regular Sustainability Committee and Management oversight of ESG matters - Enforce the Group's Code of Conduct and uphold ethical business practices across all levels of operation - Enforce the Anti-Bribery and Anti-Corruption Policy - Apply a mandatory tender process for all major contract awards to ensure transparency, fairness, and competitive pricing - Promote responsible supply chain practices that address ESG risks - Safeguard stakeholder information through strict data privacy policies and cybersecurity protocols	

SUSTAINABILITY STATEMENT (cont'd)

STAKEHOLDER ENGAGEMENT

Malton defines stakeholders as individuals or entities whose actions and decisions impact our business, as well as those affected by its activities. We recognise the pivotal role stakeholders play in shaping our business direction, influencing operational outcomes, and driving long-term value creation. In light of this, we prioritise proactive and continuous engagement with our stakeholders to ensure their views and expectations are meaningfully integrated into our strategies, policies, and sustainability commitments.

Through a comprehensive stakeholder management approach, we engage diverse stakeholder groups via tailored communication channels, allowing us to monitor, assess, and respond effectively to emerging concerns and expectations.

Area of Interest	Mode of Engagement	Frequency of Engagement	Malton's Response
 Employees			
• Business strategy and direction • Succession planning • Career development opportunities • Job satisfaction and retention • Training and development • Employee benefits and welfare • Workplace safety and health • Fair and equal treatment	• Annual performance appraisal • Internal communication channels (e-mails, group chats, etc.) • Virtual meetings • Safety and Health briefings • Voluntary programmes • Festive celebrations	• Annual • Ongoing • Ongoing • Quarterly • Ongoing • Ongoing	• Fair wages based on market rate • Fair and safe workplace • Transparent appraisal process based on performance • Career development programmes • Circulation of the Group's strategies and performance • Prioritisation of employee welfare
 Customers			
• Innovative design • Product quality • Customer service and experience • ESG practices and commitment • Safety and security of products • Loyalty and rewards programmes • Fair pricing • Products that meet customer needs • Conducive environment to conduct business	• Online and offline communication • Customer satisfaction survey • Outreach events and roadshows • CSR programmes	• Ongoing • As required • Ongoing • Ongoing	• Maintaining high product quality in adherence to standards • Digitalisation to enhance customer experience and safety • Improved construction processes

SUSTAINABILITY STATEMENT (cont'd)

STAKEHOLDER ENGAGEMENT (cont'd)

Area of Interest	Mode of Engagement	Frequency of Engagement	Malton's Response
 Government and Regulatory Authorities			
- Regulatory compliance - Supporting government policies and initiatives - Social contributions - Timely and responsive communication - Information sharing	- Report submission - Meetings - Site visits and inspections - Industry events and seminars	- As required - As required - As required - As required	- Compliance with relevant laws and regulations - Housing Credit Guarantee Scheme - Adoption of eco-friendly development features - Contribution to local communities through CSR
 Financiers and Banks			
- Project launches and sales - Financial performance - Repayment schedules - Financial risk management - Timely and responsive communication - Project feasibility - Security & collateral - Compliance & regulatory approvals	- Meetings and formal correspondence - Project report - Financial report - Corporate disclosures - Media announcements - Site visits - Public information on our corporate website	- As required - As required - As required - As required - As required - As required - Ongoing	Periodic meetings and updates on projects
 Shareholders and Investors			
- Regulatory compliance - Financial performance	- Publication of annual reports and financial statements - Public information on our corporate website - Analyst briefings - Regular shareholder communication - Annual general meetings	- Annually - As required - As required - As required - Annually	Transparent and regular updates on projects and Malton's economic status

SUSTAINABILITY STATEMENT (cont'd)

STAKEHOLDER ENGAGEMENT (cont'd)

Area of Interest	Mode of Engagement	Frequency of Engagement	Malton's Response
 Consultants, Vendors, and Contractors			
• Clear contract specifications • Honouring contractual obligations • Transparent procurement practices • Payment schedules • Safety, Health, and Environment practices • Technological reliability and performance • Fair price • Timely and responsive communication • Support for enhancing resource capacity	• Tender and bidding • Vendor assessment system • Meetings and site visits • Workshops and trainings • Annual performance evaluation	• Ongoing • Ongoing • Ongoing • Ongoing • Annually	• Open tender process for procurement • Timely payment • Systematic appointment and evaluation process
 Media			
• Trustworthy and timely communication • Transparent business reporting	• Press releases • Conferences and media briefings • Product launches and corporate events • Networking sessions	• As required • As required • As required • Ongoing	• Regular updates and product launches
 Local Communities			
• Infrastructure enhancement • Security and facilities management • Job and business opportunities • Community development	• Formal and informal meetings and dialogues • Social media and corporate website • CSR programmes	• As required • Ongoing • Ongoing	• Adherence to quality standards and compliance with regulations • Improvement of infrastructure around the development

SUSTAINABILITY STATEMENT (cont'd)

STAKEHOLDER ENGAGEMENT (cont'd)

Area of Interest	Mode of Engagement	Frequency of Engagement	Malton's Response
 Non-Governmental Organisations (NGO)			
- Environmental and social impacts - Supporting NGO objectives and programmes	- Formal and informal meetings and dialogues - Strategic partnerships - Joint events and programmes	- As required - As required - Ongoing	Collaboration with NGOs to establish meaningful CSR programmes and other community enrichment initiatives

MEMBERSHIP IN ASSOCIATIONS

Malton actively engages with a range of professional bodies and industry associations to remain attuned to market developments, regulatory shifts, and emerging sustainability trends. These memberships not only reinforce our commitment to industry best practices but also provide a platform for knowledge exchange, collective advocacy, and collaboration on sustainable development.

By participating in these associations, Malton contributes to shaping industry standards, promoting responsible practices, and supporting the national climate agenda. Our involvement also facilitates continuous learning, enhances operational excellence, and strengthens stakeholder engagement.

Association	Malton's Membership and Contribution
Construction Industry Development Board (CIDB)	Malton maintains active registration and compliance with CIDB requirements, ensuring adherence to national construction standards, safety regulations, and contractor accreditation protocols. Through CIDB, Malton gains access to construction-related updates, green procurement guidance, and innovation programmes that drive project efficiency and quality.
Master Builders Association Malaysia (MBAM)	As a member of MBAM, Malton supports initiatives that strengthen construction standards, workforce productivity, and adoption of IBS technologies. Our participation contributes to national-level discussions on safety, contract practices, and sustainable construction, aligning our operations with industry advancement.
Real Estate and Housing Developers' Association (REHDA)	Malton actively participates in REHDA's engagements with government stakeholders, providing industry input on regulatory reforms, housing affordability, and urban planning. Through this membership, we contribute to policy dialogues that promote responsible property development and balanced socio-economic growth.
International Real Estate Federation (FIABCI)	Through our membership in FIABCI, Malton engages in global knowledge exchange and promotes excellence in real estate development. The platform offers valuable international benchmarking opportunities, allowing the Group to stay informed on global development trends, investor expectations, and evolving real estate market dynamics.
Certified Emergency Response Training Academy (CERT Academy)	Malton collaborates with CERT Academy to strengthen its emergency preparedness and response capabilities. Through this affiliation, our employees and emergency response teams receive training in fire safety and occupational safety protocols, ensuring a high standard of site-level risk readiness and worker protection.

SUSTAINABILITY STATEMENT (cont'd)

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ESG KPIS AND TARGETS

Malton is embedding sustainability into every aspect of its operations. Building on the foundation laid in FY2024 through the development of ESG Key Performance Indicators (KPIs) and Targets, FY2025 marked a transition towards a more systematic approach, centred on tracking progress, assessing performance, and identifying areas for improvement across priority sustainability topics.

By integrating these metrics into operational decision-making, Malton has strengthened internal accountability and alignment with long-term ESG objectives. This approach reinforces our focus on delivering tangible, transparent outcomes that contribute to environmental stewardship, social responsibility, and sound governance.

Legend: ● Achieved ● In progress

Material Topic		Target	FY2025 Performance
ECONOMIC	Product Quality & Responsibility	Achieve a minimum 76% QCLASSIC score for each residential development.	● In progress With all ongoing projects still under construction during FY2025, QCLASSIC assessments were not carried out, but are expected to take place upon project completion.
	Customer Satisfaction	Achieve a minimum 80% in customer satisfaction score for each project annually.	● Achieved Customer satisfaction score at 80% and above for all completed projects.
	Supply Chain Management	At least 60% of local suppliers annually.	● Achieved 100% of local suppliers.
	Digitalisation & Technology	Increase digitalisation and paperless work processes via online payment transactions, e-leave system and e-invoicing by FY2025.	● Achieved Digital work processes have been successfully implemented across key areas including online payment, e-leave system and e-invoicing.
		Ensure 50% adoption of IBS and BIM technology in all high-rise developments by FY2025.	● Achieved Adopted IBS and BIM technology across ongoing high-rise developments in FY2025.
		Increase 5% MyMalton app users annually.	● Achieved The number of MyMalton app users increased by 35.5% in FY2025.

SUSTAINABILITY STATEMENT (cont'd)

ESG KPIS AND TARGETS (cont'd)

Material Topic	Target	FY2025 Performance
ENVIRONMENTAL	Climate Change and Emissions	● Achieved Initiated reporting in alignment with IFRS S2 for Sustainability Statement FY2025. With the NSRF anchoring national reporting on IFRS S2, Malton is progressively transitioning from TCFD to IFRS S2 in future reporting.
	Reduce 10% of total CO ₂ emissions by FY2030 using FY2024 as the baseline.	● In progress Although total emissions in FY2025 rose to 1,193.12 tCO₂e, this increase reflects enhanced data coverage. Malton remains committed to refining its emissions dataset to support a transparent and credible reduction pathway. As we progress towards our 2030 target, we continue to focus on strengthening emissions inventory and embedding energy-efficient practices across our operations.
	Green Certification	● Achieved Obtained provisional GreenRE certification for ongoing development, Park Green Pavilion Bukit Jalil and Mutiara Lake Puchong.
	Biodiversity	● Achieved Allocated a minimum of 10% of development areas to green space.
	Energy Management	● Achieved 4 EV charging stations have been installed at Duta Park Residences.
	Achieve 100% energy-efficient lighting in all common areas for high-rise development by FY2025.	● Achieved Equipped LED lighting in all common areas for high-rise development.

SUSTAINABILITY STATEMENT (cont'd)

ESG KPIS AND TARGETS (cont'd)

Material Topic		Target	FY2025 Performance
	Water Consumption	Increase the utilisation of water-saving sanitary wares and rainwater harvesting units by FY2025.	● Achieved Water-saving sanitary wares and rainwater harvesting units have been implemented across the ongoing developments.
		Achieve a minimum of 30% catchment area for rainwater harvesting by FY2025.	● Achieved Achieved a minimum of 30% catchment area for rainwater harvesting for new high-rise development.
	Waste and Effluents	Reduce 10% of waste generated to landfill by FY2027 using the baseline in FY2024.	● In progress With the inclusions of additional project sites, Malton continues to improve its waste management. Efforts remain focused on improving waste segregation, boosting recycling rates, and reducing construction-related waste through efficient resource planning and site management.
		Maintain effective waste management programme: • One inspection every quarter each project.	● Achieved Conducted one inspection per month for all projects.
		Set up recycling centres/points in all high-rise developments.	● Achieved A recycling point was provided in each high-rise development.
	Building Material Consumption	Promote the adoption of environmentally friendly materials for all developments by FY2025.	● In progress Environmentally friendly materials are being adopted progressively across developments.
SOCIAL	Labour and Human Rights	Maintain zero cases of human rights violations annually.	● Achieved Zero cases of human rights violations.
		Maintain zero incidents of non-compliance to the Human Rights and Employment Policy in line with the Employment Act (Amendment) 2022 annually.	● Achieved Zero incidents of non-compliance with the Human Rights and Employment Policy.
	Diversity and Equal Opportunity Workplace	Maintain zero incidents of discrimination annually.	● Achieved Zero incidents of discrimination.

SUSTAINABILITY STATEMENT (cont'd)

ESG KPIS AND TARGETS (cont'd)

Material Topic		Target	FY2025 Performance
	Talent Management	Provide an average of 4 training hours per employee annually.	● Achieved 7.37 average training hours per employee.
	Occupational Health and Safety	Maintain a safe and healthy workplace environment:	● Achieved • Zero fatalities at all sites..
		• Zero lost time injury incidents annually.	• Zero lost time injury incidents recorded.
	Corporate Social Responsibility	Conduct a minimum of 10 community initiatives annually.	● Achieved Conducted 11 community initiatives in FY2025.
Governance	Anti-Corruption	Maintain zero incidents of bribery and corruption annually.	● Achieved Zero incidents of bribery and corruption.
	Environmental and Social Compliance	Maintain an environmentally friendly project site and incur minimum penalties from authorities at the project site annually.	● Achieved Zero censures or fines by the authorities.
	Data Privacy and Security	Zero substantiated cases of cybersecurity data breaches annually.	● Achieved Zero substantiated cases of cybersecurity data breaches.
		Zero substantiated complaints concerning breaches of customer data privacy annually.	● Achieved Zero substantiated complaints concerning breaches of customer data privacy.
		Implement network security monitoring tools by FY2026.	● In progress The network security software is currently in the assessment stage and remains on track for implementation by FY2026.
		Conduct cybersecurity risk assessments annually.	● In progress Currently undergoing product assessment, with implementation scheduled to commence in 2026.

SUSTAINABILITY GOVERNANCE

Malton maintains a robust governance framework to ensure the effective oversight and integration of sustainability across all aspects of its operations. This structure empowers the Sustainability Committee to oversee sustainability-related risks and opportunities, including climate change, in alignment with the Group's long-term strategic direction.

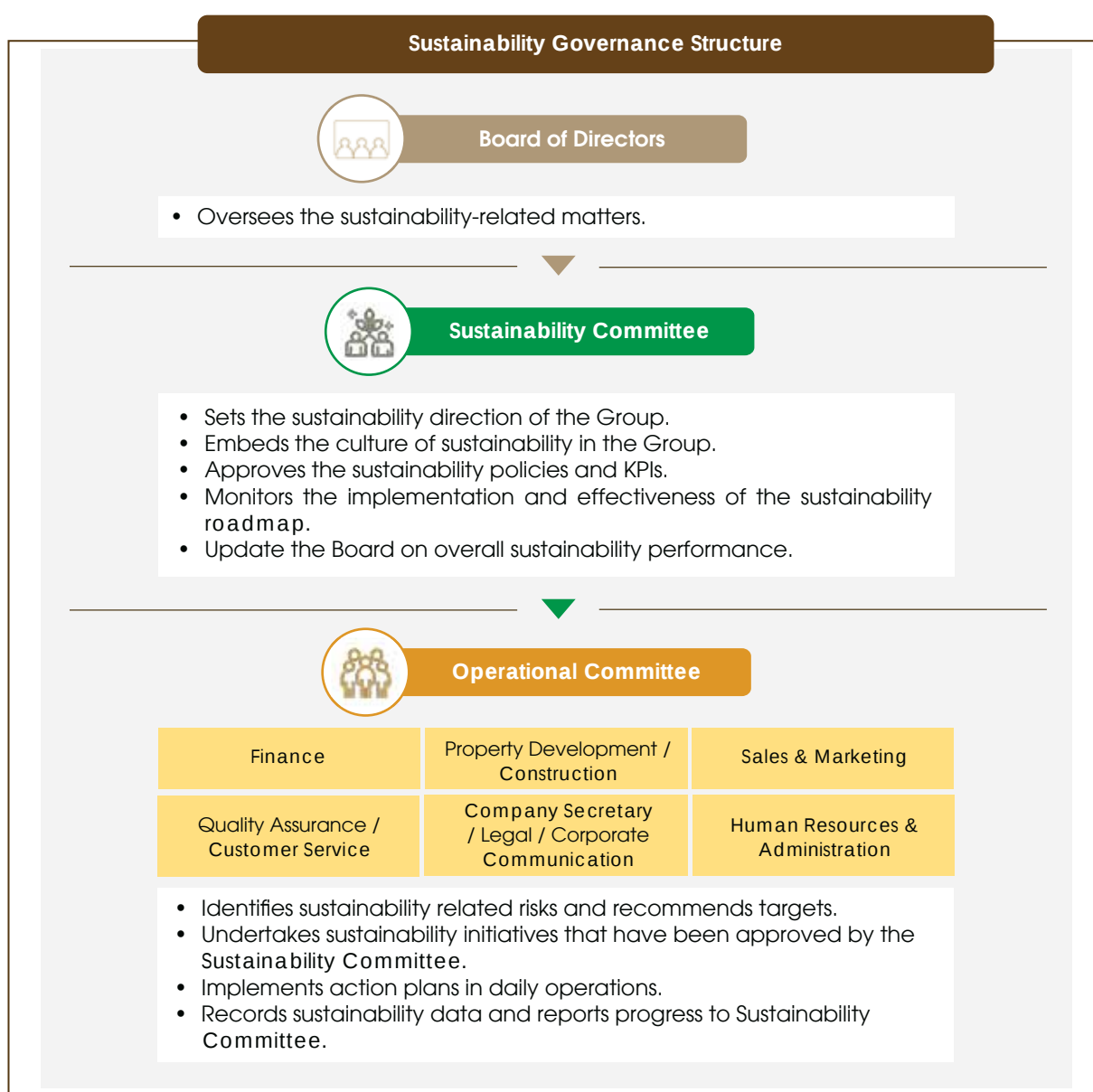
SUSTAINABILITY STATEMENT (cont'd)

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SUSTAINABILITY GOVERNANCE (cont'd)

Sustainability principles are embedded into the Group's policies, procedures, and day-to-day practices across key operational areas, including ethical business conduct, sustainable product design, construction and project management, workforce development, community engagement, and social impact initiatives.

This governance framework not only facilitates proactive ESG risk management but also supports timely and transparent communication with the Group's highest decision-making bodies. It ensures that the Board of Directors (Board) and Senior Management are equipped with accurate, relevant information to make informed decisions on sustainability matters that influence the Group's performance, reputation, and stakeholder expectations.



SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

Board Diversity

The Board of Malton recognises that diversity, across gender, age, ethnicity, nationality, and professional background, enhances board effectiveness, enriches decision-making, and strengthens governance oversight. With women currently representing 14% of the Board, Malton acknowledges the importance of fostering greater gender balance and inclusivity at leadership levels. All Board appointments remain merit-based, with a strong emphasis on securing the right mix of skills, industry experience, and strategic insight to meet the evolving needs of the Group.

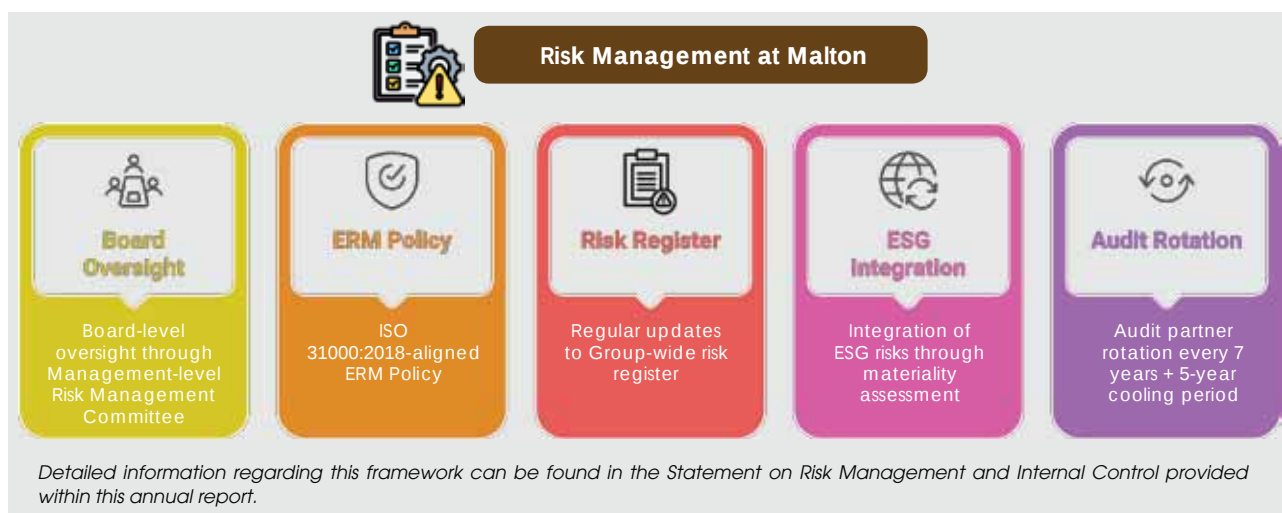
For further information, please refer to the 'Board of Directors' section on pages 6 to 9 and 'Diversity and Equal Opportunity Workplace' on pages 91 to 95 of this Annual Report.

RISK MANAGEMENT

Malton recognises the growing significance of sustainability-related risks and their potential to materially impact business continuity, operational performance, and long-term value creation. Risks related to climate change, labour practices, environmental compliance, and occupational health and safety are increasingly integrated into the Group's enterprise-wide risk considerations, reflecting a shift toward more holistic, ESG-informed risk governance.

To ensure effective oversight, risk management is governed at the highest level. Two (2) Executive Directors of the Board sit on the Risk Management Committee, providing direct oversight of both enterprise and sustainability risks. This involvement ensures that sustainability-related risks are evaluated with the same rigour as traditional business risks and embedded into strategic decision-making processes.

Working closely with Management, the Sustainability Committee has implemented a comprehensive risk management and internal control framework. This framework includes structured processes for identifying, monitoring, and mitigating risks, supported by a regularly updated Group-wide risk register. Oversight is reinforced by Malton's adherence to its Enterprise Risk Management (ERM) Policy, which is aligned with the ISO 31000:2018 Risk Management Standards.



Sustainability Risks and Opportunities

A key component of Malton's risk oversight framework is the materiality assessment, which supports the identification, evaluation, and prioritisation of material sustainability topics. This process enables the Group to proactively address emerging sustainability-related risks and integrate them into ongoing risk monitoring and mitigation efforts.

SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

Sustainability Risks and Opportunities (cont'd)

In alignment with the adoption of IFRS S1, Malton highlights and selects high-priority material topics identified through the Materiality Assessment Exercise, providing a focused view of how these key ESG factors impact the Group's operations, strategy, and enterprise value.

Legend:

	Financial		Human		Intellectual
	Manufactured		Social		Nature

Material Topics	Risk	Opportunity	Capitals Impacted
Economic Value Generated	Poor management of profitability could lead to reduced financial resilience and the inability to meet shareholder expectations, limiting Malton's ability to invest in growth.	Effective management of profitability ensures financial stability, reinvest in green technologies and design, and capture new growth opportunities.	
Occupational Health & Safety	Poor management of workplace health and safety could lead to higher incidents rates, absenteeism, project delays, legal liabilities, and reputational damage.	Strong health and safety practices can reduce incident rates, enhance workforce morale, improve operational continuity, and demonstrate care for workers.	 
Corporate Governance & Anti-Corruption	Failure to uphold ethical standards and occurrences of corruption can lead to legal repercussions, fines and penalties, reputational damage, and loss of public and stakeholder trust.	Strong ethical governance enhances transparency, confidence, and resilience, and reinforces strategic alignment.	  
Environmental & Social Compliance	Non-compliance with environmental and social regulations could result in fines, legal challenges, and reputational damage, negatively affecting Malton's market position.	Ensuring compliance safeguards the Group against legal risks, ensures its license to operate, and enhance its credibility among stakeholders.	 
Customer Satisfaction	Poor responsiveness to customer needs may result in declining loyalty, reputational risk, and reduce sales and market demand.	Elevating service quality and responsiveness improves brand reputation, customer retention, and market competitiveness.	 
Product Quality & Responsibility	Poor product quality or safety standards could lead to safety hazards, increase maintenance and repair costs, legal penalties, and damage to Malton's brand reputation.	Maintaining high product safety and quality standards can strengthen brand loyalty, drive customer satisfaction, and increase market share.	 

SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

Sustainability Risks and Opportunities (cont'd)

Material Topics	Risk	Opportunity	Capitals Impacted
Human & Labour Rights	Breaches of labour rights or discrimination could lead to workforce dissatisfaction, legal action, or reputational damage.	Upholding fair and ethical labour practices enhances Malton's employer reputation and supports talent retention.	
Energy Management	Inefficient energy use could result in higher operational costs, increased greenhouse gas emissions, and vulnerability to fluctuations in energy prices.	Investing in energy-efficient technologies and renewable energy can reduce costs, improve sustainability performance, and provide long-term energy security.	
Supply Chain Management	Supplier non-compliance or disruptions can impact project timelines, operational efficiency, and reputation.	Strengthening ESG screening and supplier collaboration improves resilience, transparency, and value chain sustainability.	

Note: Identification of "Capitals Impacted" by Malton's ESG Risks and Opportunities is categorised based on the 6 Capitals of the Integrated Reporting Framework.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

Malton upholds strong corporate governance as the foundation of ethical, transparent, and accountable business conduct. The Group is committed to embedding responsible governance practices that support long-term value creation, regulatory compliance, and stakeholder confidence. Our governance framework integrates ESG considerations into the organisation's strategic direction and operational decision-making, reinforcing Malton's ambition to be a responsible and sustainability-driven business.

The Board plays a central role in setting the Group's strategic direction and in overseeing the implementation of governance frameworks that promote integrity, corporate responsibility, and sound risk management. These frameworks are designed to ensure the Group remains responsive to evolving risks and stakeholder expectations, while also meeting regulatory and listing requirements.

Notably, Malton adopts a Group-wide approach to managing non-compliance, underpinned by structured grievance mechanisms and formalised reporting protocols. In line with this commitment, Malton has established a suite of governance-related policies and mechanisms to uphold ethical conduct across all levels of the organisation. These include the:



SUSTAINABILITY STATEMENT (cont'd)

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SUSTAINABILITY GOVERNANCE (cont'd)

CORPORATE GOVERNANCE AND ANTI-CORRUPTION (cont'd)

These policies extend beyond our employees to encompass relevant external stakeholders such as vendors and contractors. By mandating compliance with these policies, we strengthen corporate governance across the entire value chain of our Group. For easy access, our policies are available on our corporate website at www.malton.com.my/corporate-governance.

Malton Employee Handbook

All employees, including new hires, are provided with the Malton Employee Handbook, which serves as a key reference for understanding the Group's corporate governance standards, policies, and workplace expectations. Designed to promote consistency and awareness across all levels of the organisation, the handbook is easily accessible via the Company's internal intranet drive and is regularly updated to reflect current practices.

Code of Conduct and Business Ethics

Malton has established a Code of Conduct and Business Ethics (Code) that applies to the Board, Management and employees. The Code serves as a guiding framework for upholding ethical behaviour, professionalism, and integrity in all aspects of the Group's operations.

By fostering a cohesive and value-driven organisational culture, the Code sets out clear expectations regarding responsible conduct, accountability, transparency, and ethical decision-making. It outlines standards of behaviour in interactions with both internal and external stakeholders, including vendors, contractors, and business partners.

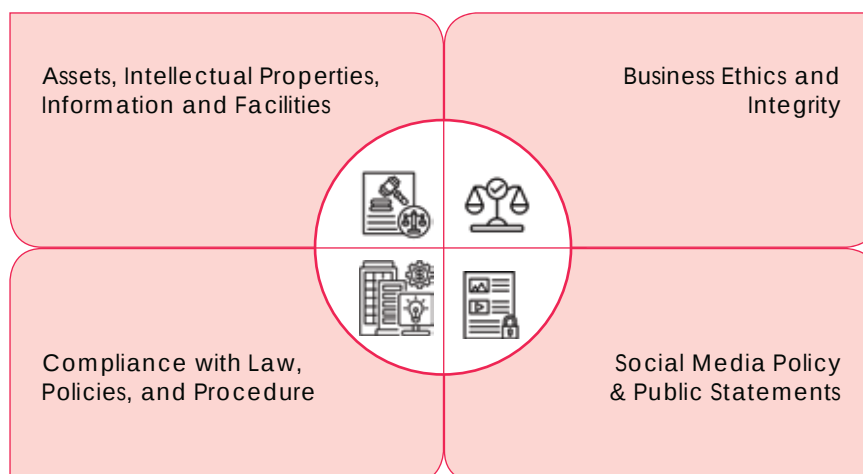
The Board periodically reviews and updates the Code to ensure its continued relevance and effectiveness. Formal compliance reviews of the Code are also conducted as and when needed, involving a thorough assessment of the organisation's alignment with evolving legal requirements. This process plays a key role in identifying and addressing emerging ethical concerns, thereby reinforcing the Code as an effective risk management tool.

FY2025

**Zero**

reported incidents of non-compliance or unethical conduct.

Core Areas of the Code



SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

Anti-Bribery and Anti-Corruption Policy

Malton maintains an unwavering commitment to integrity and transparency, underpinned by a strict zero-tolerance policy towards all forms of bribery and corruption. This commitment is operationalised through the Group's Anti-Bribery and Anti-Corruption (ABAC) Policy, which provides clear guidance for identifying, managing, and mitigating corruption-related risks across the organisation.

The ABAC Policy has been developed in accordance with Section 17A of the Malaysian Anti-Corruption Commission (MACC) Act 2009 (Amendment 2018) and is accessible via the following link: <https://malton.irplc.com/investor-relations/pdf/Malton-Anti-Bribery-and-Anti-Corruption-Policy.pdf>.

The ABAC Policy establishes essential measures and guidelines to effectively manage and address potential risks or situations related to bribery and corruption within Malton. It comprehensively covers various forms of corrupt activities, encompassing commissions and incentives, facilitation payments, gifts and entertainment, political contributions and donations, and any behaviours that could be deemed as constituting bribery and corruption.



Anti-Corruption Training and Communication

Malton's commitment to ethical conduct and zero tolerance for corruption is strongly championed from the top. All Directors have undergone comprehensive ABAC training, reaffirming the Board's leadership in upholding ethical governance and ensure that Malton's stance against corruption is embedded in both strategic oversight and external stakeholder engagements.

To institutionalise this culture across the organisation, Malton conducted structured ABAC training for all categories of employees, tailored to the risk exposure of each role. This approach begins from the onset, with the ABAC Policy clearly communicated to all new hires during onboarding, where they are required to review and formally acknowledge the Policy. On a recurring basis, refresher briefings are also conducted to ensure ongoing awareness and adherence. Additionally, anti-corruption messaging and awareness initiatives are actively promoted through internal communication channels, reinforcing a zero-tolerance stance and embedding ethical behaviour into day-to-day operations.

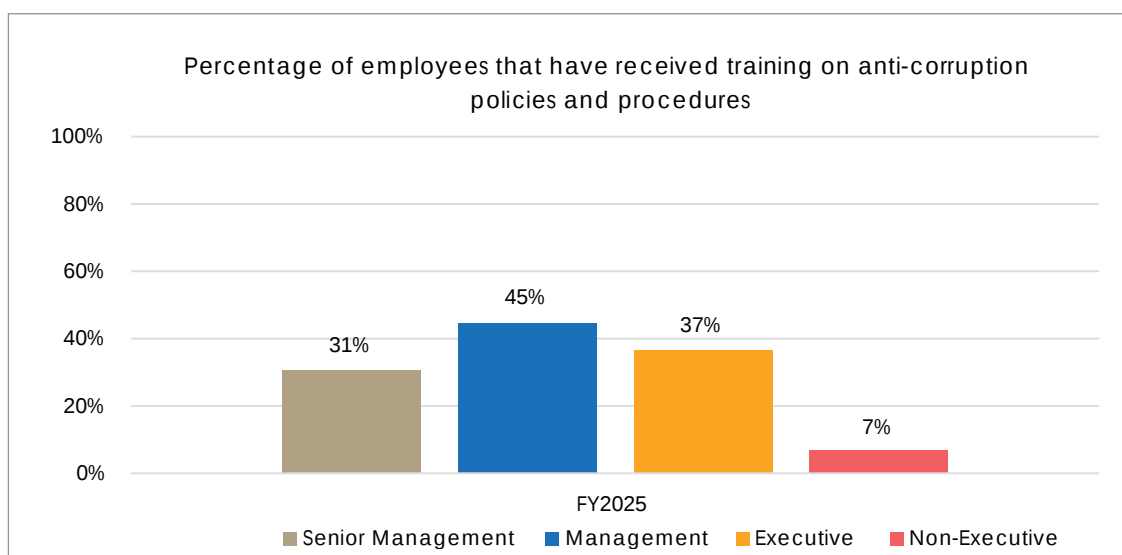
SUSTAINABILITY STATEMENT (cont'd)

53

SUSTAINABILITY GOVERNANCE (cont'd)

Anti-Corruption Training and Communication (cont'd)

In FY2025, some Board members and 127 employees participated in 4 hours of targeted training each, contributing to a cumulative total of 508 training hours. These sessions covered key corruption risks, such as bribery, facilitation payments, and conflicts of interest, while also serving as refresher modules on relevant legislation and internal policies.



Anti-Corruption Assessment

The Group maintains a zero-tolerance stance towards bribery and corruption, underpinned by strong governance structures and internal controls. Regular departmental audits continue to serve as a key safeguard, enabling the early detection and review of irregularities or red flags across business operations. These ongoing reviews support transparency and accountability while reinforcing a culture of ethical conduct. As part of its continuous improvement approach, the Group remains committed to enhancing its internal governance framework and will explore opportunities to further strengthen its anti-corruption measures in alignment with evolving regulatory expectations and best practices.

In response, Malton has implemented several layers of procedural controls to mitigate risks within procurement activities, including:



SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

Anti-Corruption Assessment (cont'd)

Collectively, these safeguards form part of a comprehensive anti-corruption framework, reinforcing oversight and internal control mechanisms across the Group's operations. As a result, Malton continued to uphold zero incidents of corruption in the past three financial years, underscoring the effectiveness of its risk management practices and the Group's culture of compliance and integrity.

	FY2023	FY2024	FY2025
Total number of confirmed incidents of corruption	0	0	0
Nature of confirmed incidents of corruption	-	-	-
Total number of confirmed incidents in which employees were dismissed or disciplined for corruption	0	0	0
Total number of confirmed incidents when contracts with suppliers & contractors were terminated or not renewed due to violations related to corruption	0	0	0
Public legal cases regarding corruption brought against the organisation or its employees during the reporting period and the outcomes of such cases	0	0	0
Actions taken to on dealing with confirmed incidence(s) of corruption in the company, if any	-	-	-
Cost of fines, penalties or settlements in relation to corruption (RM)	0	0	0

WHISTLEBLOWING POLICY

Malton's Whistleblowing Policy provides a secure and confidential channel for individuals to report suspected misconduct, unethical behaviour, or breaches of Group policies, including the ABAC Policy. The Whistleblowing Policy applies comprehensively across the Group and is open to all employees as well as external stakeholders such as advisers, consultants, service providers, suppliers, contractors, customers, investors, and members of the public.

To ensure the impartiality and credibility of this reporting mechanism, the Audit Committee oversees the whistleblowing process and evaluates each disclosure objectively. Where necessary, the Audit Committee may escalate serious allegations to the Board and, in cases involving criminal activity (e.g. assault, theft, or other offences against persons or property), refer the matter directly to law enforcement authorities.

Concerns may be raised by completing the Whistleblowing Form outlined in the policy and submitting it via email to: whistleblowing@malton.com.my.

Malton is committed to protecting whistleblowers from any form of retaliation, harassment, or disciplinary action. All disclosures made in good faith will be treated with the utmost confidentiality, and the identity of the whistleblower will be safeguarded to the fullest extent practicable.

FY2025



Zero

cases reported under the whistleblowing channel.

SUSTAINABILITY STATEMENT (cont'd)

55

SUSTAINABILITY GOVERNANCE (cont'd)

ENVIRONMENTAL AND SOCIAL COMPLIANCE

Malton is steadfast in upholding robust environmental and social compliance across all its operations. The Group adheres rigorously to applicable laws, regulations, internal policies, and industry standards in every jurisdiction in which it operates. This commitment is fundamental to safeguarding its license to operate and avoiding exposure to legal sanctions, reputational harm, or business disruptions.

The regulations outlined below are applied throughout our operations:

- Bursa Malaysia Main Market Listing Requirements
- Malaysia Code on Corporate Governance 2021
- Malaysian Anti-Corruption Commission Act 2009
- Employment Act (Amendment) 2022
- Occupational Safety and Health (Amendment) Act 2022
- Construction Work, Design and Management 2024
- Construction Industry Development Act 520:1994
- Environmental Quality Act 1974 (Act 127)
- Street, Drainage and Building Act 1974
- Uniform Building By-Laws 1984
- Fire Services Act 1988
- Housing Development (Control and Licensing) Act 1966
- Strata Titles Act 1985
- Strata Management Act 2013

In addition, the Group has also implemented a comprehensive suite of internal mechanisms, including structured Standard Operating Procedures (SOPs) aligned with key ISO certifications.

ISO 9001
Quality
Management

ISO 45001
Occupational
Safety and Health
Management

These SOPs are operationalised through systematic internal reviews and annual third-party audits. Additional layers of oversight, such as weekly and monthly safety and quality inspections, further support continuous compliance across project sites and business units.

FY2025



Zero

non-compliance record, with no reported fines or regulatory actions linked to environmental, socio-economic, corporate governance, or anti-corruption matters.

SUPPLY CHAIN MANAGEMENT

Following Malton's strong record of compliance with relevant environmental and socio-economic regulations, the Group continues to place emphasis on strengthening procurement governance and maintaining high standards of integrity across its supply chain.

Recognising that supplier performance and ethical conduct are critical to project delivery, Malton adopts a disciplined approach to procurement anchored in fairness, transparency, and risk mitigation. These expectations are guided by Malton's Code of Conduct and Business Ethics, which underscores compliance with legal obligations, environmental stewardship, and fair labour practices.

SUSTAINABILITY STATEMENT (cont'd)

SUSTAINABILITY GOVERNANCE (cont'd)

SUPPLY CHAIN MANAGEMENT (cont'd)

To ensure merit-based selection and quality assurance, procurement of vendors, contractors, and consultants is primarily conducted through an open tender process. This structured approach promotes competitiveness and alignment with project requirements. In specific cases, such as those involving highly specialised trades, critical scopes, or urgent project needs, direct negotiations may be permitted, subject to prior approval from the Executive Directors. In such instances, Malton adheres strictly to best practices as outlined in its internal management system procedures, ensuring accountability and traceability.

DATA PRIVACY AND SECURITY

The Group remains firmly committed to safeguarding the confidentiality, integrity, and availability of personal data entrusted to us by our stakeholders. The Group operates in full compliance with the Personal Data Protection Act 2010, inclusive of the latest amendments introduced under the Personal Data Protection (Amendment) Act 2024.

Proactive and Sustainable Cybersecurity for Data Integrity

In today's rapidly evolving threat landscape, effective data protection hinges on an agile and anticipatory approach. Our cybersecurity and data governance frameworks are built to not only withstand emerging cyber threats but also to adapt swiftly to shifting regulatory landscapes and evolving industry expectations.

We have adopted a comprehensive cybersecurity strategy underpinned by advanced technologies, including AI-driven tools for real-time threat detection and automated response. This ensures we are able to:



Our cybersecurity programme is continuously reviewed and strengthened, aligning with evolving legal standards and global best practices.

Number of substantiated complaints concerning breaches of customer privacy and losses of customer data



FY2023

Zero

FY2024

Zero

FY2025

Zero

SUSTAINABILITY STATEMENT (cont'd)

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SUSTAINABILITY GOVERNANCE (cont'd)

DATA PRIVACY AND SECURITY (cont'd)

Cybersecurity Safeguards and Technical Controls

Malton's cybersecurity strategy is anchored on three core pillars: proactive defence, resilience, and governance integrity. In an increasingly digital operating environment, the Group adopts a Zero-Trust mindset, implements robust technical safeguards, and continuously enhances its readiness to counter emerging cyber threats.

To uphold this strategy, a comprehensive set of control domains is embedded across operations:



Access and Authentication Management

- Implementation of the Principle of Least Privilege, ensuring access rights are limited to role requirements.
- Strong user authentication, including mandatory Multi-Factor Authentication for all remote access.
- Secure password and credential handling.
- Periodic user access reviews aligned with internal control policies.



Data Protection and Integrity

- Formal data classification protocols to prioritise information security.
- End-to-end encryption of confidential information in transit and at rest.
- Clear data ownership accountability across departments.
- Business Continuity Plans to preserve data access during disruptions.



Network and System Security

- System hardening practices to eliminate attack surfaces.
- Regular patch management to prevent exploit vulnerabilities.
- Network segmentation and perimeter controls to isolate critical assets.
- Next-gen Endpoint Detection and Response tools for active threat mitigation.

ECONOMIC IMPACTS

Malton's sustained financial performance serves as the bedrock of its long-term growth strategy and value creation efforts. In FY2025, the Group's sustained economic fundamentals not only reinforced investor confidence but also enabled reinvestment into new projects, infrastructure, and ESG-driven initiatives.

As a prominent player in Malaysia's property development sector, Malton contributes meaningfully to the national economy—stimulating real estate activity, creating multiplier effects across the construction supply chain, and catalysing investment-led development. This economic contribution is critical to ensuring that growth is inclusive, responsible, and future-ready.

SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

DIRECT ECONOMIC VALUE

In the face of ongoing macroeconomic uncertainties and persistent industry challenges, including labour shortages and supply chain constraints, Malton continues to uphold disciplined execution and financial prudence. FY2025 saw continued strength in new property launches, underpinned by low inventory levels and sound market alignment.

Operational agility and proactive cost optimisation enabled the Group to preserve profitability and liquidity, while honouring its financial obligations to employees, service providers, tax authorities, financiers, and investors. These achievements affirm Malton's ability to generate sustainable economic value while maintaining business continuity in a dynamic market landscape.

Financial Year	FY2023 (RM'000)	FY2024 (RM'000)	FY2025 (RM'000)
Economic Value Generated	869,135	726,264	579,325
Economic Value Distributed			
- Total monetary value/operating cost	(877,017)	(604,133)	(477,843)
- Total payout to employees in salaries and benefits	(33,258)	(36,574)	(34,978)
- Taxes paid to the government	(45,689)	(36,496)	(23,181)
- Repayments to Financiers	(36,031)	(41,784)	(36,182)
- Dividend Returns to Shareholders	-	-	-
Economic (Loss)/Value Retained	(122,860)	7,277	7,141

For comprehensive details on the Group's financial performance and the direct economic value generated, please refer to the MDA section of this annual report.

INDIRECT ECONOMIC VALUE

Malton's economic contributions extend far beyond its financial performance, catalysing broader socioeconomic progress through its operations and developments. By fostering vibrant local economies, the Group supports job creation, empowers communities, and strengthens local supply chains. These efforts not only benefit individuals and businesses but also create a ripple effect that enhances economic resilience in the areas where Malton operates.

We are dedicated to sustainability principles and aim to create socio-economic benefits for our stakeholders. By prioritising job creation, fostering entrepreneurial opportunities, and supporting local supply chain development, we strive to promote inclusive growth, empower communities, and ensure the long-term prosperity of our organisation and those we serve.



SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

INDIRECT ECONOMIC VALUE (cont'd)

Value Creation Through Affordable Development

Malton remains committed to addressing evolving community needs by developing projects that prioritise accessibility, liveability, and long-term value for residents. In line with Budget 2025's emphasis on improving housing access, the Group continues to support national and state-level agendas through initiatives such as Residensi Wilayah, with a particular focus on underserved and growing suburban areas. By combining strategic location with functional design and accessible pricing, Malton aims to foster inclusive, connected neighbourhoods that uplift communities and contribute to broader urban development goals.

Completed Project	Ongoing Project	Future Project
- Pangsapuri Kenangan - Mutiara Square Affordable Shops - Mutiara Puchong Affordable Single-storey Shops	Ria Bangsar South	Ukay Spring RSKU Townhouse

Value Creation Through Infrastructure Investment

Infrastructure development remains a cornerstone of Malton's long-term value creation strategy. Through the integration of infrastructure upgrades within its township and residential projects, the Group continues to enhance liveability, connectivity, and economic opportunity for surrounding communities.

In FY2025, key infrastructure initiatives were undertaken across several developments, including River Park, and Park Green Pavilion Bukit Jalil, reflecting Malton's commitment to delivering beyond the built environment. These efforts included the construction of access roads, bridges, and community amenities such as social centres and recreational spaces—designed to improve mobility, support essential services, and strengthen social cohesion.

By investing in infrastructure such as access roads, bridges, and community hubs, Malton facilitates broader socio-economic development and creates an enabling environment for both public and private sector progress. These infrastructure upgrades not only raise the quality of life for residents but also serve as key levers in catalysing economic spillovers, particularly in fast-developing suburban regions.



SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

INDIRECT ECONOMIC VALUE (cont'd)

Value Creation Through Infrastructure Investment (cont'd)

 Duta Park Residences A bridge linking Duta Park with Jalan Ipoh and Sentul to alleviate traffic and improve connectivity in the surrounding area.	 Park Green Pavilion Bukit Jalil A dedicated covered link bridge offers exclusive connectivity to Pavilion Bukit Jalil Mall, ensuring seamless convenience. (in progress)
 River Park Direct access from Federal Highway/NPE Link and a new egress link to Old Klang Road to enhance accessibility and connectivity. (in progress)	

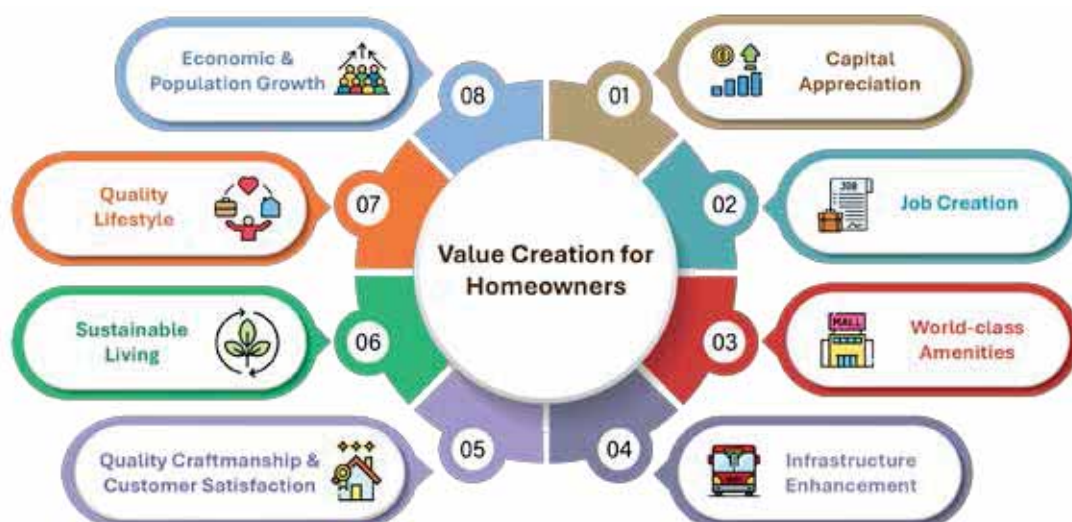
Value Creation for Homeowners

Guided by its tagline, “Shaping Lifestyle Aspirations,” Malton is committed to delivering more than just homes—it aspires to create meaningful living experiences that reflect the evolving needs of Malaysian homeowners across generations. This vision is brought to life through a focus on innovative master planning, build quality, and value creation, across an extensive portfolio of residential townships, high-rise residences, luxury homes, and commercial properties.

At the heart of this commitment lies Malton’s expertise in creating integrated, future-ready communities that support liveability, mobility, and community well-being. These developments are not only functionally and aesthetically built to last but are also thoughtfully located in prime growth areas that allow homeowners to thrive—whether through accessibility, lifestyle amenities, or long-term value creation.

Through its innovative concept development, Malton actively incorporates lifestyle trends and emerging homeowner expectations, from wellness and green spaces to vibrant retail and leisure conveniences. By embedding these features into its projects, Malton empowers homeowners to enjoy their desired lifestyle while realising capital appreciation on their property investments.

With a proven track record in delivering quality developments that create lasting value for homeowners, Malton reinforces its position as a lifestyle property developer. Its holistic approach ensures that every development is a convergence of vision, value, and lifestyle, aligning real estate products with the aspirations of Malaysia’s diverse homeowner base.



SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

INDIRECT ECONOMIC VALUE (cont'd)

Value Creation for Homeowners (cont'd)

Capital Appreciation

Malton's developments aim to provide homeowners with exceptional living spaces, promoting a premium lifestyle and potential capital growth.

Job Creation

Our developments go beyond infrastructure - we provide employment opportunities that fuel local economies. By creating jobs, we empower individuals and families, ensuring long-term economic resilience.

World-class Amenities

Integrated with the world-class retail mall Pavilion Bukit Jalil, we offer residents direct access to the premier lifestyle mall while surrounded by world-class amenities for convenience and a well-rounded lifestyle.

Infrastructure Enhancement

Good connectivity and seamless access to public transportation are at the heart of Malton's infrastructure planning. By integrating efficient transportation links, we provide homeowners greater mobility and added value to their property.

Quality Craftmanship & Customer Satisfaction

Through meticulous craftsmanship and a strong focus on customer satisfaction, Malton ensures that every home is built to provide long-term value. Our commitment to quality translates into homes that enhance both comfort and investment for our homeowners.

Sustainable Living

By crafting sustainable developments, we are benefiting the current generation and laying the foundation for a positive impact on the environment for future generations.

Quality Lifestyle

Our developments offer a quality lifestyle enriched with premium amenities and an environment surrounded by nature. By blending modern comforts with natural beauty, we create living experiences that elevate our homeowners' well-being.

Economic & Population Growth

As a catalyst for the rejuvenation of Bukit Jalil, Malton takes pride in transforming this vibrant suburb into an epicentre of style and living. Our initiatives have sparked significant population growth, fostering a vibrant community that embraces modern living and enriched lifestyles.

SUPPORTING LOCAL PROCUREMENT

Malton is committed to advancing inclusive economic growth by prioritising local procurement across its operations in Malaysia. This strategic focus not only helps retain economic value within the country but also supports regional development, supply chain resilience, and community-level business participation.

By engaging local suppliers, consultants, and contractors, particularly for construction-related scopes such as civil works, infrastructure upgrades, and landscaping, the Group strengthens domestic industries while enabling faster project mobilisation and more responsive site support. Local sourcing also offers environmental advantages by reducing transport-related emissions and shortening delivery timelines. In doing so, it enhances operational agility while contributing to Malton's sustainability objectives.

SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

SUPPORTING LOCAL PROCUREMENT (cont'd)

Procurement activities are jointly overseen by the Procurement and Contracts Departments, aligning purchasing decisions with project requirements, sustainability goals, and governance best practices. The end-to-end procurement process typically involves:



All procurement activities are carried out in accordance with applicable Malaysian laws and internal SOPs, in reference to the Group's Code of Conduct and Business Ethics.

Over the past three years, Malton has awarded 100% of its procurement contracts, demonstrating unwavering commitment to supporting the local supply chain.

Proportion of spending on local suppliers



FY2025: 100% (RM148.3 mil)

FY2024: 100% (RM264.9 mil)

FY2023: 100% (RM288.4 mil)

PRODUCT QUALITY AND RESPONSIBILITY

At Malton, we define product responsibility by one clear measure: delivering homes that reflect our brand promise of quality, consistency, and lifestyle aspiration. Our developments are guided by meticulous planning, disciplined execution, and robust internal oversight, ensuring that every property delivered meets expectations at vacant possession.

Our commitment to quality is anchored by a Quality Management System (QMS) accredited by SIRIM and aligned with the internationally recognised ISO 9001:2015 standard. Since 2017, these principles have been embedded across the Group's operations, promoting consistency and continuous improvement across all projects.



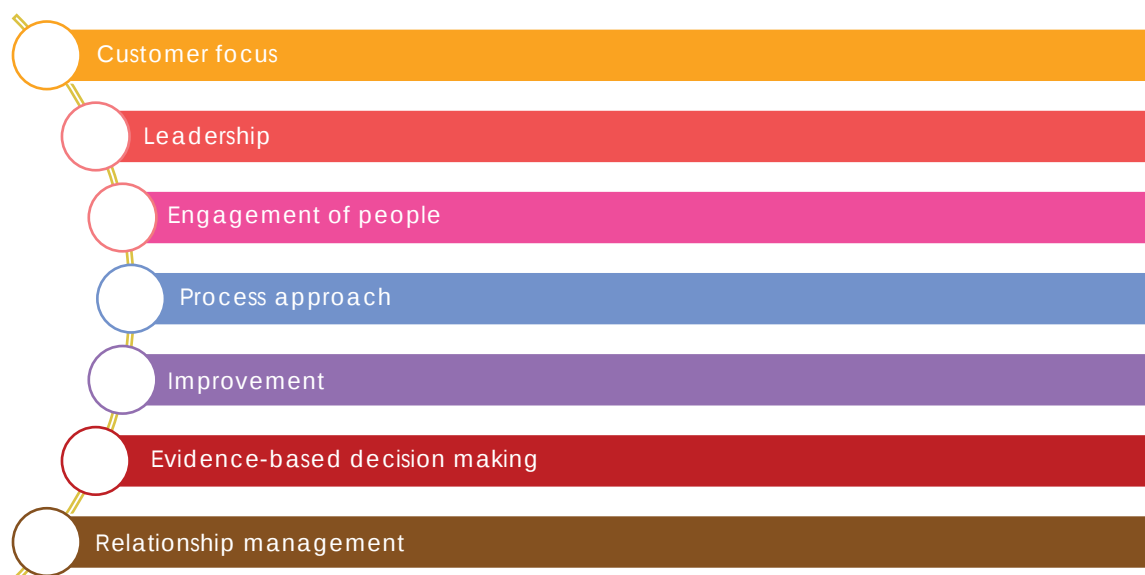
SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

PRODUCT QUALITY AND RESPONSIBILITY (cont'd)

The QMS framework embraces seven quality management principles:



The QMS is led by the Management Review Committee (MRC), comprising Senior Management and Department Heads. The MRC conducts annual management reviews to evaluate system effectiveness, ensure alignment with business strategy, and identify opportunities for operational enhancement across the project lifecycle, from design and procurement to construction and final handover.

Quality Assurance and Customer Satisfaction

Malton's quality assurance efforts are anchored not only by our ISO-aligned QMS but also by clearly articulated internal policies and guidelines. At the core of this is our Quality Policy, which is reviewed annually to ensure alignment with evolving business needs, construction standards, and customer expectations. It also reinforces our "Built-in-Quality" culture, where quality is proactively embedded into all phases of development.

Quality assurance was further reinforced within the Finishes and Detailing Guidelines (FDG) in 2022, which serve as a standardised reference across all projects. The FDG outlines expectations for build quality, aesthetic consistency, and workmanship precision, enabling site teams to deliver a consistent product aligned with the Malton brand. These guidelines are reviewed and enhanced annually to ensure continued relevance to evolving design trends, construction techniques, and industry best practices.

In addition, the integration of Pre-Delivery Inspections (PDI) and QLASSIC assessments as mandatory elements within project contracts underscores the Group's emphasis on product quality and regulatory compliance. By embedding these assessments contractually, Malton ensures that final units are evaluated objectively, meet industry benchmarks, and reflect customer expectations, strengthening both accountability and satisfaction at the point of vacant possession.

SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

PRODUCT QUALITY AND RESPONSIBILITY (cont'd)

Quality Assurance and Customer Satisfaction (cont'd)



The Finishes and Detailing Guidelines debrief strengthened communication and fostered quality consistency.

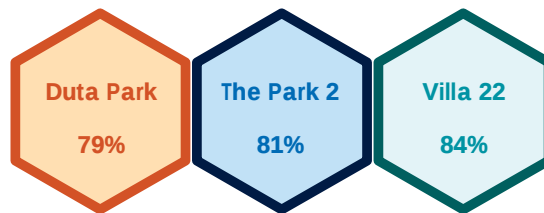


Stringent controls through ISO 9001:2015 Internal Audit Training for consistent product quality.

QLASSIC Score Highlights

To uphold the Group's quality standards and elevate customer experience, the Quality Assurance department and the Project department work in tandem to enforce rigorous quality benchmarks, oversee post-handover rectification processes, and provide end-to-end customer engagement.

Their coordination ensures that every unit delivered reflects the Group's brand promise of excellence, while also facilitating the measurement and tracking of performance indicators such as QLASSIC scores, a key external benchmark for construction quality.



Responsibilities of Quality Assurance Department

Assuring the effective implementation of QMS in accordance with ISO 9001 requirements.

01



02



Performing monthly Project Quality Assessments for projects under construction to ensure adherence to quality standards.

Leading and overseeing the Pre-Delivery Inspection process for all Malton projects, ensuring that the final products meet industry standards.

03



04



Develop the Finishes and Detailing Guidelines to foster good practices throughout product realisation process.

SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

PRODUCT QUALITY AND RESPONSIBILITY (cont'd)

Customer Satisfaction

Customer satisfaction continues to serve as a defining pillar of Malton's long-term success and brand equity. It is deeply embedded across all business functions, influencing our ability to attract new buyers, retain existing homeowners, and foster enduring relationships that support sustainable value creation. With that, Malton remains committed to exceeding customer expectations through responsive after-sales service, high product reliability, and open communication throughout the homeowner journey.

To evaluate performance, Malton systematically tracks the resolution rate of post-handover complaints and conducts structured customer satisfaction surveys during project delivery stages. These tools offer vital feedback on homeowner experience, enabling the Group to identify service gaps, implement targeted improvements, and uphold a customer-centric approach across all developments.

Projects	Type	Customer Satisfaction Score
Rapid City Centre Phase 2	Shop offices	100%
The Park 2	High-rise residential	97%
Pangsapuri Kenangan	Affordable housing	96%
Villa 22	Semi-detached houses	91%
Rapid City Centre Phase 1	Shop offices	90%
The Park Sky Residence	High-rise residential	87%
SK One Residences	High-rise residential	82%
Duta Park Residences	High-rise residential	80%

MARKETING AND LABELLING

Malton is committed to ensuring that all marketing and labelling practices are accurate, transparent, and in full compliance with regulatory requirements. The Sales and Marketing Department plays a pivotal role in supporting project launches by preparing comprehensive sales brochures and digital content that reflect the true essence and offerings of each development.

Verified Marketing Materials



- All brochures, flyers, and online listings are based on approved plans and verified drawings.
- Details like layout, specs, and pricing are clearly presented.
- Internal reviews by Legal & Project teams ensure accuracy before release.

Regulatory Disclosures



- All materials comply with the Housing Development Act and related guidelines.
- Required disclosures include:
 - Developer's license & permit
 - Completion dates
 - Unit specs & finishes
 - Payment schedule
 - HDA account info

SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

MARKETING AND LABELLING (cont'd)



Transparent Sales Galleries

- Show units and models reflect actual layouts & SPA specs.
- Sales staff clarify standard vs optional features to help buyers make informed decisions.



Sales Ethics & Training

Ensuring professionalism and prevents misrepresentation, sales consultants are regularly trained on:

- Product knowledge
- Regulatory updates
- Ethical selling practices



Digital Accuracy

- All online content (websites, social media, listings) is updated regularly.
- Digital info matches brochures and follows the same review standards.

Underpinned by a robust approach to maintain transparent and ethical marketing practices, Malton recorded zero instances of non-compliance regarding product information, labelling, or marketing practices in FY2025.

DIGITALISATION AND TECHNOLOGY

In an increasingly competitive and fast-paced property development landscape, Malton recognises digitalisation and technological innovation as key enablers of operational excellence and stakeholder engagement. By embracing advanced technologies, the Group seeks to improve efficiency, reduce errors, and elevate the customer experience—while aligning with national mandates and global sustainability trends.

Industrialised Building System

Malton is advancing the adoption of modern building technologies to drive innovation and sustainability in construction. The Group has implemented the IBS across the high-rise developments. This strategic application aligns with the CIDB initiative and underscores the Group's commitment to enhancing construction quality, reducing timelines, and reinforcing on-site safety standards.

Current projects adopting IBS:

PARK GREEN
PAVILION
BUKIT JALIL

RIVER PARK
BANGSAR SOUTH

Mutiara Hilltop
PUCHONG

RIA
BANGSAR SOUTH

IBS involves the prefabrication of building components in controlled environments, enabling consistent quality, precision manufacturing, and efficient on-site assembly. The adoption of IBS signals Malton's shift towards modern construction techniques that support both operational efficiency and sustainability.

SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

DIGITALISATION AND TECHNOLOGY (cont'd)

Industrialised Building System (cont'd)

Key features and benefits of IBS include:

Prefabrication in Controlled Environments

- Components are produced off-site using precision molds, ensuring dimensional accuracy and consistent quality.

Reduced Construction Timelines

- On-site assembly is significantly faster, with fewer labour-intensive activities and weather-related disruptions.

Sustainable Construction

- Efficient use of materials and reduced waste support more sustainable construction outcomes.

Improved Worker Safety

- Manufacturing in controlled environments lowers exposure to on-site hazards.

Resource Optimisation

- Advanced planning enables better allocation of manpower, equipment, and materials.

Building Information Modelling

Malton has integrated BIM into the design and planning of its developments, aligning with Malaysia's requirement for projects over RM10 million while promoting industry digitalisation.

BIM is currently adopted across active high-rise projects, including:

Park Green Pavilion Bukit Jalil



River Park



Mutiara Hilltop



Mutiara Lake Puchong



SUSTAINABILITY STATEMENT (cont'd)

ECONOMIC IMPACTS (cont'd)

DIGITALISATION AND TECHNOLOGY (cont'd)

Building Information Modelling (cont'd)

BIM enhances project delivery through greater design precision, multidisciplinary coordination, and robust cost and resource control. As a data-rich digital platform, it enables seamless collaboration among consultants, engineers, and site teams by identifying design conflicts early, reducing rework, and improving buildability.

Key benefits of BIM adoption include:

Improved Design Coordination

Early detection of clashes between architectural, structural, and M&E systems, significantly reducing rework during construction.

Enhanced Visualisation

3D models help stakeholders better understand spatial layouts, aesthetics, and site logistics before physical execution begins.

Accurate Cost and Time Estimation (5D BIM)

Integration of cost and scheduling data improves budget forecasting and facilitates timely project delivery.

Data-Driven Decision Making

BIM's centralised data ecosystem enables more informed decision-making across planning, procurement, and execution stages.

Lifecycle Value for Facility Management

The model can be extended into post-handover stages, supporting efficient operations and long-term maintenance of assets.

MyMalton App

Launched in 2021, the MyMalton app marks a key milestone in the Group's digitalisation agenda. Designed to enhance engagement touchpoints with homeowners, the app delivers a seamless digital interface for residential services and property updates. It also enhances brand interactivity by offering value-added features and lifestyle access integrated with Malton's broader ecosystem.

As part of our ongoing efforts to strengthen our digital presence and increase homeowner convenience, Malton aims to grow the MyMalton user base by 5% annually. In FY2025, we observed a 35% increase in users, exceeding the established target. This milestone reflects our commitment to smart community living, digital engagement, and responsive service delivery.

SUSTAINABILITY STATEMENT (cont'd)

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ECONOMIC IMPACTS (cont'd)

DIGITALISATION AND TECHNOLOGY (cont'd)

MyMalton App (cont'd)



Community App

A community app thoughtfully designed to serve as a user-friendly engagement platform at the fingertips of Malton homeowners. It provides convenient access to instant customer service through features such as facility booking, visitor registration, tenant management, announcements, and an e-billing system with real-time data for seamless transactions. Beyond enhancing convenience, the app fosters stronger community connections while supporting our commitment to reducing the carbon footprint.



Events & Promotions

Integrated with Pavilion privileges, the app provides members with access to a wide range of exclusive events and promotions. Whether as a Malton homeowner or a member of the public, users can stay updated on upcoming events and enjoy a variety of privileges from the diverse tenant mix at Pavilion shopping malls.

LANDBANK

Landbank forms a critical foundation of Malton's long-term development strategy, enabling the Group to meet evolving market demand across residential, commercial, and mixed-use segments. To ensure each acquisition aligns with sustainable development goals, the Group conducts comprehensive due diligence, including assessments of zoning, infrastructure access, market demand, and environmental risks such as flooding, slope instability, and biodiversity impact.

Beyond acquisition, the Group maintains compliance with regulations on the upkeep and environmental management of undeveloped land, reinforcing its commitment to responsible land stewardship and long-term value creation.

ENVIRONMENTAL SUSTAINABILITY

Aligned with the Strategic Plan 2020-2030 for Environmental Sustainability in Malaysia, Malton minimises the environmental impact of its operations. Our approach addresses key concerns such as emissions, climate change, resource efficiency, and biodiversity, which are central to our sustainability journey. By addressing these challenges through the integration of sustainable practices into our operations, we ensure business resilience while contributing to the well-being of the environment and, as a result, the larger society.

As part of its sustainability journey, Malton introduced a green features checklist in 2022, tailored specifically for the Property Development division. The checklist serves as a framework to systematically evaluate, track, and integrate sustainable features into our projects, strengthening resilience while ensuring accountability and consistency across all developments.

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)



CLIMATE CHANGE AND EMISSIONS

Malton maintains a clear position in support of climate policies aligned with national and global commitments, including Malaysia's Nationally Determined Contributions, the National Energy Transition Roadmap, and the Paris Agreement. Climate-related risks and opportunities are integral to Malton's business, and we understand the importance of addressing them proactively. Therefore, we incorporate sustainable practices at every stage of our project lifecycle, ensuring that environmental considerations are a key part of our development strategy.

Beyond aligning our business strategy with climate goals, adhering to both national and global standards, Malton also recognises climate change as a material issue with significant financial and operational implications. We are dedicated to proactively managing climate-related risks and leveraging new opportunities.

In anticipation of the NSRF's requirement for climate-related disclosures by FY2026, we remain diligent in providing strategic and transparent climate information. Our disclosures follow the well-established TCFD framework, which serves as a foundation for adopting the IFRS S2, as mandated by the NSRF. We ensure alignment with public policy and regulation through adherence to both national and international frameworks and standards.

These disclosures are structured around the four core pillars: Governance, Strategy, Risk Management, and Metrics and Targets. This allows us to continuously improve our reporting by thoroughly identifying, quantifying, and managing both physical and transition climate risks.

Recommendations	Disclosure
GOVERNANCE	
<i>Describe the Board's oversight of climate-related risks and opportunities.</i>	Malton has developed a comprehensive governance framework to manage sustainability issues, including climate-related risks and opportunities. The Board oversees the Group's overall sustainability issues. To support the Board, the Sustainability Committee (SC) is tasked with guiding the Group's strategic direction, long-term value creation, and sustainable performance by integrating sustainability and climate-related issues into corporate strategy, risk management, and daily business decisions. The SC ensures that climate-related risks and opportunities are systematically addressed and incorporated into all major strategic discussions, investment decisions, and business reviews. The SC plays a crucial role in driving the strategic management of key sustainability issues and receives regular briefings on all sustainability matters. This allows the SC to monitor the effectiveness of the sustainability governance framework. Ultimately, the SC is responsible for ensuring that all significant sustainability initiatives are fully integrated into the Group's overall business plan.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure				
GOVERNANCE					
<i>Describe Management's role in assessing and managing climate-related risks and opportunities.</i>	Additionally, the SC sets sustainability policies and KPIs, and approves sustainability initiatives across the Group. This includes evaluating related risks and opportunities, aligning with regulatory changes. The SC also oversees the implementation and monitoring of sustainability initiatives. The Operational Committee, which includes representatives from all departments, is responsible for identifying sustainability risks and key issues. They implement action plans, manage sustainability data, report progress, and execute sustainability initiatives approved by the SC.				
STRATEGY					
<i>Describe the climate-related risks and opportunities the organisation has identified over the short, medium, and long term.</i>	Malton sees sustainability and climate change as a key risk and opportunity for our business. We have identified climate-related risks and divided them into physical and transition risks. These are assessed over short, medium, and long-term timeframes, considering the lifespan of our assets and whenever these issues are expected to appear. These identified climate risks have the potential to impact many parts of our business, including operations, physical assets, access to financing and markets, and the cost and availability of essential resources. Based on our Climate Risk Assessment workshop, we've identified how physical and transition risks could impact our operations. We've incorporated these findings into our planning, helping us prepare and develop mitigation strategies. The significant impacts from these climate-related risks ultimately influence our business operations, strategic planning, and financial stability.				
<i>Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning.</i>	Legend:  Short-term (0 – 2 years)  Medium-term (2 – 10 years)  Long-term (>10 years) <table border="1"> <thead> <tr> <th colspan="2">Risks</th></tr> </thead> <tbody> <tr> <td> Extreme Rainfall Pattern    Intensifying rainfall and flash floods may result in prolonged construction delays, disrupting project timelines and revenue flows. In property development, assets located in flood-prone or high-risk areas face reduced property values, affecting investment returns and the collateral value of financing arrangements. </td><td> Rising Temperature   Elevated temperatures can reduce labour productivity and pose health risks to on-site workers, especially in construction and power operations. This also increases reliance on cooling systems, thereby inflating operational costs and affecting overall efficiency. </td></tr> </tbody> </table>	Risks		Extreme Rainfall Pattern    Intensifying rainfall and flash floods may result in prolonged construction delays, disrupting project timelines and revenue flows. In property development, assets located in flood-prone or high-risk areas face reduced property values, affecting investment returns and the collateral value of financing arrangements.	Rising Temperature   Elevated temperatures can reduce labour productivity and pose health risks to on-site workers, especially in construction and power operations. This also increases reliance on cooling systems, thereby inflating operational costs and affecting overall efficiency.
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SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure
STRATEGY	
<i>Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.</i>	Risks
	Droughts/Water Scarcity  Water supply disruptions may affect the liveability and attractiveness of properties, leading to potential customer dissatisfaction and slower take-up rates in the Group's property portfolio.
	Environmental and Energy Policy Shifts  Environmental and energy-related policy shifts, such as carbon taxes, subsidy removals, and RP4 tariff changes, are expected to raise construction and operational costs across Malton's divisions. This includes higher procurement prices for certified materials, increased freight charges, and greater energy cost volatility. While these pressures may compress short-term margins, Malton's exposure remains low under current simulations (e.g., RM89,484 or 0.02% of FY2025 revenue). Strategic mitigation via value engineering, green supplier engagement, and energy-efficiency upgrades will be key to preserving profitability and resilience.
	Compliance and Legal Risks  Non-compliance risks are expected to gain prominence as climate regulations intensify under the NSRF and IFRS S1/S2. Stricter disclosure requirements demand additional administrative resources, driving up operational costs. To meet these obligations, Malton may face demands to invest in ESG data systems, assurance, and skilled personnel. While this elevates compliance expenditure, it simultaneously enhances governance readiness, mitigates legal risks, and safeguards access to sustainable financing.
	Market and Reputation  As ESG factors gain prominence in credit evaluations, Malton's sustainability reputation now directly influences its access to capital, investor confidence, and market competitiveness. Failure to strengthen ESG performance may result in higher financing costs, reduced eligibility for green-linked loans, and weaker project demand.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure
STRATEGY	
	Risks
	Transition to Low-Carbon  Malton's decarbonisation efforts spanning Scope 1, 2 and 3 following the transitional shifts, introduce near-term cost trade-offs due to higher CAPEX, OPEX, and supply chain adjustments. However, these are expected to be offset by long-term gains in operational efficiency, access to green incentives, and improved asset resilience aligned with its low-carbon transition strategy.
	Opportunities
	Renewable Energy Adoption  Investments in renewable energy infrastructure, such as the integration of solar PV systems within the Group's property assets, present long-term opportunities for operational cost savings, emissions reduction, and alignment with national decarbonisation targets. While upfront capital requirements may be significant, the long-term benefits—through reduced energy expenditure and improved energy independence—are expected to yield positive returns. These initiatives also enhance Malton's reputation as a forward-thinking and environmentally responsible player. Carbon Credits Purchase  The adoption of low-carbon technologies, complemented by the strategic purchase or generation of carbon credits, positions Malton to mitigate the potential financial impact of future regulatory instruments such as carbon taxes or mandatory emissions caps. While there may be initial cost implications, such approaches offer long-term operational resilience and cost predictability.

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure
STRATEGY	
	Opportunities Diversification of Business Activities/ Access to New Markets M L As climate concerns continue to shape industry trends and investor expectations, Malton recognises the opportunity to diversify its business activities by venturing into low-carbon and environmentally resilient sectors. This includes the development of green-certified buildings, the incorporation of energy-efficient design in construction projects. These efforts not only respond to rising demand for sustainable solutions across the property and construction markets but also position the Group to capture emerging opportunities aligned with national and regional climate agendas. By adapting its offerings to meet evolving consumer preferences and regulatory requirements, Malton can strengthen its market reach, improve asset value, and secure long-term competitiveness in new and transitioning markets. Climate change presents growing operational and strategic challenges for Malton, as intensifying weather events and shifting climate conditions contribute to increased uncertainty across the Group's core divisions. For instance, extreme rainfall and flooding may disrupt site activities, affect logistics and labour mobility, and pose operational downtime risks, particularly in areas where the Group's construction and infrastructure assets are located. For instance, illustrative scenario analysis indicates increasing occurrences of climate-induced events, such as extreme rainfall and flash floods may lead to higher asset maintenance and repair costs, reinforcing the need for forward-looking risk management and adaptive design interventions.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure			
STRATEGY				
	Asset damage due to extreme rainfall/ lightning/ flash floods	1% increase in repair costs	5% increase in repair costs	10% increase in repair costs
	Estimated cost of replacing damaged machinery/materials due to extreme rainfall/lightning/flash floods	<1% of project value	1-2% of project value	3-4% of project value
	Severity Rating (1: Insignificant – 5: Catastrophic)	1	1	2
	Potential changes/ impacts on business/ strategies	-	Consideration of retention pond, water flow diversion, raised platforms, etc.	Detailed Environment Impact Assessment and MSMA study required, appointment of specialist recommended.
	Concurrently, the transition towards a low-carbon economy is driving up energy and material costs, compelling the Group to rethink its resource and energy strategies. In response, Malton acknowledges the importance of adopting sustainable practices across its operations, including the integration of alternative energy solutions to reduce greenhouse gas emissions and the exploration of climate-resilient design and infrastructure. For instance, the scope of activities across Malton's Property Development and Construction segments is typically energy-intensive, signalling moderate to high exposure to transition risks such as the introduction of carbon pricing mechanisms. However, based on carbon tax simulations using rates ranging from RM35/tonne to RM75/tonne, the estimated impact, amounting to RM89,484, represents only 0.02% of the Group's FY2025 revenue. This minimal cost exposure underscores the Group's resilience to carbon taxation in the near term.			
	Carbon Tax Projections	RM35/tCO ₂ e	RM50/tCO ₂ e	RM75/tCO ₂ e
	Based on 1,193.12 tCO₂e from Scope One and Scope two emissions in FY2025	RM 41,759.20	RM 59,656.00	RM 89,484.00

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure				
STRATEGY					
	Financially, climate-related considerations are becoming integral to strategic planning, as the Group accounts for future capital outlays linked to regulatory compliance, technology upgrades, and operational resilience. Scenario analysis has been undertaken to anticipate potential financial impacts stemming from physical disruptions or policy shifts, ensuring the Group remains adaptive and financially prepared for a climate-constrained future. As the global economy advances towards decarbonisation, Malton is positioning itself to not only mitigate risks, but also to seize new growth opportunities aligned with sustainability imperatives. Two major climate scenarios were used in the adaptation of the assessment, which are the Network for Greening the Financial System (NGFS) Net Zero 2050 and Shared Socioeconomic Pathways (SSP) 2-4.5 which served as the basis for long-term climate risk planning. <table> <tr> <th>NGFS Net Zero 2050</th><th>SSP2-4.5</th></tr> <tr> <td>This scenario seeks to restrict global temperature rise to 1.5°C by reaching net-zero CO₂ emissions by approximately 2050, facilitated by stringent climate regulations and technological innovations. This scenario assumes high transition risks.</td><td>This projection anticipates that moderate but ongoing greenhouse gas emissions will contribute to gradual warming, leading to progressively severe climate effects expected by the years 2035 and 2050. This scenario assumes significant physical risks.</td></tr> </table> The scenarios serve as a tangible reference for future events, enabling Malton to proactively assess climate risks and opportunities. This helps us make strategic adjustments and understand the potential impact on our operations.	NGFS Net Zero 2050	SSP2-4.5	This scenario seeks to restrict global temperature rise to 1.5°C by reaching net-zero CO ₂ emissions by approximately 2050, facilitated by stringent climate regulations and technological innovations. This scenario assumes high transition risks.	This projection anticipates that moderate but ongoing greenhouse gas emissions will contribute to gradual warming, leading to progressively severe climate effects expected by the years 2035 and 2050. This scenario assumes significant physical risks.
NGFS Net Zero 2050	SSP2-4.5				
This scenario seeks to restrict global temperature rise to 1.5°C by reaching net-zero CO ₂ emissions by approximately 2050, facilitated by stringent climate regulations and technological innovations. This scenario assumes high transition risks.	This projection anticipates that moderate but ongoing greenhouse gas emissions will contribute to gradual warming, leading to progressively severe climate effects expected by the years 2035 and 2050. This scenario assumes significant physical risks.				
RISK MANAGEMENT					
<i>Describe the organisation's processes for identifying and assessing climate-related risks.</i>	In 2025, Malton held a climate change workshop with an external consultant to help our Management and department heads identify and evaluate climate-related risks and opportunities. This collaborative effort allowed us to examine physical and transition risks, determine their potential timeframes of impact, and create initial plans for adaptation and mitigation. We also explored potential opportunities related to climate change.				
<i>Describe the organisation's processes for managing climate-related risks.</i>	To inform these assessments, we used scenario analysis based on the NGFS Net Zero and SSP2-4.5 pathways. This helped us evaluate how future climate developments might affect our operations and overall business continuity.				
<i>Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management.</i>	We regularly review and update our Enterprise Risk Management framework to keep pace with evolving business and sustainability risks, while our Risk Management Committee (RMC) ensures that our risk management and internal control systems are robust and effective. The committee also ensures these systems align with our strategic goals and meet all regulatory requirements. The RMC reviews our overall risk profile and risk register, and it monitors how we proactively manage and mitigate risks. Malton is currently reviewing climate-related risks based on their severity, likelihood, and potential impact on our business goals. Our aim is to formally add these risks to our risk register as part of our broader risk management strategy, which will help us safeguard business continuity while creating long-term value.				

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

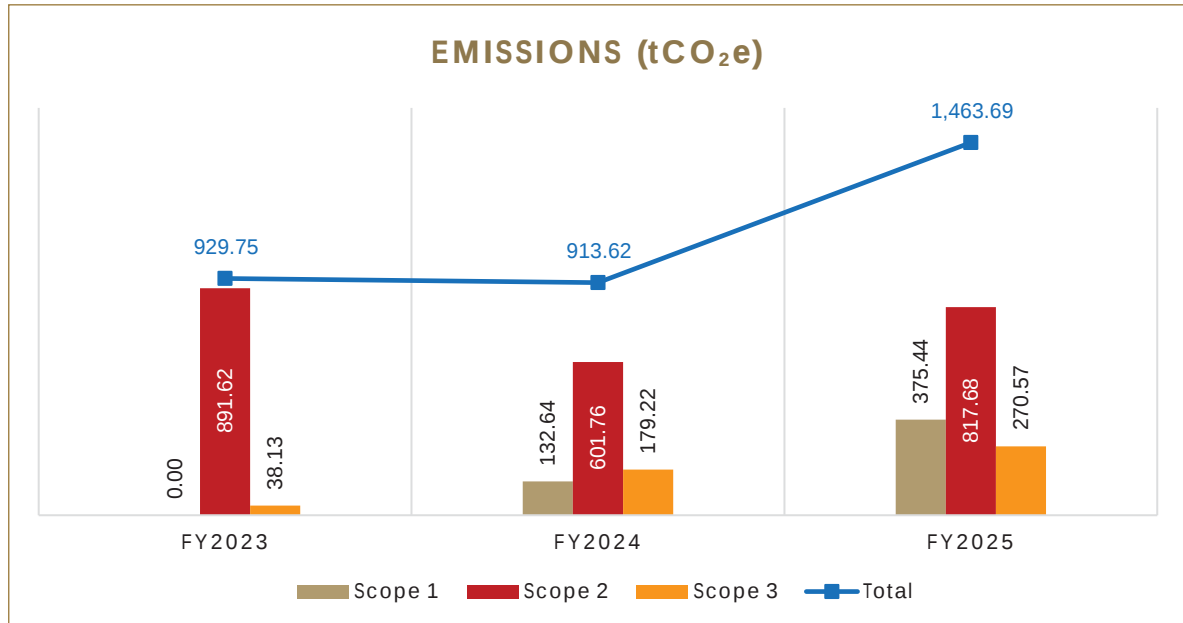
CLIMATE CHANGE AND EMISSIONS (cont'd)

Recommendations	Disclosure
METRICS AND TARGETS	
<i>Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process.</i>	In FY2025, Malton improved our emissions management by continuing our greenhouse gas (GHG) inventory tracking of Scope 1, 2, and 3 emissions. Our GHG accounting follows the operational control approach, whereby emissions are reported from sources that are owned or fully controlled by the Group. This methodology, in line with the GHG Protocol, enables us to uphold high standards of accuracy, consistency, and transparency in our reporting.
<i>Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.</i>	Scope 1 emissions comprise direct emissions from sources that are owned or controlled by Malton, primarily stemming from the fuel consumption used for operational processes. Scope 2 accounts for indirect emissions associated with the generation of purchased electricity. Scope 3 emissions cover employee commuting and business travel categories, enabling us to quantify and manage indirect emissions across our value chain.
<i>Describe the targets used by the organisation to manage climate related risks and opportunities and performance against targets.</i>	To better understand the relationship between business expansion and environmental impact, Malton continues to use revenue as a way to measure emissions and energy use. This helps us see how our economic growth and business activities relate to our energy efficiency. The emission factor and Global Warming Potential (GWP) values for Scope 1 emission calculations are retrieved from the Intergovernmental Panel on Climate Change (IPCC) database. The emission factor used for Scope 2 grid electricity is based on the United Nations Framework Convention on Climate Change (UNFCCC) Harmonised Grid Factors 2021. The emission factors used for Scope 3 are based on the United States Environmental Protection Agency GHG Emission Factors Hub, while GWP values are retrieved from the IPCC database. In FY2025, our emissions across Scope 1, 2 and 3 are as below: • Scope 1 = 375.44 tCO₂e • Scope 2 = 817.68 tCO₂e • Scope 3 = 270.57 tCO₂e • Total Emissions = 1,463.69 tCO₂e More information is provided in the following <i>Climate Change and Emissions</i> section (pages 70 to 78). We continue to monitor and manage emissions across our operations, ensuring alignment with our overarching goal to reduce total CO₂ emissions by 10% by FY2030.

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

CLIMATE CHANGE AND EMISSIONS (cont'd)



	FY2024	FY2025
Operational Emissions, Scope 1 + 2 (tCO ₂ e)	734.40	1,193.12
Operational Emission Intensity (tCO ₂ e / RM'000)	0.001	0.002

With the ongoing expansion of the FY2025 data collection scope, the total emissions recorded at 1,463.69 tCO₂e naturally show a general increase across all three scopes. The increase reflects a more comprehensive dataset, providing greater accuracy and transparency in Malton's emissions reporting.

As for Scope 3, which covers indirect emissions across our value chain and currently includes business travel and employee commute, the data scope for FY2025 was significantly expanded to include more employees than in previous years, thereby contributing to the increase in Scope 3 emissions. This also highlights Malton's consistent efforts in managing our carbon footprint, as we aim to effectively identify and address areas for improvement in our emissions portfolio.

ENERGY MANAGEMENT

To support a sustainable and competitive economy, Malton focuses on effective energy management. By using renewable energy, integrating green building principles, and choosing sustainable construction materials, we can reduce our carbon footprint while ensuring energy needs are met within our operations.

SUSTAINABILITY STATEMENT (cont'd)

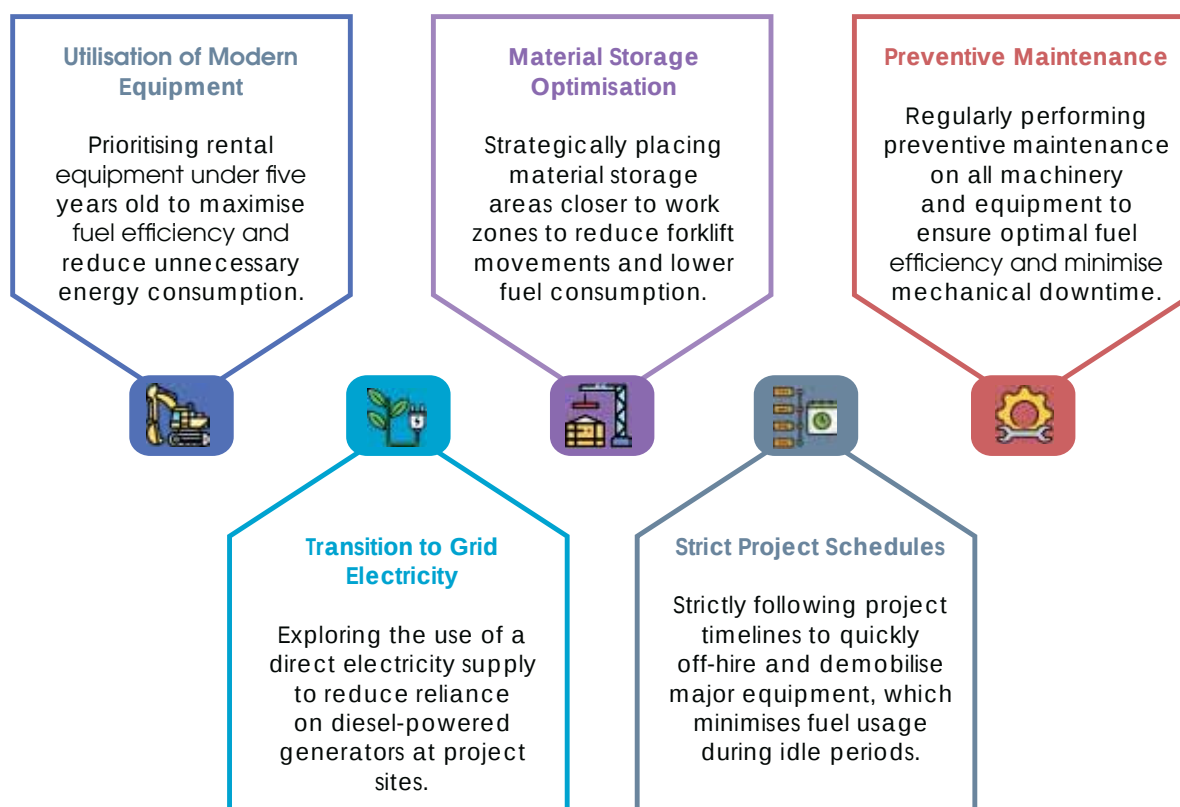
79

ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Energy-Efficiency Initiatives Within Our Operations

Construction activities are the principal sources of energy consumption within the Group, necessitating a focused approach to energy efficiency. Our initiatives include:



By implementing these measures, Malton aims to lower energy costs in our operations through cleaner energy alternatives, efficient usage, and appropriate reduction in use where applicable.

Fuel Consumption

Total Fuel Consumption	FY2024	FY2025
Diesel (litres)	50,000	141,520

In FY2024, we started tracking and disclosing our fuel consumption to improve energy management and maintain transparency. Diesel is the primary fuel consumed, powering our construction machinery and transportation. Given our continued scope expansion, the FY2025 figure has grown to give us a better depiction of our diesel consumption and how to target efficient usage accordingly.

SUSTAINABILITY STATEMENT (cont'd)

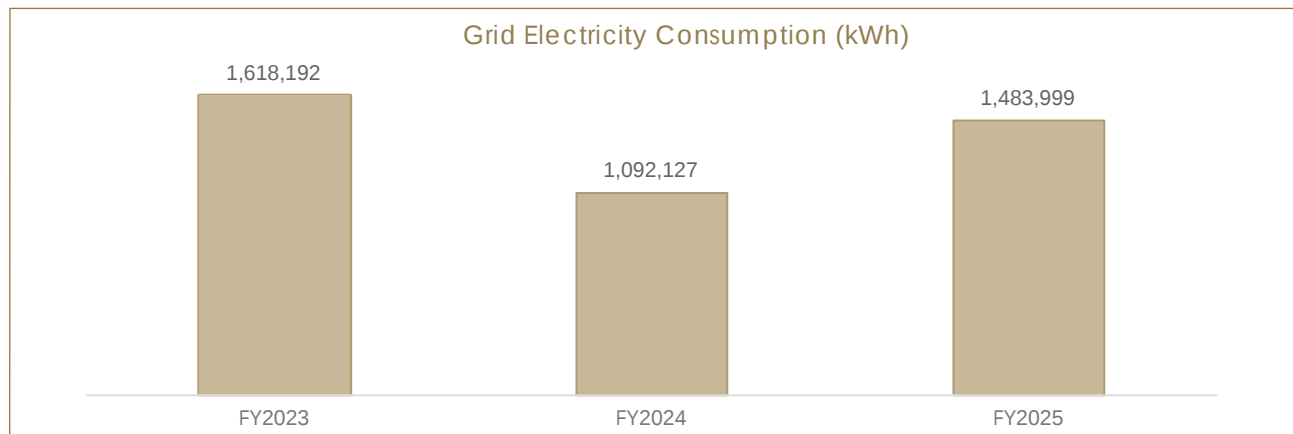
ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Electricity Consumption

Electricity consumption at Malton primarily powers office operations, sales galleries, and site offices. Following the successful installation of solar PV panels on the rooftop of Menara BAC, Malton is actively making renewable energy a prominent feature in its new and upcoming developments. We remain committed to replicating this transition to solar power across its projects.

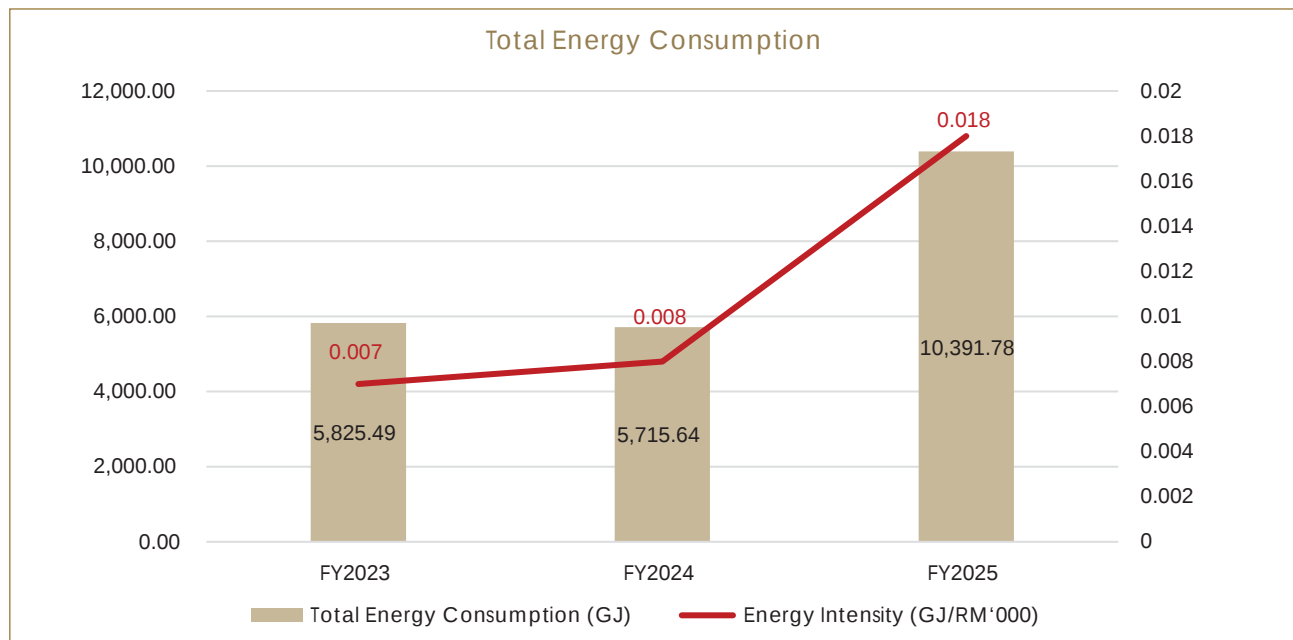
FY2025 electricity data reflects the growing data coverage of Malton's operations, and the increase in both diesel and electricity usage data recorded shows in the total energy consumption. This is a key factor in building our holistic understanding of energy consumption across our business, in order to accurately identify possible areas of improvement and strategise accordingly.



Note: The electricity consumption data in FY2025 is derived from the average commercial tariff rate at RM 0.720/kWh.

Total Energy Consumption

Malton's total energy consumption—comprising both grid electricity and fossil fuels—rose in FY2025, in tandem with the expansion of its reporting boundary to include more active construction sites. This overall increase in energy consumption and its intensity is consistent with trends seen across other environmental indicators, reflecting the Group's larger operational footprint rather than inefficiencies.



SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Total Energy Consumption (cont'd)

As Malton continues to grow, the Group remains committed to advancing energy stewardship across its developments. This momentum sets the foundation for the next phase of action—embedding energy-efficient practices within its property development lifecycle to manage future demand sustainably and reduce environmental impact.

Energy-Efficiency Initiatives in Property Development

Malton's approach to energy efficiency is embedded from the outset—beginning at the design and planning stages of each development. Recognising that buildings consume energy throughout their lifecycle, the Group proactively integrates systems and solutions that minimise wastage and promote sustainable performance across operations.

Our initiatives in this regard include:

Passive Design	North-South orientation to minimise heat gain and reduce reliance on air conditioning.
Energy-Efficient Systems	Energy-efficient features are integrated across developments, including: - LED and motion-detection lighting. - Lifts and escalators with regenerative drives and sleep modes. - Variable Refrigerant Flow (VRF) or automatic temperature-controlled air conditioning.
Renewable Energy	Strategically install solar PV panels and roof insulation to improve energy performance.
EV Charging Station	Provide EV charging facilities to support sustainable transportation.
Active Mobility	Walkways and cycling networks are incorporated to reduce fuel usage and promote low-carbon transportation.

As part of our commitment to supporting Malaysia's low-carbon mobility agenda, we have installed the first four EV charging stations at the completed Duta Park Residences. This initiative will be progressively expanded to our ongoing and upcoming developments, including River Park, Park Green Pavilion Bukit Jalil, and Mutiara Lake Puchong, reinforcing our dedication to sustainable living and green mobility.

Through these implementations, we aim to lower energy costs for homeowners, promote sustainable living, and contribute to the broader goals of Malaysia's Smart City framework.

Green Building

Our continued pursuit of green building certifications underscores Malton's ongoing commitment to sustainable development. In FY2025, our upcoming lakefront residential development, Mutiara Lake Puchong has been awarded the GreenRE Bronze Provisional certification, marking the fourth green building recognition achieved by the Group. This follows the success of Park Green Pavilion Bukit Jalil (Bronze Provisional), River Park (Bronze Provisional), and Menara BAC (Gold).

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Green Building (cont'd)

Green building concepts play a significant role in managing energy and other vital resources for our properties. We integrate sustainable design principles such as naturally ventilated car parks, ample natural daylight for dwelling units and common areas, cross ventilation within dwelling spaces, and energy-efficient lighting and lifts. Looking ahead, we are targeting 100% installation of energy-efficient lighting in common areas in all upcoming high-rise developments, reflecting our commitment to further reducing energy consumption.

These achievements reflect more than a focus on certifications; they are part of our broader strategy to embed sustainability throughout our construction practices. This includes adherence to stringent sustainable operation and maintenance guidelines, and consistently attaining a QLASSIC score of at least 76%, affirming our commitment to quality and workmanship.

Moving forward, Malton aims to secure more green building certifications for upcoming high-rise residential projects, notably Mutiara Kempas, reinforcing our dedication to creating sustainable, future-ready communities.

Eco-friendly Building Materials



SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Green Building (cont'd)



SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Green Building (cont'd)

**PARK GREEN
PAVILION
BUKIT JALIL**




Energy Efficiency

- Solar PV panels for renewable energy
- Natural daylight & ventilation in elevated car park
- Energy-efficient LED lighting
- Energy-efficient lifts with power-saving features (sleep, regenerative & gearless systems)
- Energy-efficient cooling system
- Cool hardscape materials with light-coloured finishes to reduce heat absorption
- High-speed fiber optic internet connectivity


Water Efficiency

- Rainwater harvesting system for landscape irrigation
- Sub-meters to monitor and manage water usage efficiently
- Fire water recycling system to reduce water consumption


Environmental Quality

- Green landscapes to naturally reduce heat
- Low-VOC paint to improve indoor air quality


Sustainable Materials

- Use of certified eco-friendly materials
- Optimise concrete usage to minimise material waste


Green Transportation

- Priority green parking spaces for eco-friendly cars
- Walkable township design to reduce carbon emissions


Sustainable Site Planning & Management

- Quality workmanship with a minimum QCLASSIC score of 80%
- IBS technology for efficient, sustainable building
- Aluminium formwork system for durability & less material wastage

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENERGY MANAGEMENT (cont'd)

Green Building (cont'd)



GreenRE
MUTIARA LAKE
PUCHONG

Energy Efficiency

- Energy-efficient building design to enhance thermal performance
- Insulated roof to reduce heat gain
- Natural daylight & ventilation in common areas and car parks
- Cross ventilation within the living rooms and bedrooms
- Energy-efficient LED lighting
- Energy-efficient lifts with VVVF technology and regenerative drives
- Energy-efficient air conditioning in common areas

Water Efficiency

- Rainwater harvesting system for sustainable landscape irrigation
- Sub-meters for effective monitoring and management of water usage

Environmental Quality

- Green landscape to improve air quality and reduce heat
- Sound-insulated walls to reduce noise
- Naturally ventilated and well-lit kitchens and bathrooms

Sustainable Materials

- Eco-friendly paints with low-VOC materials to enhance indoor air quality
- Optimise concrete usage to minimise material waste

Green Transportation

- EV charging stations to promote green mobility
- Easy access to public transport and community amenities to reduce carbon footprint

Sustainable Site Planning & Management

- Quality workmanship with a minimum QCLASSIC score of 76%
- Aluminium formwork system for durability and reduce material wastage
- Lower carbon footprint across construction and operations

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

WATER MANAGEMENT

Effective water management in property development is key to sustainability and addressing water scarcity. At Malton, we are committed to reducing our water footprint and championing long-term environmental stewardship by embedding water conservation strategies throughout the development lifecycle. According to the World Resources Institute's Aqueduct Water Risk Atlas, Malaysia is not classified as a water-stressed region. As such, Malton does not operate in any water-stressed regions. We remain proactive in adopting responsible water management practices to safeguard against future risks and to ensure sustainable use of this critical resource.

In line with this commitment, we have achieved our targets to increase the use of water-saving sanitary fittings and rainwater harvesting systems across our projects. Each new development allocates at least 30% of its catchment area to rainwater harvesting, supporting both environmental conservation and the long-term resilience of our properties.

Water Conservation Initiatives



Rainwater Harvesting

Installation of rainwater harvesting systems in property developments to support irrigation and landscaping, including recycled water tanks for landscape watering in common areas.



Water-Efficient Sanitary Fittings

Incorporation of water-efficient faucets and dual-flush systems in property developments.



Smart Sensor Faucets

Installation of smart sensor faucets across all premises to optimise water usage.



Innovative Research

Proactively exploring and integrating advanced conservation technologies.



Awareness & Engagement

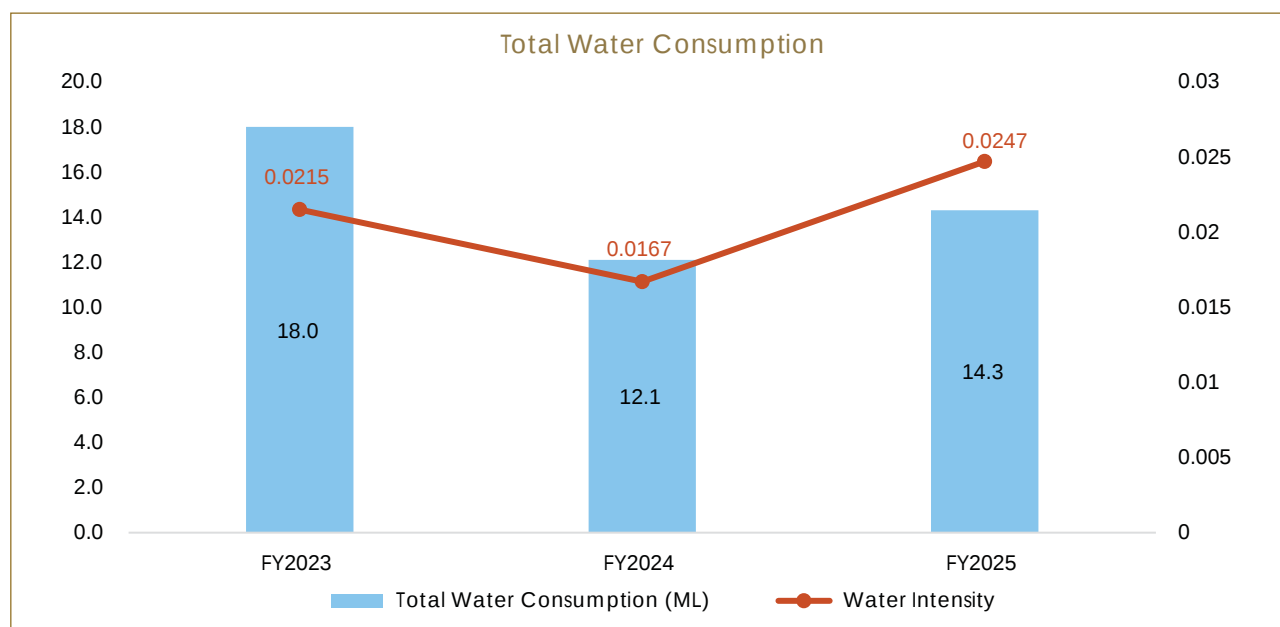
Regular promotion of responsible water management practices among employees.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

WATER MANAGEMENT (cont'd)



The rise in water consumption alludes to the continuing increase in scope of data collection and allows us to strategise our water efficiency initiatives in a more targeted manner. Moving forward, Malton will continue to improve its water management practices in all our developments. We plan to further enhance our water efficiency, which shows our ongoing commitment to using water responsibly. The goal is to balance our operational needs with environmental responsibility, ensuring that future initiatives are driven by sustainable practices.

MATERIAL CONSUMPTION

Efficient materials management is crucial for sustainable property development, as it helps reduce environmental impact and optimise resource use during construction. Malton uses innovative strategies that combine environmental care with operational efficiency, ensuring our projects incorporate sustainable development.

The Group continues to implement rigorous measures to responsibly manage materials consumption across all construction activities. This includes using advanced technologies and sustainable building techniques to enhance resource efficiency and reduce waste.

Environmentally friendly materials are prioritised during construction, such as eco-friendly building blocks, emulsion paint, and the avoidance of volatile organic compounds (VOCs). By sourcing locally and choosing eco-friendly materials, we also minimise carbon emissions and support local economies, while aligning with our target to promote adoption of environmentally friendly materials for all developments.

		FY2023	FY2024	FY2025
	Concrete (m ³)	19,946	38,000	56,338
	Rebar (tonnes)	1,181	3,000	4,477
	Plywood (m ²)	-	40,000	35,300
	Formwork	320 nos	-	27,000 nos 10,369 m ²

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

MATERIAL CONSUMPTION (cont'd)

In FY2025, material consumption tracking was extended to additional projects, including River Park, Park Green Pavilion Bukit Jalil, and Ria Bangsar South. This expansion allows for better oversight and more informed strategies to optimise material efficiency in line with our sustainability objectives.

Malton's top priority is the effective management of material resources, this being especially vital as our development footprint grows. We continue our focus on optimising how we procure and use materials to reduce our environmental impact while supporting project expansion. This includes continually exploring new solutions and integrating innovative technologies to advance our materials management strategies and set a new standard for environmental performance.

WASTES AND EFFLUENTS

Malton prioritises effective waste and effluent management across all our operations. We continuously evaluate and improve our construction processes to maximise the use of renewable and recyclable resources, which minimises waste. This approach, along with our recycling and reuse efforts, ensures materials are used efficiently, reducing the environmental impact of our construction activities.

By implementing robust recycling programs and adopting sustainable practices, Malton aims to reduce our overall waste directed to landfills, specifically by 10% of total waste generated and directed to landfill by FY2027. Other waste targets include setting up recycling centres/points in all our high-rise developments and maintaining our waste management programme that involves one quarterly inspection per project.

	FY2023	FY2024	FY2025
Total Waste Generated (tonnes)	52.9	730.0	2,613.5
• Diverted from Disposal	-	-	-
• Directed to Disposal	52.9	730.0	2,613.5
o Domestic Waste	35.5	60.0	1,897.5
o Construction Waste	17.4	670.0	716.0

Our waste data for FY2025 continues the trend of our scope expansion, accounting for River Park, Park Green Pavilion Bukit Jalil, Mutiara Hilltop, Ria Bangsar South and The Maple Residences. As such, this year's disclosure gives us better accuracy and understanding of the sources of our waste generation and how to minimise accordingly.

Malton remains committed to our strict adherence of environmental procedures for handling and controlling waste governed by the Department of Environment (DOE) and local authorities. Our various construction methods also account for waste generation minimisation.

Our waste management practices include:



Innovative Construction

Innovative construction methods such as IBS, involving manufacturing building components in a controlled environment and minimising waste relative to traditional construction.



Automated Waste Collection

Implementation of automated vacuum waste collection system in property developments to streamline recycling and waste separation processes.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

WASTES AND EFFLUENTS (cont'd)



Scheduled Waste Management

Proper sorting, collection, storage, and disposal of scheduled waste in compliance with regulatory requirements.



Engagement of Qualified Contractors

Engagement of qualified contractors for proper management and storage of hazardous materials to prevent secondary pollution.



Worker Training & Preparedness

Comprehensive training and emergency planning for workers.



Protective Equipment Provision

Provision of appropriate protective gear and prevention equipment.

FY2025



Zero

non-compliance reports/fines related to waste management received from local authorities.

In our offices, effluent and liquid waste management typically involves a centralised system where all waste is piped through an internal network to the main sewer line, which is then directed to a central sewerage treatment plant. This entire process, from collection to treatment, is often managed and maintained by a dedicated utility company like Indah Water Konsortium (IWK). To enhance this system and ensure environmental protection, several measures are implemented. This includes having spill prevention plans and keeping spill kits readily available on-site, as well as providing training to employees on proper handling and disposal procedures for all liquid waste.

ENVIRONMENTAL MONITORING AND COMPLIANCE

Malton prioritises strong environmental monitoring and compliance as part of our sustainability commitment. Dedicated Safety, Health, and Environmental (SHE) officers are assigned to each business division, responsible for closely monitoring our contractors and ensuring strict adherence to our SHE policy, which governs the management of environmental aspects across the Group.

To protect the environment, we ensure all our project sites fully comply with the Environmental Quality Act 1974. This includes preventing or reducing air, water, and noise pollution from our construction activities and strictly monitoring our environmental performance.

FY2025



Zero

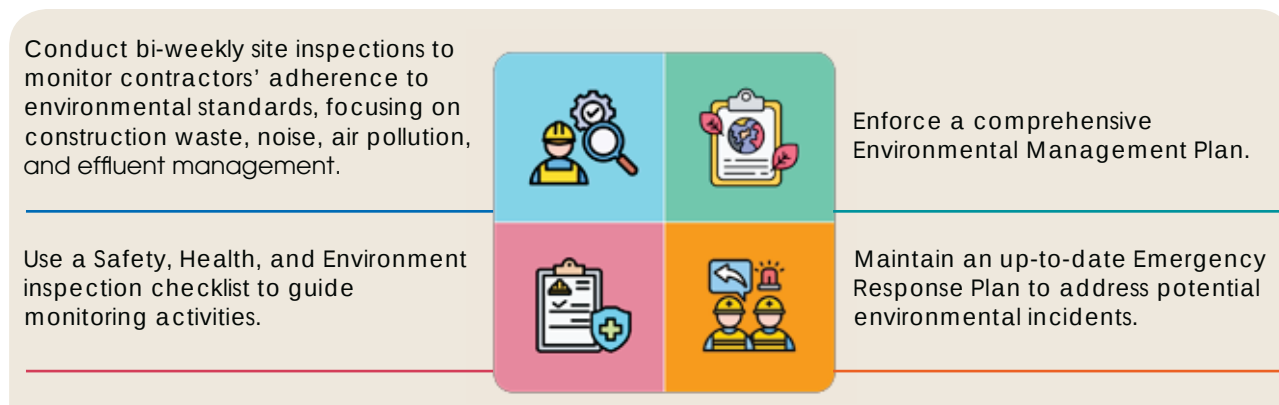
non-compliance reports/fines related to environmental management received from local authorities.

SUSTAINABILITY STATEMENT (cont'd)

ENVIRONMENTAL SUSTAINABILITY (cont'd)

ENVIRONMENTAL MONITORING AND COMPLIANCE (cont'd)

Our environmental management and compliance practices include:



Pollution Control



Noise Management

Controlled Working Hours

Adhere to permissible working hours to minimise noise impact.

Low Noise Equipment

Use low-noise equipment to minimise noise emissions.

Sound Barriers

Install sound barriers where necessary to protect sensitive areas.



Water & Air Management

Erosion and Sediment Control Plans

Implement Erosion and Sediment Control Plans, which include the use of silt traps and geotextile barriers.

Site Maintenance

Maintain the site regularly with practices like water spraying and trash screening to reduce dust and prevent contamination.

Retention Ponds

Utilise retention and detention ponds to manage stormwater and minimise site runoff.



Effluent Management

Scheduled Sampling

Conduct scheduled sampling and monitoring to ensure effluent discharge complies with allowable parameters before release.

Embedding these practices across our operations allows us to effectively address environmental risks, enhance organisational resilience, and uphold our commitment to meeting regulatory expectations while advancing our sustainability agenda.

SUSTAINABILITY STATEMENT (cont'd)

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ENVIRONMENTAL SUSTAINABILITY (cont'd)

BIODIVERSITY

At Malton, protecting biodiversity is prioritised in our development approach. We ensure that both our new and existing projects are carefully planned to avoid disrupting areas with high biodiversity. As such, sites are deliberately selected to not be adjacent to or within regions known for their biodiversity or habitats for species listed on the International Union for Conservation of Nature (IUCN) Red List.

We avoid encroaching on the habitats of vulnerable or endangered species. To support the protection of these valuable ecosystems, we are proud to report that we have no operations located within or near biodiversity hotspots as classified by RAMSAR and the IUCN. Furthermore, we continue our targeted allocation of at least 10% of development areas to green space.

SOCIAL RESPONSIBILITY

Sustainability is not achieved through business strategies alone; our people build it. Our employees not only work to execute these strategies, but their individual skills, creativity, and commitment are what enable us to move forward. At Malton, our people are the driving force behind our progress, and we are determined to provide an environment where everyone feels valued, supported, and empowered to succeed.

Caring for our people is central to this vision. We prioritise initiatives that enhance their well-being and build opportunities for growth, from health and wellness support to continuous professional development. These efforts not only enrich the lives of our employees but also create a stronger organisation.

Our responsibility includes our relationships with customers, communities, and the public. We strengthen these connections through outreach initiatives that address real needs. By collaborating with local partners, supporting projects, and investing in education and skills development, we help create meaningful change in the areas we operate.

DIVERSITY AND EQUAL OPPORTUNITY WORKPLACE

Malton's team of 375 employees across multiple divisions represents a wide spectrum of backgrounds and experiences. We take pride in cultivating an environment where differences in ethnicity, gender, race, religion, age, nationality, socio-economic status, disability and culture are acknowledged as strengths. This variety encourages open exchange of ideas, broadens perspectives, and supports more effective problem-solving across the organisation. By promoting fairness, inclusivity, and equal access to opportunities, we continue to build a workplace where individuals feel respected, supported, and motivated to achieve both personal and collective success.

We are steadfast in preventing any form of bias or discrimination in the workplace while promoting equal access to growth and advancement opportunities. Our practices are further reinforced by adherence to recognised governance standards, including the Malaysian Code on Corporate Governance, reflecting our sustained commitment to nurturing a workforce that is diverse, inclusive, and respectful.



Our recruitment and selection processes are meticulously designed to ensure fairness, objectivity, and the absence of any discriminatory practices. We adhere to the principles of fair recruitment and labour management standards, in accordance with Malaysia's Employment Act (Amendment) 2022 and industry-leading best practices.



Discrimination in any form is strictly prohibited, as we actively promote multiculturalism and equal opportunities for all.

FY2023 – FY2025



Zero

reported incidents of discrimination based on gender, religious beliefs or ethnicity within our organisation.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

DIVERSITY AND EQUAL OPPORTUNITY WORKPLACE (cont'd)

Our Workforce



SUSTAINABILITY STATEMENT (cont'd)

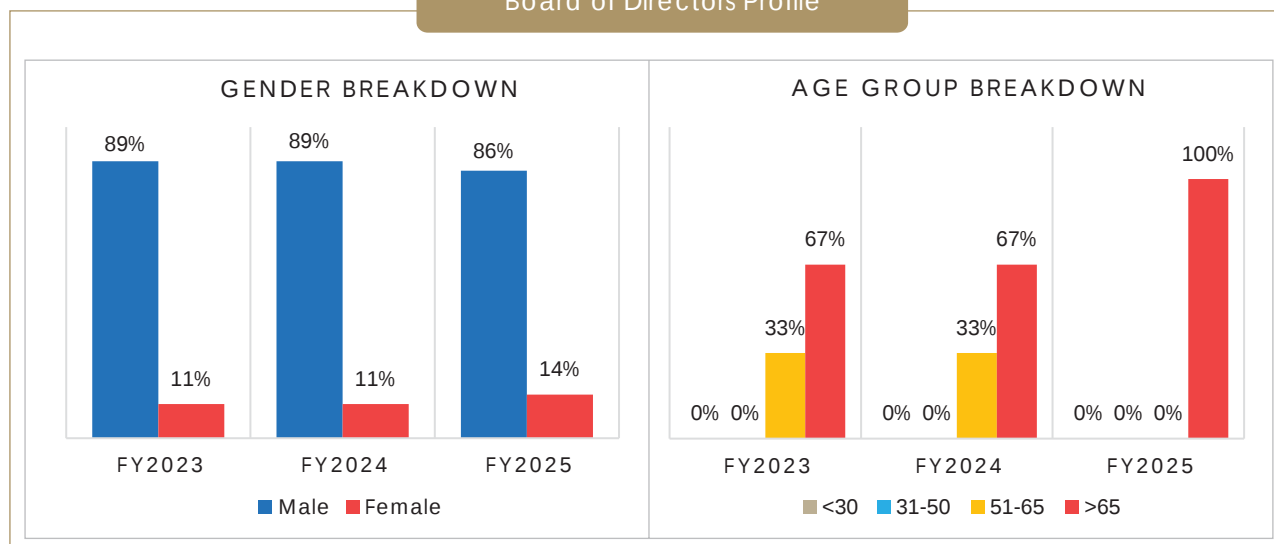
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SOCIAL RESPONSIBILITY (cont'd)

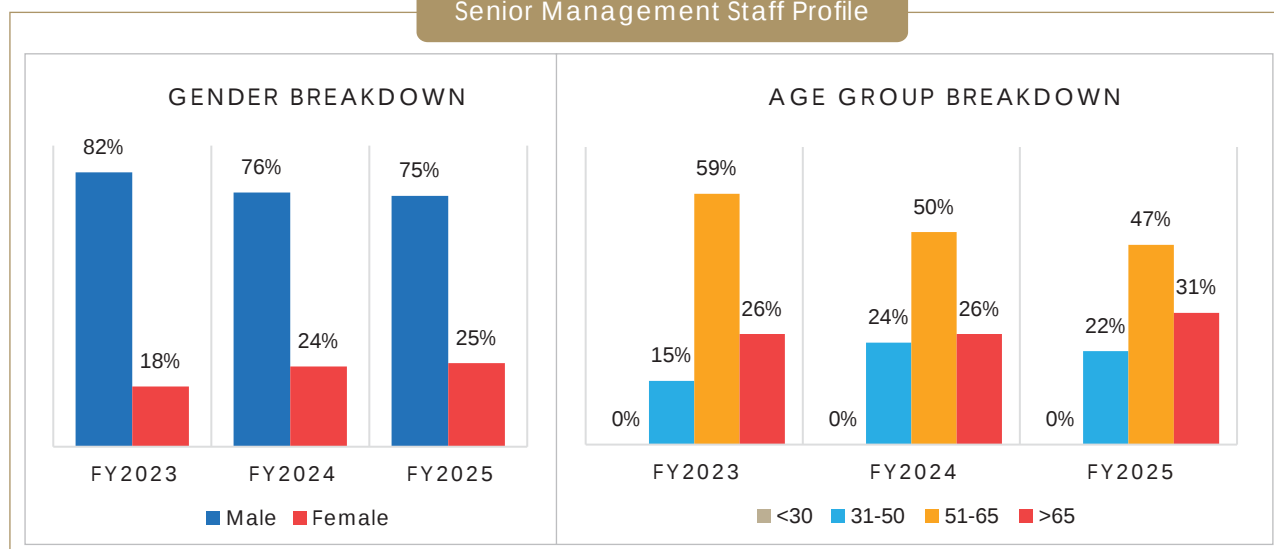
DIVERSITY AND EQUAL OPPORTUNITY WORKPLACE (cont'd)

Our Workforce (cont'd)

Board of Directors Profile



Senior Management Staff Profile



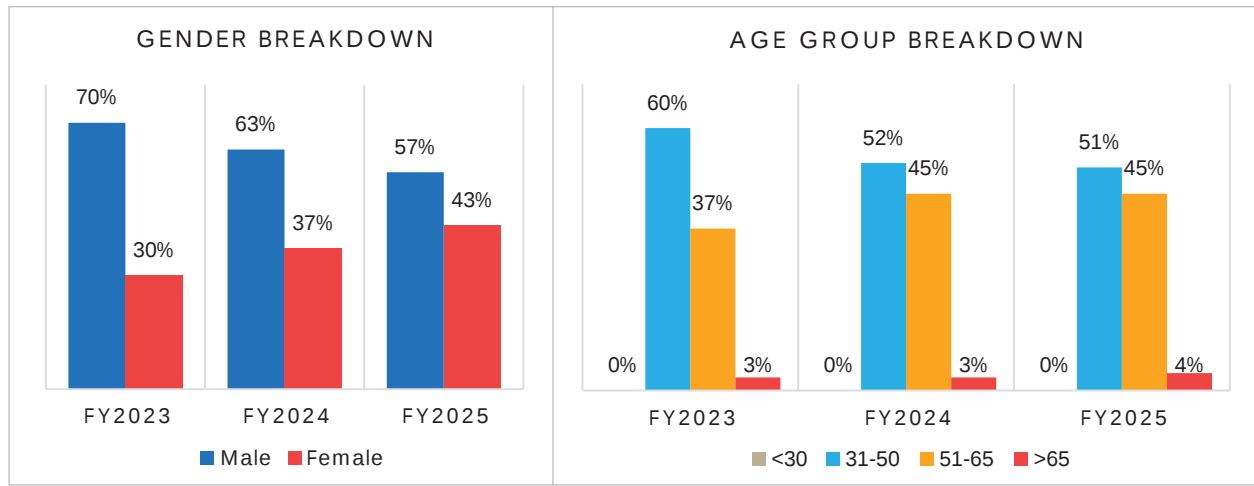
SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

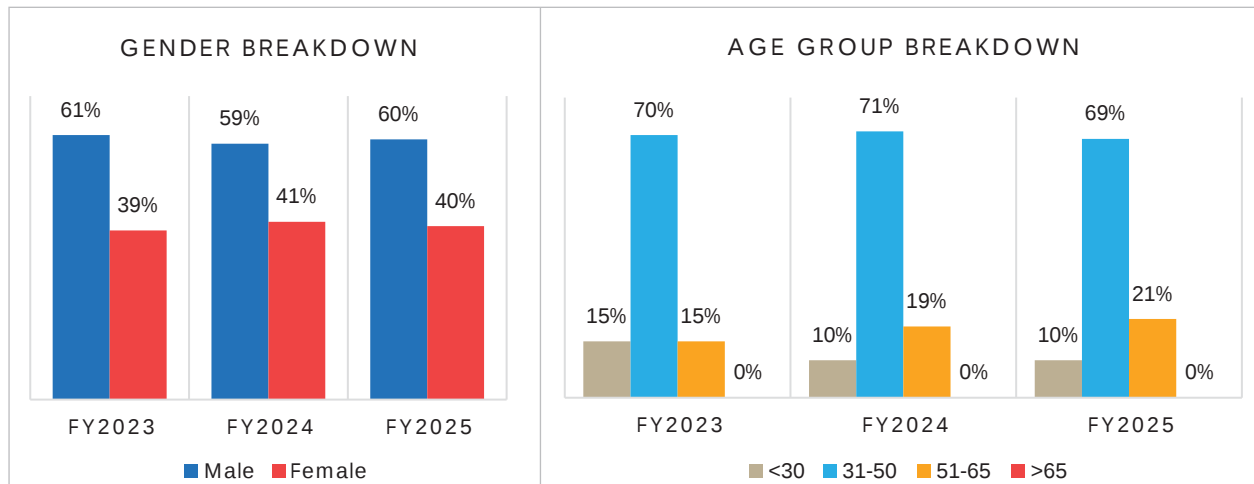
DIVERSITY AND EQUAL OPPORTUNITY WORKPLACE (cont'd)

Our Workforce (cont'd)

Management Staff Profile



Executive Staff Profile



SUSTAINABILITY STATEMENT (cont'd)

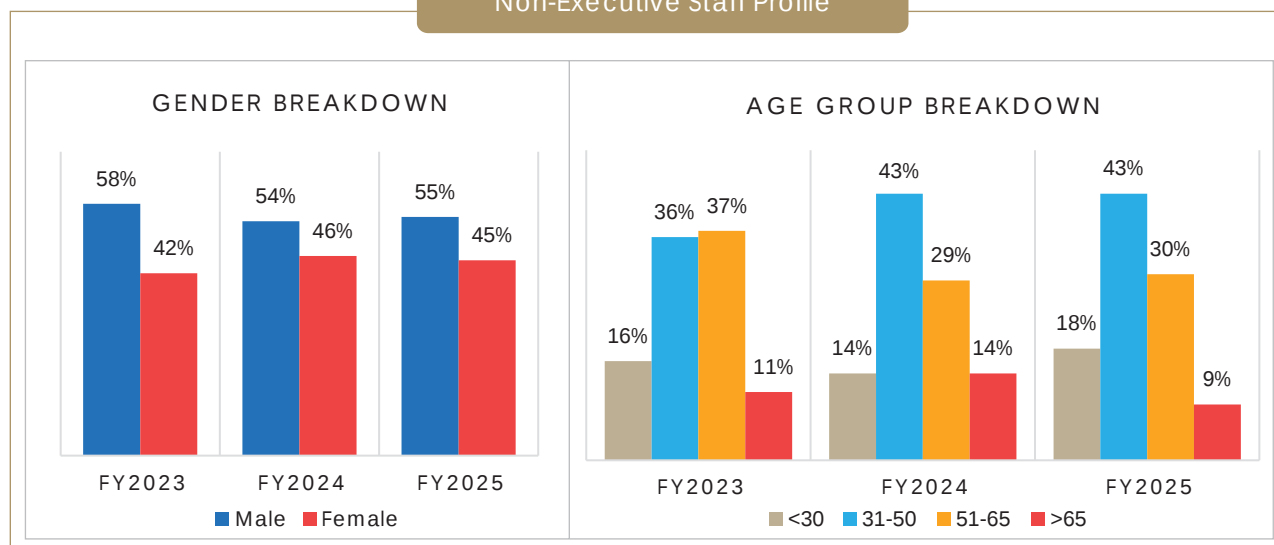
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SOCIAL RESPONSIBILITY (cont'd)

DIVERSITY AND EQUAL OPPORTUNITY WORKPLACE (cont'd)

Our Workforce (cont'd)

Non-Executive Staff Profile



	FY2023	FY2024	FY2025
Percentage of global staff with a disability	0.26%	0.28%	0.27%

LABOUR AND HUMAN RIGHTS

At Malton, we embed respect for human rights into the heart of our values and daily operations. We believe that a workplace built on fairness, inclusivity, and respect is essential to safeguarding human dignity and ensuring that these principles extend across our entire value chain.

Our approach is guided by international standards such as the International Labour Organisation (ILO) conventions and International Bill of Human Rights, alongside national requirements including the Malaysia Employment Act (Amendment) 2022 and the Employment (Limitation of Overtime Work) Regulations 1980.

Oversight of human rights begins with our Directors and extends through Management and departmental heads, who are tasked with promoting awareness, ensuring compliance, and protecting employees who speak up from any form of retaliation. The Group is committed to upholding human rights across its operations and value chain. Recognising the importance of stakeholder perspectives in this area, the Group intends to progressively engage with relevant stakeholders, including employees, contractors, and local communities, to identify and assess salient human rights issues specific to its business activities.

The Group's human rights commitments are embedded into corporate practice through policies, procedures, and codes of conduct that are communicated to employees. These commitments cover areas such as fair labour practices, workplace health and safety, and ethical conduct, ensuring that all stakeholders understand and uphold the Group's expectations.

We uphold a strict zero-tolerance stance against harassment, discrimination, bullying, and victimisation. Child labour, forced labour, and modern slavery are firmly prohibited, with safeguards in place to protect workers across our operations and supply chain. To further uphold fair treatment, all employees receive clear and transparent employment contracts that set out their wages, working hours, and conditions of employment.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

LABOUR AND HUMAN RIGHTS (cont'd)



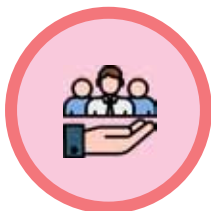
Child labour

We uphold children's rights by strictly prohibiting child labour and aligning our practices with the Children and Young Persons (Employment) Act 1996. We ensure that the minimum recruitment age is respected and that no one under 18 is engaged in full-time employment, thereby safeguarding young individuals and maintaining a safe and ethical workplace. These efforts reflect our broader commitment to creating a safe and ethical workplace, in accordance with both local laws and international human rights standards such as the Children's Rights and Business Principles.



Forced labour and responsible recruitment

We reject forced, bonded, or involuntary labour in all forms and adhere closely to Malaysian labour and immigration laws when employing foreign or migrant workers. Our recruitment procedures emphasise fairness and responsibility, including providing employment contracts in workers' native languages, prohibiting recruitment fees, and ensuring that accommodation meets required standards.



Local employment

We are committed to local employment, prioritising the hiring of locals and supporting the local community's growth and economic development.

At Malton, we recognise that protecting human rights is essential to employee well-being and organisational integrity. To safeguard this, we regularly monitor worksites and suppliers for risks such as child or forced labour and enforce strict actions against breaches. Our Human Resources department plays a central role by ensuring policy compliance, conducting training, raising awareness, and handling complaints fairly and transparently.

Employee Rights

The Group is committed to cultivating a workplace culture that upholds diversity, equity, and empowerment, ensuring that all employees are treated with dignity and respect. We safeguard the fundamental rights of our workforce in line with international human rights principles and the Malaysian Employment Act, maintaining a strict zero-tolerance policy towards bullying, harassment, and discrimination.

Our approach to fair employment includes ensuring equitable compensation practices, guided by living wage standards aligned with Malaysian government policies. We continuously monitor and adapt to regulatory developments to provide the best possible working conditions. In FY2025, our efforts also encompassed alignment with recent legislative updates, including the adjustment of the salary threshold for overtime eligibility to RM4,000.

We go beyond compliance by exceeding minimum wage requirements and ensuring that employment policies are accessible and communicated through multiple channels.

Through these efforts, Malton demonstrates its unwavering commitment to fair, transparent, and responsible labour practices, reinforcing its role as a responsible employer and an organisation that places people at the centre of its long-term growth strategy.

SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

LABOUR AND HUMAN RIGHTS (cont'd)

Non-judicial Grievance Mechanism

Malton safeguards human rights across the Group through a non-judicial grievance mechanism that enables employees and stakeholders to raise concerns confidentially and without fear of retaliation. While informal resolution is encouraged, employees retain the right to pursue formal grievance procedures, with all cases handled transparently and in line with the Employee Handbook. The Human Resources department ensures accessibility and adherence to established policies.

In FY2025, no human rights or labour standards violations were reported through grievance channels, and no domestic inquiry cases were initiated. This outcome reflects both the strength of our policies and our commitment to fairness, including the rights to be heard, informed, and treated impartially. Looking ahead, Malton will continue strengthening its monitoring framework by integrating more robust risk assessments to align with evolving industry standards and best practices.

Number of labour rights violation



FY2025: 0

FY2024: 0

FY2023: 0

Number of substantiated complaints concerning human rights violations



FY2025: 0

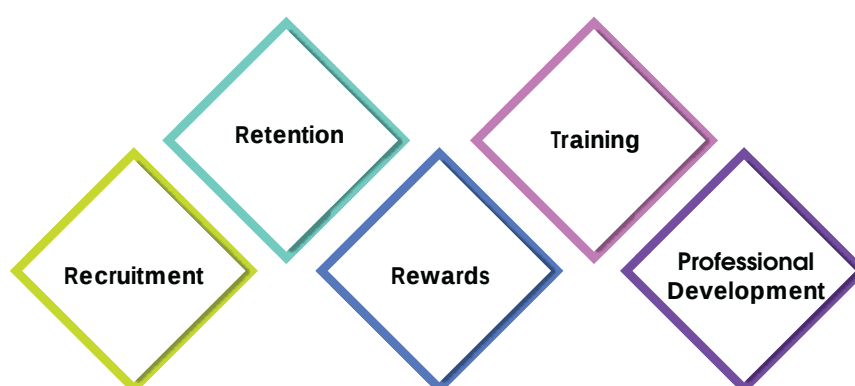
FY2024: 0

FY2023: 0

TALENT MANAGEMENT

At Malton, we recognise that our employees are our greatest asset and the driving force behind the Group's continued growth. Our workforce consists of skilled professionals with diverse expertise, each contributing to the effective management of our multifaceted business operations. In today's dynamic business landscape, where agility and adaptability are increasingly important, effective talent management has become a cornerstone of organisational resilience and success.

Our talent management strategy is anchored on five key pillars:



This holistic approach enables us not only to attract and retain exceptional talent but also to maximise their potential within Malton, ensuring that our people remain motivated, capable, and future-ready.

To strengthen our position as an employer of choice, Malton offers a competitive suite of benefits and incentives that are benchmarked against industry standards. Beyond compensation, we also prioritise employee well-being through initiatives that support work-life balance, health and safety, and personal growth. Training and upskilling programmes, delivered through both internal experts and external providers, are designed to build technical competencies while enhancing leadership, innovation, and sustainability awareness.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

TALENT MANAGEMENT (cont'd)

Through these measures, Malton continues to foster a highly engaged workforce that is not only aligned with the Group's strategic objectives but also empowered to thrive in a rapidly evolving market environment. This commitment to people development ensures that our employees remain at the heart of Malton's sustained performance and enduring success.

Hiring and Attrition

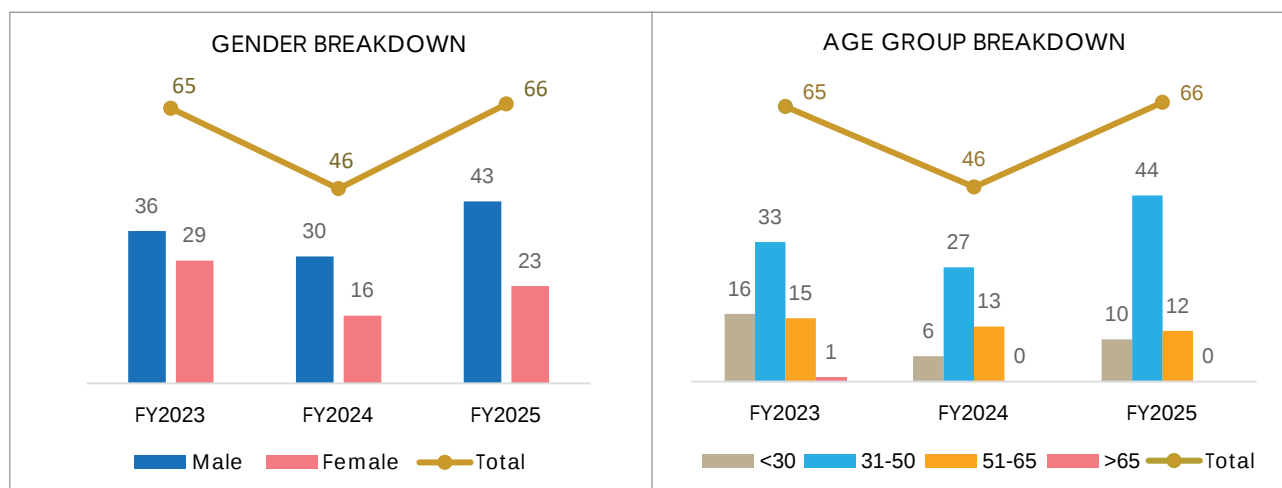
Our organisation continues to navigate the complexities of today's dynamic job market, where workforce mobility is increasingly common. To respond effectively, we have established a comprehensive talent management framework that prioritises both retention and attraction of skilled professionals.

We offer competitive compensation and benefits designed to recognise employee contributions while fostering long-term commitment. Equally important, we place strong emphasis on continuous learning and career development, equipping our people with the skills needed to grow alongside the organisation.

Beyond remuneration, we are dedicated to nurturing a positive and inclusive workplace culture. By safeguarding employee rights and reinforcing a shared organisational identity, we create a sense of belonging that is vital for sustained engagement. While we value the experience and knowledge of long-serving employees, we also welcome the fresh ideas and energy brought by new talent. Our recruitment strategies focus on individuals with the right skills who also align with our values and long-term vision.

To further strengthen workforce management, we are leveraging technology, automation, and digitalisation to streamline operations and create more meaningful, engaging roles.

New Hires



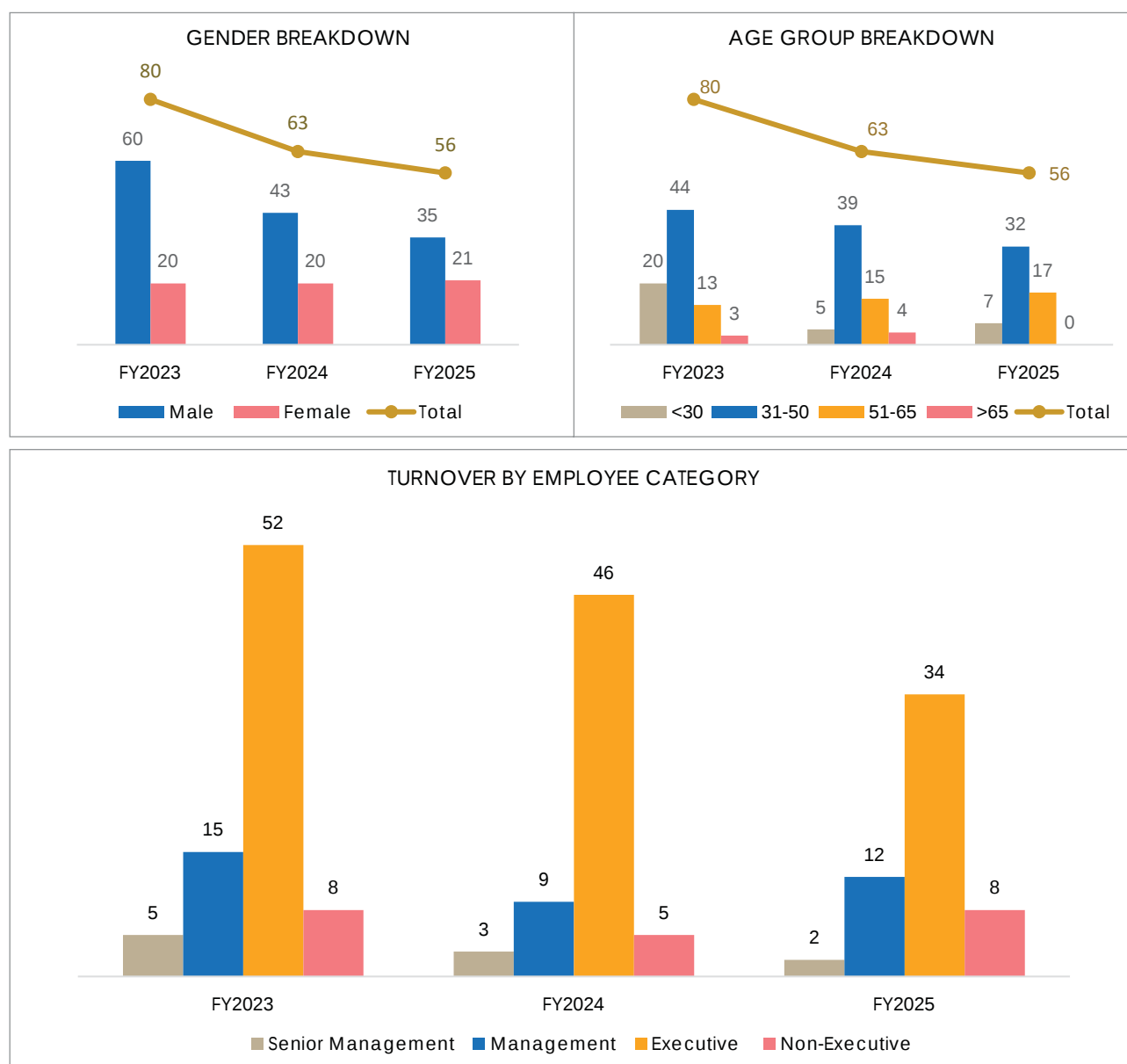
SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

TALENT MANAGEMENT (cont'd)

Turnover



Employee Turnover			
Year	FY2023	FY2024	FY2025
Full-Time Staff Voluntary Turnover Rate (%)	17.60	17.04	14.13

In FY2025, Malton recorded a total of 66 new hires, reflecting a 43% increase compared to 46 new hires in FY2024. This rise reflects Malton's continued efforts to attract fresh talent in response to growing operational demands, particularly across construction and development functions. In tandem, 56 employees exited the organisation during the year, marking a decrease from 63 in FY2024. This decline suggests a degree of stabilisation in workforce retention, potentially reflecting the positive impact of improved employee engagement and workplace practices.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

TALENT MANAGEMENT (cont'd)

Training and Development

Malton's training and development approach equips staff to manage current demands while anticipating future shifts in the property and construction landscape. Training needs are identified at the departmental level, where Heads of Department review workforce requirements and submit requisitions for Management's approval. This ensures learning initiatives are targeted, relevant, and aligned with both organisational priorities and individual career progression.

Opportunities are delivered throughout the year, covering technical expertise, leadership capabilities, and role-specific competencies. Programmes include workshops, mentoring, on-the-job training, and specialised courses facilitated by both internal experts and external professionals. The effectiveness of these initiatives is monitored through employee evaluation forms, which help measure knowledge transfer, skill application, and overall impact on workplace performance.

During the reporting year, 87% of eligible employees participated in annual performance appraisals, which serve as a platform to assess development needs, review progress, and plan for future growth. These regular appraisals, held once a year, reinforce our commitment to structured career development and succession planning.

Looking ahead, Malton will continue to evolve its training strategy in line with market trends, regulatory developments, and sustainability imperatives. Future initiatives will focus on strengthening technical capabilities, enhancing leadership pipelines, and embedding continuous learning practices that ensure our workforce remains agile, informed and ready for the future.

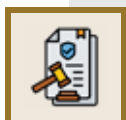
In FY2025, the Group delivered a wide-ranging suite of training and development programmes spanning technical, regulatory, sustainability, digital, and leadership themes. This comprehensive approach reflects the Group's commitment to strengthening workforce competencies while supporting enduring sustainability objectives.

To support employee development, Malton carried out a diverse range of training programmes, which included the following:



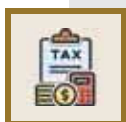
Construction & Property Development

- 4th International Green Build Conference
- Contractor's Quality Management System
- Unlocking Construction Insights: Harnessing Data & Technology for Cost Efficiency & Market Intelligence



Legal & Regulatory Compliance

- Legal Talk Series #2-2024 - Issues on Defects and Rectifications
- Data Protection Officer (DPO)
- Unstamped Employment Agreements: Legal Effect & Consequence



Finance, Taxation & Accounting

- E-Invoice Updates and Practices
- Tax Seminar on Budget 2025
- The SST Shift - Are You Ready for 1 July?

SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

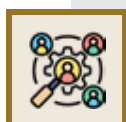
TALENT MANAGEMENT (cont'd)

Training and Development (cont'd)



Sustainability, Climate & Energy

- Cooling The Future: Principles and Innovations Toward A Most Sustainable Future
- Carbon Credit Conference
- Climate Risks Assessment Workshop



Human Capital & HR Development

- Best Practices for Managing Absences Due To Medical Issues, Emergency Leave, Stress and Prolonged Illness
- Employee Salary Structure and Compa-Ratio - The Formula for Employee Compensation
- MBAM Annual Human Resources Conference 2024



Technology & Digitalisation

- Data Centres in Malaysia: Emerging Technologies and Best Practice
- Shaping The Future of Cyber Operations
- Trend World Tour 2025 (Msia) - Proactive Security Starts Here



Leadership & Stakeholder Engagement

- CEO Series 2025
- Malaysia Economic Forum 2025
- REHDA - IWK Townhall Session

Collectively, these programmes highlight the Group's holistic approach to capability building, embedding good governance, environmental responsibility, and workforce resilience.

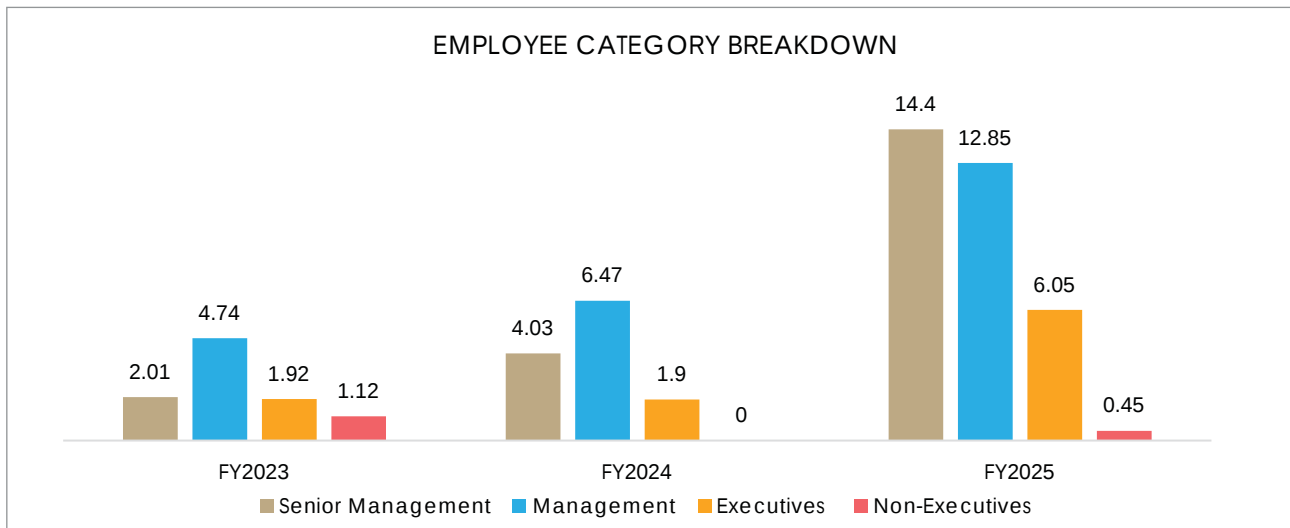
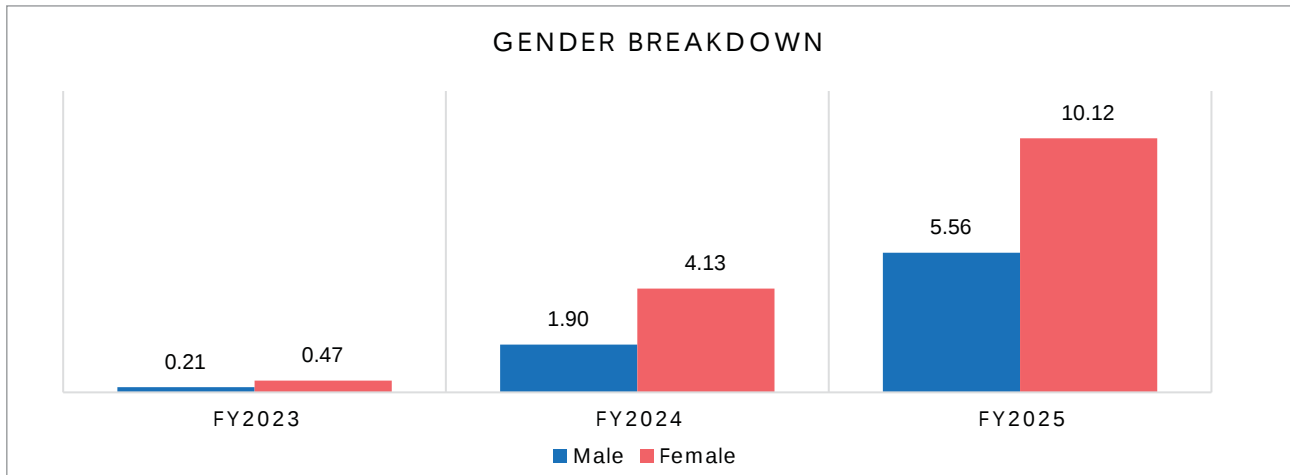
In FY2025, Malton recorded a total of 2,764.50 training hours involving 199 employees, a significant increase from 970 hours across 123 employees in FY2024. This translates into an average of 7.37 training hours per employee, reflecting the Group's focus on structured capacity-building. The marked improvement highlights Malton's growing emphasis on continuous learning and development across all levels, aimed at enhancing operational readiness, deepening internal competencies, and keeping pace with evolving industry and regulatory expectations.

	FY2023	FY2024	FY2025
Total Training Hours as a Company	919.50	970	2,764.50
Total Training Spend (RM)	N/A	137,840	167,945
Average Training Hours Per Employee	2.35	2.71	7.37
Average Training Days Per Employee	0.29	0.34	0.92
Average Training Spend Per Employee (RM)	N/A	385.03	447.85

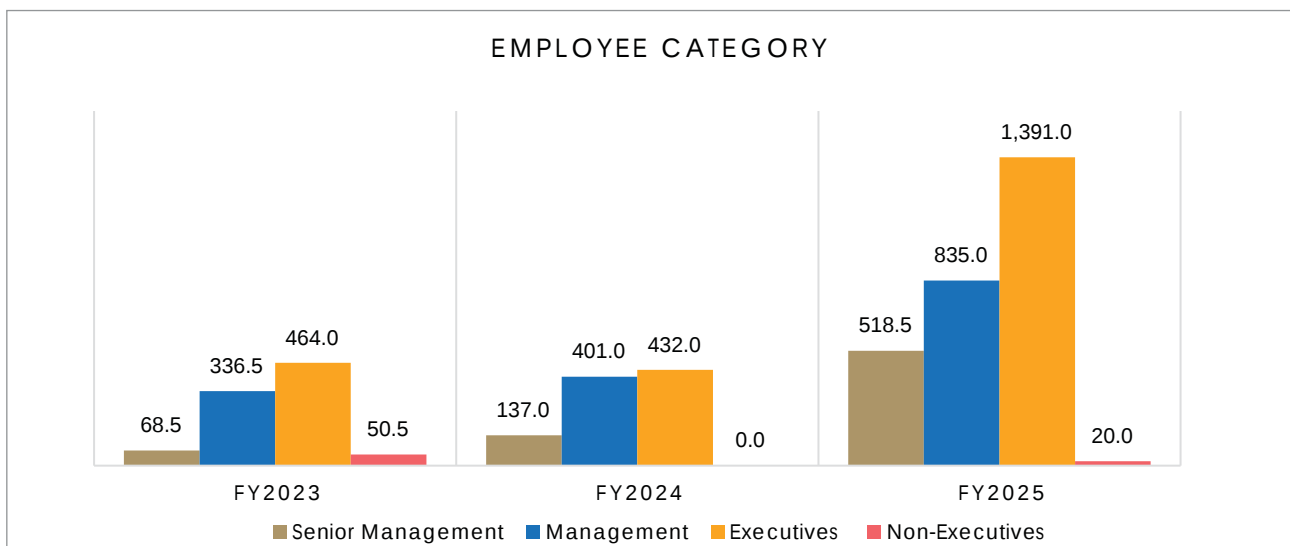
SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

AVERAGE TRAINING HOURS PER EMPLOYEE



TOTAL TRAINING HOURS



SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

Employee Benefits

Malton is committed to providing employees with fair and meaningful benefits and remuneration, guided by a merit-based approach that rewards qualifications, expertise, and contributions. We go beyond compliance by ensuring that all statutory benefits under the Employment Act (Amendment) 2022 are fully extended to our workforce, reflecting our dedication to employee welfare. Our benefits framework is designed to promote fairness, inclusivity, and equal opportunities, regardless of race, ethnicity, religion, nationality, gender, sexuality, or disability. Through this approach, we aim to support the overall well-being of our people while upholding ethical and responsible business practices.



Parental Leave

The Group upholds its commitment to employee well-being by providing maternity leave and introducing paternity leave from January 2023, in compliance with the Employment Act (Amendment) 2022. Male employees are entitled to seven days' paid paternity leave per annum, while female employees receive 98 days' paid maternity leave for each confinement period. These provisions reflect the Group's commitment to fostering a family-friendly workplace and supporting employee well-being.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

Parental Leave (cont'd)

Parental Leave	FY2023	FY2024	FY2025
Total Employees Entitled to Parental Leave	278	276	263
Number of Employees Who Took Paternity Leave	2	2	8
Number of Employees Who Took Maternity Leave	8	7	7
*Return to Work Rates			
Male	100%	100%	100%
Female	62.5% (37.5% still on Maternity leave)	57.14% (42.86% still on Maternity Leave)	100%
**Retention Rates			
Male	N/A (staff have not completed the 12 months period)	N/A (staff have not completed the 12 months period)	N/A (staff have not completed the 12 months period)
Female	12.5% (87.5% have not completed the 12 months period)	14.29% (85.71% have not completed 12 months period)	N/A (staff have not completed the 12 months period)

*Return to work after parental leave period

**Remain with the organisation for 12 months or more post-parental leave

OCCUPATIONAL HEALTH AND SAFETY

At Malton, occupational health and safety (OHS) is more than compliance, it is a core responsibility that safeguards employee well-being and underpins business performance. We embed safety into our culture, viewing it as a measure of both operational excellence and organisational responsibility. By fostering a safe and supportive workplace, we empower employees to actively engage in our OHS initiatives, ensuring they feel valued and contribute to our collective success.

Occupational Health and Safety Compliance

Recognising the inherent risks within the construction industry, particularly through our subsidiary Domain Resources Sdn. Bhd. (Domain), Malton prioritises and complies with all applicable national regulations and international standards.

Our OHS framework is anchored in strict adherence to the Occupational Safety and Health (Amendment) Act 2022, Construction Work, Design and Management 2024, Construction Industry Development Act 520, and ISO 45001:2018. Our commitment is reinforced through continuous policy reviews and updates to reflect evolving legal requirements and global best practices. In line with the Occupational Safety and Health (Amendment) Act 2022, we have strengthened internal reporting, enhanced protections for employees and OHS representatives, and broadened accountability for safety outcomes across all operational levels.

SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

OCCUPATIONAL HEALTH AND SAFETY (cont'd)

Occupational Health and Safety Compliance (cont'd)

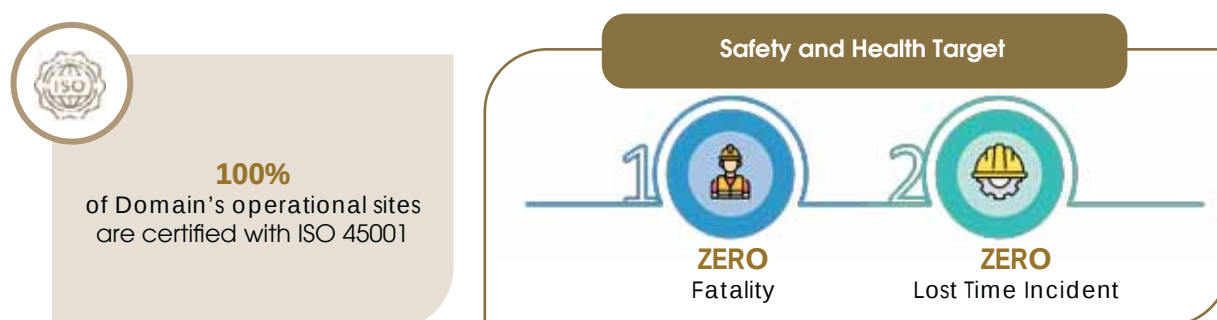
Malton's comprehensive OHS policies apply to all employees, contractors, and third-party stakeholders. Aligned with ISO 45001 standards, these policies provide a structured framework for hazard identification, risk assessment, and risk mitigation. Malton ensures that OHS standards are effectively communicated through mandatory inductions, refresher training, toolbox meetings, and regular safety briefings. These platforms reinforce awareness of workplace safety requirements, equip employees with the knowledge to manage risks responsibly, and instill best practices across operations. In instances of non-compliance, immediate corrective action is taken through targeted briefings and on-the-spot guidance to prevent recurrence.

OHS governance at Malton is based on a multi-tiered structure that ensures leadership as well as employee representation. At the senior level, the Safety Strategic Committee, comprising management representatives, adopts a data-driven approach in reviewing safety metrics, incident trends, and industry benchmarks. Their work is complemented by OHS champions across business units, who translate policies into practical actions on the ground. At the workforce level, the Safety and Health Committee, established in compliance with the Malaysian Occupational Safety and Health Act, provides a statutory platform for joint management-worker engagement, ensuring balanced representation and open dialogue on workplace safety matters. Together, these mechanisms cultivate accountability, transparency, and a strong safety-first culture throughout the Group.

Performance is closely monitored against key OHS indicators such as work-related fatalities, Lost Time Incident Rate, and compliance with safety regulations.

OHS Performance

Malton's ISO 45001:2018 certification reflects our strong commitment to managing workplace health and safety in a structured way. In FY2025, we continued to prioritise two clear targets: Zero Fatalities and Zero Lost Time Incidents. These objectives remain central to our ongoing efforts to create a safer working environment for everyone.



Malton monitors its OHS performance through regular reviews against established safety targets, benchmarked against national requirements and industry standards. In FY2025, we achieved our key OHS goals, with performance recorded below national parameters, reflecting the effectiveness of our safety management system and continuous improvement measures. Performance is tracked through safety statistics, incident reports, and internal audits, which provide insights into workplace conditions and guide ongoing risk reduction efforts. To enhance credibility, Malton's OHS performance is also verified annually by an independent ISO 45001 auditor, complementing internal monitoring processes.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

OCCUPATIONAL HEALTH AND SAFETY (cont'd)

OHS Risk Management

Malton adopts a proactive and systematic approach to managing OHS risks, with measures designed to anticipate, mitigate, and reduce risks to an acceptable level across all operations. Risk assessments are conducted using the Hazard Identification, Risk Assessment and Risk Control (HIRARC) methodology, ensuring that high-incidence or high-risk occupational activities are properly identified and controlled.

Malton carries out health and safety risk assessments for both new and existing operations through its Management of Change procedure, ensuring that potential hazards are identified, controlled, and monitored to safeguard employees and maintain a safe workplace. To reinforce accountability, reported incidents or accidents are subject to a formal investigation protocol led by a designated investigation team. Findings are reviewed and corrective actions implemented to prevent recurrence. Incident outcomes and safety statistics are reported monthly to the Project Progress Meeting, while any lost time or fatal incidents are immediately escalated to the Directors and Senior Management.

Beyond compliance, Malton recognises its role in safeguarding the health of both employees and surrounding communities. In FY2025, this commitment was reinforced through comprehensive monthly onsite audits at all project sites, covering worksite safety, structural and support erection procedures, machinery and worker protection, and facilities management. In parallel, the Group carried out dengue prevention initiatives, including fogging and larva-seeding exercises, as part of its health risk control measures. Together, these efforts reflect Malton's proactive approach to occupational health and safety, addressing workplace risks as well as wider public health concerns to ensure the well-being of employees and communities alike.

We are proud to have maintained a perfect record with zero incidents, no fatalities, and full compliance with all OHS requirements.

	FY2023	FY2024	FY2025
Total Manhours Worked (hours)	2,278,360	3,979,890	4,844,530
Number of Fatalities	0	0	0
Lost Time Injury	0	0	0
Fatality Rate	0.00	0.00	0.00
Lost-time Injury Rate	0.00	0.00	0.00

OHS Training

In FY2025, Malton strengthened its commitment to cultivating a safety-first culture by embedding structured learning into daily operations. Training remained a core pillar of our OHS strategy, equipping both employees and contractors with the skills to anticipate and manage risks effectively. Site-level toolbox briefings continued to be carried out each day, complemented by enhanced programmes tailored to project-specific risks and evolving regulatory requirements.

Throughout the year, 1,300 employees and subcontractor personnel benefited from these initiatives, which combined technical safety training with broader awareness sessions on occupational health. Programmes were delivered through a hybrid model that included in-person workshops for high-risk activities and digital modules to broaden accessibility, ensuring that safety learning reached all levels of the workforce.

	FY2023	FY2024	FY2025
Number of Employees Trained on Health and Safety Standards	302	284	1,300

SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

OCCUPATIONAL HEALTH AND SAFETY (cont'd)

OHS Training (cont'd)

In FY2025, Malton rolled out a comprehensive set of OHS training programmes training provided to our employees and project site workers including sub-contractors, designed to strengthen workplace safety, regulatory compliance, and operational resilience.

Regulatory & Legal Compliance	Risk Management & Safety Systems	Emergency Preparedness & Response	Competency Development & Certification
- Health, Safety and Environment (HSE) legislation - Construction Design Management - Managing HSE in High-rise Construction - OSHA Amendment 2022	- Bow-Tie Application - Hazard Identification, Risk Assessment and Risk Control (HIRARC) - Chemical Health Risk Assessment - Noise Risk Assessment - Noise Monitoring	- Fire Watcher - Emergency Drill - Rigger & Slinger - Authorised Gas Entrance - Traffic Management - Scaffolding A-Frame	Continuous Education Programme (CEP)



Gondola training session conducted at project site to enhance employee safety and OHS awareness.



Developing technical competence through scaffolding A-frame training, equipping employees with essential site safety skills.

CORPORATE SOCIAL RESPONSIBILITY

Malton integrates CSR into its business approach to reflect accountability to the environment, communities, and stakeholders. Our holistic approach goes beyond building properties. Through meaningful engagement and partnerships with various stakeholders, we strive to achieve meaningful outcomes that deliver enduring benefits to our society.

SUSTAINABILITY STATEMENT (cont'd)

SOCIAL RESPONSIBILITY (cont'd)

CORPORATE SOCIAL RESPONSIBILITY (cont'd)

Community Engagement

During the year, we actively engaged with neighbouring communities and underprivileged groups holistically in education, sports, health, and well-being, irrespective of age and race. These initiatives included financial contributions and in-kind donations, as well as support and assistance. We supported children from low-income families with education, improved the living conditions of senior citizens, people with disabilities, and welfare homes, while extending aid to disaster-affected communities. Our employees also played a vital role by participating in fundraising and community events that combine volunteerism with social impact.

In FY2025, we contributed RM339,700 to benefit 10 organisations, positively impacting various segments of society and fostering resilience and connections.

	FY2023	FY2024	FY2025
Total community investments where target beneficiaries are external to Malton (RM)	413,144	377,015	339,700
Total number of beneficiaries (organisations) of community investments	17	15	10

Empowering Children, Enriching Communities

Malton has long supported the Rainbow of Life Forces (ROLF) Campaign for several years, aligning with our commitment to uplifting underprivileged children and youth. Now in its 18th year, ROLF continues to create meaningful pathways for young people to overcome social and economic barriers, enabling them to realise their full potential.

Key programmes under the campaign comprised fulfilling the wishes of underprivileged and disabled children, nurturing musical talent, and providing free medical services and screenings for underprivileged children.

Our continued support reflects Malton's enduring belief that every child deserves the opportunity to dream, grow, and thrive.



Grant-A-Wish Campaign and Voice of Hope Concert for underprivileged children.

SUSTAINABILITY STATEMENT (cont'd)

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SOCIAL RESPONSIBILITY (cont'd)

CORPORATE SOCIAL RESPONSIBILITY (cont'd)

Community Engagement (cont'd)

Extending Compassion to Children and Families in Need

Malton supported the Lions Club of Kuala Lumpur City's 36th Charity Fundraising Dinner, which focused on uplifting those in need. This initiative helped combat hunger by providing nutritious breakfasts for school children and food assistance for families in financial hardship.

The Club also extended vital support to young cancer patients, easing the burden of medical treatment while ensuring access to healthy meals during these challenging times. This compassionate support not only strengthens their physical well-being but also fosters resilience and hope among children and their families.



Support for the Putra Heights Fire Victims

The Putra Heights gas pipeline fire incident caused unexpected loss and disruption to many families in the community. Recognising the profound impact of this tragedy, Malton stepped forward to provide assistance to the victims, extending relief and support during their time of need. Our contribution was aimed at easing their immediate financial strain while offering comfort and care as they navigated the difficult path toward recovery.



SUSTAINABILITY STATEMENT (cont'd)

ESG PERFORMANCE DATA

Indicator	Measurement Unit	2024	2025
Bursa (Anti-corruption)			
Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category			
Management	Percentage	0.00	45.00
Executive	Percentage	0.00	37.00
Non-executive/Technical Staff	Percentage	0.00	7.00
Senior Management	Percentage	0.00	31.00
Bursa C1(b) Percentage of operations assessed for corruption-related risks	Percentage	0.00	0.00
Bursa C1(c) Confirmed incidents of corruption and action taken	Number	0	0
Bursa (Community/Society)			
Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	377,015.00	339,700.00
Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	15	10
Bursa (Diversity)			
Bursa C3(a) Percentage of employees by gender and age group, for each employee category			
Age Group by Employee Category			
Management Under 30	Percentage	0.00	0.00
Management Between 30-50	Percentage	52.00	51.00
Management Above 50	Percentage	48.00	49.00
Executive Under 30	Percentage	10.00	10.00
Executive Between 30-50	Percentage	71.00	69.00
Executive Above 50	Percentage	19.00	21.00
Non-executive/Technical Staff Under 30	Percentage	14.00	18.00
Non-executive/Technical Staff Between 30-50	Percentage	43.00	43.00
Non-executive/Technical Staff Above 50	Percentage	43.00	39.00
Senior Management Under 30	Percentage	0.00	0.00
Senior Management Between 30-50	Percentage	24.00	22.00
Senior Management Above 50	Percentage	76.00	78.00
Gender Group by Employee Category			
Management Male	Percentage	63.00	57.00
Management Female	Percentage	37.00	43.00
Executive Male	Percentage	59.00	60.00
Executive Female	Percentage	41.00	40.00
Non-executive/Technical Staff Male	Percentage	54.00	55.00
Non-executive/Technical Staff Female	Percentage	46.00	45.00
Senior Management Male	Percentage	76.00	75.00
Senior Management Female	Percentage	24.00	25.00
Bursa C3(b) Percentage of directors by gender and age group			
Male	Percentage	89.00	86.00
Female	Percentage	11.00	14.00
Under 30	Percentage	0.00	0.00
Between 30-50	Percentage	0.00	0.00
Above 50	Percentage	100.00	100.00
Bursa (Energy management)			
Bursa C4(a) Total energy consumption	Megawatt	1,587.68 *	2,886.61
Internal assurance	External assurance	No assurance	(*)Restated

SUSTAINABILITY STATEMENT (cont'd)

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ESG PERFORMANCE DATA (cont'd)

Indicator	Measurement Unit	2024	2025
Bursa (Health and safety)			
Bursa C5(a) Number of work-related fatalities	Number	0	0
Bursa C5(b) Lost time incident rate ("LTIR")	Rate	0.00	0.00
Bursa C5(c) Number of employees trained on health and safety standards	Number	284	1,300
Bursa (Labour practices and standards)			
Bursa C6(a) Total hours of training by employee category			
Management	Hours	401	835
Executive	Hours	432	1,391
Non-executive/Technical Staff	Hours	0	20
Senior Management	Hours	137	519
Bursa C6(b) Percentage of employees that are contractors or temporary staff	Percentage	12.29	10.40
Bursa C6(c) Total number of employee turnover by employee category			
Management	Number	9	12
Executive	Number	46	34
Non-executive/Technical Staff	Number	5	8
Senior Management	Number	3	2
Bursa C6(d) Number of substantiated complaints concerning human rights violations	Number	0	0
Bursa (Supply chain management)			
Bursa C7(a) Proportion of spending on local suppliers	Percentage	100.00	100.00
Bursa (Data privacy and security)			
Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	0
Bursa (Water)			
Bursa C9(a) Total volume of water used	Megalitres	12.100000	14.300000
Bursa (Waste management)			
Bursa C10(a) Total waste generated	Metric tonnes	730.00	2,613.50
Bursa C10(a)(i) Total waste diverted from disposal	Metric tonnes	-	0.00
Bursa C10(a)(ii) Total waste directed to disposal	Metric tonnes	-	2,613.50
Bursa (Emissions management)			
Bursa C11(a) Scope 1 emissions in tonnes of CO ₂ e	Metric tonnes	132.64	375.44
Bursa C11(b) Scope 2 emissions in tonnes of CO ₂ e	Metric tonnes	601.76	817.68
Bursa C11(c) Scope 3 emissions in tonnes of CO ₂ e (at least for the categories of business travel and employee commuting)	Metric tonnes	179.22	270.57

SUSTAINABILITY STATEMENT (cont'd)

SASB DISCLOSURE INDEX

Real Estate / Home Builders

Topic	Code	Metric	Section Reference / Disclosures
Energy Management	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	(1) 10,391.78 GJ (2) 51.41% (3) 0%
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	81.8%
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Energy Management
Water Management	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	(1) 14.3 ML (2) 0%
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	17.9%
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Water Management
Climate Change Adaptation	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Climate Change and Emissions
	IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	
Land Use & Ecological Impacts	IF-HB-160a.2	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress	(1) 0 (2) 0
	IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	RM 0
	IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, site design and site development and construction	Energy Management
Workforce Health & Safety	IF-HB-160a.1	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	(1) 0 (2a, b) 0
Design for Resource Efficiency	IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard	4
Community Impacts of New Developments	IF-HB-410b.1	Description of how proximity and access to infrastructure, services, and economic centres affect site selection and development decisions	Indirect Economic Value

SUSTAINABILITY STATEMENT (cont'd)

GRI CONTENT INDEX

Statement of use	Malton has reported the information cited in this GRI content index for the period 1 July 2024 until 30 June 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

CODE	GRI DISCLOSURE	SECTION REFERENCE
GRI 2: General Disclosures 2021		
2-1	Organisational details	Corporate Information
2-2	Entities included in the organisation's sustainability reporting	Reporting Scope and Boundary
2-3	Reporting period, frequency and contact point	Report Availability and Feedback Channel
2-5	External assurance	Report Quality and Data Assurance
2-6	Activities, value chain and other business relationships	Stakeholder Engagement
2-7	Employees	Diversity and Equal Opportunity Workplace
2-8	Workers who are not employees	
2-9	Governance structure and composition	Sustainability Governance
2-10	Nomination and selection of the highest governance body	
2-11	Chair of the highest governance body	
2-12	Role of the highest governance body in overseeing the management of impacts	
2-13	Delegation of responsibility for managing impacts	
2-14	Role of the highest governance body in sustainability reporting	
2-15	Conflicts of interest	Board of Directors
2-16	Communication of critical concerns	Whistleblowing Policy
2-17	Collective knowledge of the highest governance body	Board of Directors; Corporate Governance Overview Statement
2-18	Evaluation of the performance of the highest governance body	
2-19	Remuneration policies	
2-20	Process to determine remuneration	
2-21	Annual total compensation ratio	Message from Our Sustainability Committee
2-22	Statement on sustainable development strategy	
2-23	Policy commitments	Sustainability Governance; Corporate Governance and Anti-Corruption
2-24	Embedding policy commitments	
2-25	Processes to remediate negative impacts	Corporate Governance and Anti-Corruption; Whistleblowing Policy
2-26	Mechanisms for seeking advice and raising concerns	
2-27	Compliance with laws and regulations	Environmental and Social Compliance
2-28	Membership associations	Membership of Associations
2-29	Approach to stakeholder engagement	Stakeholder Engagement

SUSTAINABILITY STATEMENT (cont'd)

GRI CONTENT INDEX (cont'd)

CODE		GRI DISCLOSURE	SECTION REFERENCE
GRI 3: Material Topics 2021			
3-1	Process to determine material topics	Management of Material Topics	
3-2	List of material topics		
3-3	Management of material topics		
GRI 201: Economic Performance 2016			
201-1	Direct economic value generated and distributed	Direct Economic Value	
201-2	Financial implications and other risks and opportunities due to climate change	Climate Change and Emissions	
201-3	Defined benefit plan obligations and other retirement plans	Employee Benefits	
201-4	Financial assistance received from government	Direct Economic Value	
GRI 202: Market Presence 2016			
202-2	Proportion of senior management hired from the local community	Diversity and Equal Opportunity Workplace	
GRI 203: Indirect Economic Impacts 2016			
203-1	Infrastructure investments and services supported	Indirect Economic Value	
203-2	Significant indirect economic impacts		
GRI 204: Procurement Practices 2016			
204-1	Proportion of spending on local suppliers	Supporting Local Procurement	
GRI 205: Anti-corruption 2016			
205-1	Operations assessed for risks related to corruption	Corporate Governance and Anti-Corruption	
205-2	Communication and training about anti-corruption policies and procedures		
205-3	Confirmed incidents of corruption and actions taken		
GRI 301: Materials 2016			
301-1	Materials used by weight or volume	Material Consumption	
GRI 302: Energy 2016			
302-1	Energy consumption within the organisation	Energy Management	
302-2	Energy consumption outside of the organisation		
302-3	Energy intensity		
302-4	Reduction of energy consumption		
GRI 303: Water and Effluents 2018			
303-1	Interactions with water as a shared resource	Water Management	
303-3	Water withdrawal		
303-5	Water consumption		
GRI 304: Biodiversity 2016			
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Biodiversity	
304-2	Significant impacts of activities, products and services on biodiversity		

SUSTAINABILITY STATEMENT (cont'd)

GRI CONTENT INDEX (cont'd)

CODE		GRI DISCLOSURE	SECTION REFERENCE
GRI 305: Emissions 2016			
305-1	Direct (Scope 1) GHG emissions	Climate Change and Emissions	
305-2	Energy indirect (Scope 2) GHG emissions		
305-3	Other indirect (Scope 3) GHG emissions		
305-4	GHG emissions intensity		
305-5	Reduction of GHG emissions		
305-6	Emissions of ozone-depleting substances (ODS)		
305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	Environmental Monitoring and Compliance	
GRI 306: Waste 2020			
306-1	Waste generation and significant waste-related impacts	Wastes and Effluents	
306-2	Management of significant waste-related impacts		
306-3	Waste generated		
306-4	Waste diverted from disposal		
306-5	Waste directed to disposal		
GRI 308: Supplier Environmental Assessment 2016			
308-1	New suppliers that were screened using environmental criteria	Supply Chain Management	
308-2	Negative environmental impacts in the supply chain and actions taken		
GRI 401: Employment 2016			
401-1	New employee hires and employee turnover	Hiring and Attrition	
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Benefits	
401-3	Parental leave		
GRI 403: Occupational Health and Safety 2018			
403-1	Occupational health and safety management system	Occupational Health and Safety	
403-2	Hazard identification, risk assessment, and incident investigation		
403-4	Worker participation, consultation, and communication on occupational health and safety		
403-5	Worker training on occupational health and safety		
403-6	Promotion of worker health		
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		
403-8	Workers covered by an occupational health and safety management system		
403-9	Work-related injuries		
403-10	Work-related ill health		

SUSTAINABILITY STATEMENT (cont'd)

GRI CONTENT INDEX (cont'd)

CODE	GRI DISCLOSURE	SECTION REFERENCE
GRI 404: Training and Education 2016		
404-1	Average hours of training per year per employee	Training and Development
404-2	Programs for upgrading employee skills and transition assistance programs	
404-3	Percentage of employees receiving regular performance and career development reviews	
GRI 405: Diversity and Equal Opportunity 2016		
405-1	Diversity of governance bodies and employees	Diversity and Equal Opportunity Workplace
GRI 406: Non-discrimination 2016		
406-1	Incidents of discrimination and corrective actions taken	Labour and Human Rights
GRI 408: Child Labour 2016		
408-1	Operations and suppliers at significant risk for incidents of child labour	Labour and Human Rights
GRI 409: Forced or Compulsory Labour 2016		
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labour	Labour and Human Rights
GRI 413: Local Communities 2016		
413-1	Operations with local community engagement, impact assessments, and development programs	Corporate Social Responsibility
GRI 414: Supplier Social Assessment 2016		
414-1	New suppliers that were screened using social criteria	Supply Chain Management
414-2	Negative social impacts in the supply chain and actions taken	
GRI 417: Marketing and Labelling 2016		
417-1	Requirements for product and service information and labelling	Marketing and Labelling
417-2	Incidents of non-compliance concerning product and service information and labelling	
417-3	Incidents of non-compliance concerning marketing communications	
GRI 418: Customer Privacy 2016		
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	Data Privacy and Security

CORPORATE GOVERNANCE OVERVIEW STATEMENT

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The Board of Directors of Malton Berhad (Board) recognises that corporate governance and ethical values are fundamental and necessary to provide the framework for how the business operates, ensuring that it runs efficiently, ethically and in the best interests of all stakeholders. In this context, the Board is wholly committed to ensuring high standards of corporate governance and ethics are implemented and practiced throughout the Group. The Board supports the principles set forth in the Malaysian Code on Corporate Governance 2021 (MCCG).

This statement which provides an outline of the corporate governance practices of the Group pursuant to the principles set out in the MCCG for the financial year ended 30 June 2025, shall be read in conjunction with the Corporate Governance Report of Malton Berhad 2025 (CG Report) which is available on Malton's website at www.malton.com.my

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS

Board responsibilities

The Board assumes the responsibility for effective stewardship and control of leading the Group in planning and strategizing goals and objectives for the Group to safeguard the interests of the shareholders and stakeholders.

The Board is collectively responsible in exercising oversight on the management of the businesses of the Group to ensure that operations are carried out in accordance to its directions to achieve sustainable results and long-term success. The Board has established the standard of ethical values and governance framework for the Group to achieve its goals and objectives. The implementation of the business plans and strategies to achieve the goals are delegated to the executive members of the Board and Management.

The Board, in discharging its duties, has adopted the following strategies:-

- The Board is responsible for setting and planning the goals and objectives for the Group.
- The Board is responsible for driving the sustainability and ESG objectives for the Group.
- Set the standard of ethical values and good governance through Code of Conduct and Business Ethics for implementation by Management throughout the Group.
- Develop, implement and oversee the conduct of business operations together with Management.
- Implement mechanisms to monitor progress against the goals and objectives.
- Based on the Code of Conduct and Business Ethics established for the Group, the Board together with Management develop a control framework through Discretionary Authority Limits and Standard Operating Procedures for the Group to ensure internal controls are in place.
- Established Anti-Bribery and Anti-Corruption Policy and Whistleblowing Policy, in compliance with the requirements set out in the MACC (Amendment) Act 2018 (MACC Act), with the aim to foster the growth of a business environment that is free of corruption.
- Identify principal risks which could affect the Group and develop the necessary mitigation measures to alleviate, pre-empt or resolve the effects of the risks.
- Succession planning for continuous growth and smooth operation of the Group's business which include mentorship and development of employees' skills and competencies.
- Develop and implement communication policies for the Group for effective communication with shareholders and other stakeholders.

In addition to delegating certain operational authorities to Management, the Board has also established the following Board Committees to assist the Board in the oversight of various areas of its duties.

- Audit Committee
- Nominating Committee
- Remuneration Committee
- ESOS Committee

Each committee has its own terms of reference, which sets out the functions, responsibilities and authorities of the committee.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (cont'd)

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Chairman

The primary role of the Non-Independent Non-Executive Chairman is to ensure that the Board practises good governance in discharging its duties and responsibilities. He leads the Board in setting the vision and direction of the Group. The Chairman also ensures that the Board is effective in overseeing the business of the Group. The Chairman sets the tone on ethical values and good corporate governance that are implemented throughout the Group. The Chairman, with the support of the Board members, manage the roles and responsibilities of the Board as a whole and set the agenda for board discussions.

The division of the roles and responsibilities of the Non-Independent Non-Executive Chairman and the Executive Directors is clear. The Executive Directors are responsible for overseeing the implementation of business plans to achieve the vision and strategic direction for the Group keeping in line with ethical values and governance framework approved by the Board. In this regard, the Board has put in place mechanisms to monitor the progress based on the goals and objectives of the Group. The Executive Directors and Management are primarily responsible for running the day-to-day operations of the Group.

Company Secretary

The Board recognises that the company secretary plays an important role in advising the Board on governance matters and in ensuring that an effective system of corporate governance is established. The company secretary also plays a key role in guiding and advising the Board on compliance matters such as company and securities law and listing requirements. The company secretary also advises the Board on policies and procedures and manages the agenda, facilities and communication for meetings of the Board and shareholders. In order to contribute and function effectively, the company secretary must have the necessary qualification recognized by the relevant regulatory authorities and experience and capability to carry out duties of this position. In addition, the company secretary needs to keep abreast with the developments around corporate and securities law, listing requirements and corporate governance practices. Accordingly, a structured training programme is in place for the company secretary to improve knowledge and skills.

The Company Secretary of Malton is a fellow member of the Malaysian Institute of Chartered Secretaries and Administrators. The Board has unrestricted access to the advice of the Company Secretary on all matters concerning governance and regulatory requirements.

Meetings

Board meetings are structured with pre-determined agendas. Notification on Board meetings is sufficiently given to enable full attendance at Board meetings. Board papers which are appropriate and complete with comprehensive information are prepared and circulated prior to each Board meeting. Board papers are targeted to be distributed to the Directors within 5 business days in advance of the board meeting for their review and request further information and explanation, if necessary. The Directors also have unfettered access to all information within the Group in furtherance of their duties. Minutes which record the deliberations and decisions of the meetings are circulated for review by the Board members on accuracy and completeness.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Meetings (cont'd)

The Board is scheduled to meet at least five (5) times a year, with additional matters addressed by way of circular resolutions and additional meetings convened as and when necessary. The Board met five (5) times during the financial year ended 30 June 2025. The attendance of the Directors and Board meetings held during the financial year under review is set out below.

Name	Total Meetings Attended
Tan Sri Lim Siew Choon	5 of 5
Puan Sri Tan Kewi Yong	5 of 5
Datuk Hong Lay Chuan	5 of 5
Chua Thian Teck	5 of 5
Dato' Siew Mun Wai	5 of 5
Arunasalam A/L Muthusamy	5 of 5
Baharum Bin Harun	5 of 5

Board Charter and Code of Conduct and Business Ethics

The Board Charter sets out the roles and responsibilities of the Board and serves as a reference to the Board on the matters for the Board deliberation and the roles and responsibilities delegated to Management and Board Committees.

The Board Charter is reviewed periodically to ensure that it remains consistent with the vision and mission and strategic direction of the Group, in compliance with governance and regulatory changes.

The Board Charter is available on Malton's website at www.malton.com.my

The Board has established a Code of Conduct and Business Ethics for the Group which sets out the standard professional and personal behaviour for all employees at the work place. The Code of Conduct and Business Ethics serves as a guide on matters concerning conflicts of interest, confidentiality, fraud, staff relations, safeguard of properties, compliance with laws and regulations amongst others.

The Code of Conduct and Business Ethics is available on Malton's website at www.malton.com.my

Anti-Bribery and Anti-Corruption Policy

In line with the requirements of the MACC Act, the Board has formalised the anti-bribery and anti-corruption policy and procedures of the Group. The Board upholds a business environment that is free of corruption.

Pursuant to the Anti-Bribery and Anti-Corruption Policy, the Whistleblowing Policy and Procedures enable concerns of possible improprieties and malpractices in the Group to be brought to the attention of the Board and Management in an appropriate manner. The reporting procedure and process are set out in the policy.

The Anti-Bribery and Anti-Corruption Policy and Whistleblowing Policy of the Group are available on Malton's website at www.malton.com.my

CORPORATE GOVERNANCE OVERVIEW STATEMENT (cont'd)

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Board Composition and Independent Directors

The Board comprises seven (7) directors, three (3) of whom are independent directors. The ratio of independent directors on Board of Malton fulfils the requirements of Paragraph 15.02(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Main Market Listing Requirements") which sets out that at least two (2) directors or 1/3 of the board of directors of a listed issuer, whichever is the higher, are independent directors. In the event of any vacancy in the board of directors which results in non-compliance in the composition of the Board, the Board must fill the vacancy within three (3) months. Re-election of directors is carried out every year at the annual general meeting. All directors are required to submit themselves for re-election at least once every three (3) years.

The Board has established an evaluation procedure which is carried out, on an annual basis, to ensure that independent directors meet the criteria of independent directors set out in the Main Market Listing Requirements and the effectiveness and contribution of each independent director. In the opinion of the Board as a whole, the independent directors have met the criteria set out in the Main Market Listing Requirements. Each independent director has affirmed his independency and judgement to bear on issues of strategy, performance, allocation of resources, risk management, internal controls and standards of conduct for the Group. The minority shareholders are well represented by the presence of the existing independent non-executive directors in the Board who have shown that they are individuals with integrity and highly capable and competent to carry out their duties and responsibilities.

The Board takes cognizance that the MCCG recommends that the tenure of an independent director should not exceed a cumulative term of 9 years. None of the independent directors of Malton has served a term exceeding 9 years. If the Board, through review and recommendation of the Nominating Committee, wishes to retain a person as an independent director beyond 9 years, it shall provide justification and seek shareholders' approval through a two-tier voting process.

Nominating Committee

The Board established the Nominating Committee on 24 October 2002. The Nominating Committee currently comprises:-

- Arunasalam A/L Muthusamy (*Independent Non-Executive Director*) – Chairman
- Dato' Siew Mun Wai (*Independent Non-Executive Director*) – Member
- Baharum Bin Harun (*Independent Non-Executive Director*) – Member

The functions, responsibilities and authority of the Nominating Committee are set out in its terms of reference. The main objectives of the Nominating Committee are to assess, make recommendations and consider candidates for appointment to the Board. The scope of responsibilities of the Nominating Committee also covers the assessment of the performance and effectiveness of the Board as a whole and the Directors individually.

The Board had established a Directors' Fit and Proper Policy for the Group which sets out the fit and proper criteria for appointment and re-appointment of Directors on the Boards of the Group. The policy serves as a guide to the Nominating Committee and the Board in their review and assessment of candidates proposed for appointment onto the Board as well as assessment of directors who are seeking re-election and other periodic assessments.

The Directors' Fit and Proper Policy of the Group is available on Malton's website at www.malton.com.my

For new appointment to the Board, the Nominating Committee may consider recommendations from existing directors, major shareholders, independent professional recruitment specialists or professional bodies to identify suitably qualified candidates.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Nominating Committee (cont'd)

In accordance with the Directors' Fit and Proper Policy, the Nominating Committee will consider the following criteria in the evaluation of candidates for new appointment:-

- Character and integrity covering compliance with legal obligations and regulatory requirements, personal integrity, financial integrity and reputation
- Experience and competence including qualification, skills, relevant experience and expertise and past performance track record

Additionally, in the case of appointment as independent directors, the Nominating Committee will review:-

- Relationship of the candidate with the existing Directors and senior management to assess independency and ability to discharge the duties of an independent director
- Time and commitment including ability to devote a certain amount of time as a member of the Board

For the financial year ended 30 June 2025, the Nomination Committee reviewed the performance of the Board members, individually and collectively as a Board and also the Board Committees based on the following key aspects:-

- Size of the Board
- Composition of the Board to assess the ratio of Independent Directors
- Assessment of independency of the Independent Directors
- Diversity of skills and experience of the Board
- Scope of responsibilities and discharge of duties of the Board as a whole and the Board members individually
- Effectiveness of the Board as a whole and the Board members individually
- Review of the tenure of each director
- Functions of Board Committees and the Terms of Reference
- Discharge of duties and responsibilities of the Board Committees

The Nominating Committee is satisfied that the Board as a whole and the Board members individually have fulfilled their duties and responsibilities effectively and are suitably qualified in their respective positions.

Additionally, the annual re-election of a director is contingent upon satisfactory evaluation of the performance and contribution to the Board and Group.

On the review of the Remuneration Committee, ESOS Committee and Audit Committee, the Nominating Committee concluded that each Board Committee carried out its functions and responsibilities effectively in accordance with its terms of reference.

An evaluation of the Independent Directors was also carried out to assess their independency and competency to continue in office as independent directors of Malton on self-assessment basis and by the other members of the Board. It was concluded that each independent director has continuously maintained his independency and is competent to continue serving as an independent director of the Company.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (cont'd)

MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Board Diversity

The Board presently does not have any policy on gender diversity in its evaluation of candidacy and assessment of the performance of the Board as a whole or the Directors individually as the main considerations for a Board appointment and performance as a Director is on character, integrity, experience and competency.

The Board takes cognizance of the recommendations on gender diversity set out in the MCCG and will evaluate the policies from time to time and if found suitable and necessary, revise the policies to meet the requirements of the Company.

Remuneration Committee

The function for assessment of the remuneration of directors and senior management is charged to the Remuneration Committee. The responsibilities and authority of the Remuneration Committee are set out in its terms of reference. The Committee will review the remuneration package of each Executive Director from time to time to assess and make appropriate recommendation, if necessary, to ensure that remuneration packages are competitive to attract and retain capable executives who can manage the Group successfully. Executive Directors have no part in the decision-making process of their own remuneration.

The determination of remuneration packages of independent non-executive directors is a matter of the Board as a whole. The independent non-executive directors do not partake in decisions affecting their remuneration.

The terms of reference of the Remuneration Committee is available on Malton's website www.malton.com.my

The Board endorsed the formation of the Remuneration Committee on 24 October 2002 to assist the Board in the discharge of its responsibilities in this matter. Currently, the Remuneration Committee comprises:-

- Arunasalam A/L Muthusamy – Chairman
- Baharum Bin Harun – Member
- Chua Thian Teck – Member

During the financial year ended 30 June 2025, the Remuneration Committee carried out the review of the remuneration policies, structure and packages of each director and reported to the Board of Directors.

The aggregate remuneration of the Directors for the financial year ended 30 June 2025 is set out below.

	Salaries RM	EPF RM	Fees RM	Meeting Allowance RM	Benefit- In-Kind RM	Total RM
Tan Sri Lim Siew Choon	-	-	240,000	-	37,924	277,924
Puan Sri Tan Kewi Yong	780,000	93,600	-	-	22,700	896,300
Datuk Hong Lay Chuan	1,040,000	124,800	-	-	22,700	1,187,500
Chua Thian Teck	1,120,000	124,800	-	-	26,335	1,271,135
Dato' Siew Mun Wai	-	-	48,000	12,000	-	60,000
Arunasalam A/L Muthusamy	-	-	48,000	13,000	-	61,000
Baharum Bin Harun	-	-	48,000	13,000	-	61,000
Total	2,940,000	343,200	384,000	38,000	109,659	3,814,859

CORPORATE GOVERNANCE OVERVIEW STATEMENT

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MCCG PRINCIPLE A – BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

Personal Development

The Board believes that continuous learning is essential for the Directors to carry out and fulfil their duties and responsibilities. The Directors are committed to keep abreast of the market and industry trends, regulatory changes, governance best practices and related matters. All the Directors have attended the Directors' Mandatory Accreditation Programme required by Bursa Malaysia Securities Berhad. During the financial year ended 30 June 2025, the directors attended various seminars, forums and training including Mandatory Accreditation Programme Part II: Leading for Impact (LIP), Board Ethics: Growing Concerns from New Technology, Stakeholder Interests & Conflict of Interest, Audit Oversight Board's conversation with Audit Committee, Understanding the Challenges of an Independent Director, Residential Property Conference 2024, Unlocking Growth: How ECRL is shaping real estate opportunities in East Coast Region, Johor-Singapore Special Economic Zone (JS-SEZ) A Catalyst for Regional Development, Understanding The Amendments To The Housing Development (Control and Licensing) Act 1966 (ACT 118) and Malaysia Economic Forum 2025.

MCCG PRINCIPLE B – EFFECTIVE AUDIT AND RISK MANAGEMENT

Audit Committee

The Audit Committee primarily supports the Board in fulfilling its responsibilities in financial reporting, internal control structure, risk management assessment, internal and external audit functions.

The current Audit Committee comprises three (3) independent non-executive directors, who are from a wide range and diverse background in qualification, skills and experience necessary to discharge their duties. All members are financial literate and familiar with matters concerning property development and construction. In addition to the requirement that the Audit Committee must comprise only non-executive directors, the Audit Committee has a policy that requires a former key audit partner to observe a cooling-off period of a least three (3) years before being appointed as a member of the Audit Committee. None of the current members of the Audit Committee is a former key audit partner of the auditors of the Group.

More information on the Audit Committee is set out in the Audit Committee Report in this Annual Report.

Risk Management and Internal Control

The Board affirms its responsibility for maintaining a sound and effective system of risk management and internal controls. The Board together with Management have established a risk management and internal control framework which is essentially designed to identify the risks that could impede the performance of the Group with mitigation strategies which include planning and taking steps to reduce the probability of the risks and severity of the risks.

Information on the risk management and internal control framework is set out in the Statement on Risk Management and Internal Control in this Annual Report.

Internal Audit Function

The Group has established an internal audit department which reports directly to the Audit Committee. The main objective of the Internal Audit Department is to review and assess the efficiency and effectiveness of internal controls and governance processes within the Group.

More information on the Internal Audit Function is set out in the Audit Committee Report in this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (cont'd)

PRINCIPLE C – INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

Communication with Stakeholders

The Board subscribes to the corporate disclosure framework under the Main Market Listing Requirements. The Group has established its website www.malton.com.my which provides the shareholders and public access to information in relation to property launches, corporate matters, announcements and financial reports released to Bursa Malaysia Securities Berhad, analysts' reports and other investors' relations matters. The Board values and encourages communications with the shareholders and other stakeholders for them to establish better understanding of the Group's objectives and performance. Annual General Meetings are appropriate forums for shareholders to participate in questions and answer sessions with Directors and Management.

OTHER CORPORATE DISCLOSURES

1. Material contracts

There were no material contracts involving the interests of the Directors and/or major shareholders of the Company other than those disclosed in the Related Party Transactions and Balances presented in the Financial Statements of this Annual Report.

2. Audit and non-audit fees paid to external auditors

The Group paid a total of RM638,200 to Deloitte Malaysia PLT (formerly known as Deloitte PLT) and affiliates for audit and non-audit services for the financial year ended 30 June 2025. The details of the payments are set out below.

	Company RM	Group RM
Audit fees	110,000	497,000
Non-audit fees		
- Review of Statement on Risk Management and Internal Control	5,000	5,000
- Tax Compliance	10,300	61,700
- Housing Development Accounts	-	7,000
- Transfer pricing services	25,000	67,500
Total	150,300	638,200

3. Recurrent related party transactions

The Group was granted shareholders' mandate to enter into Recurrent Related Party Transactions for the sale of trading stock properties with related parties and construction and project management services contracts with related parties of Tan Sri Lim Siew Choon and Puan Sri Tan Kewi Yong at the 29th Annual General Meeting of Malton held on 22 November 2024.

During the financial year ended 30 June 2025, there were no new recurrent related party transactions pursuant to the above-mentioned mandates.

4. Malton Employees' Share Option Scheme

The Malton Employees' Share Option Scheme (Malton ESOS) was established on 20 April 2016. Malton ESOS which expired on 19 April 2021, was extended by five (5) years until 19 April 2026. Malton ESOS is currently the only existing employees' share option scheme under the Company.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

(cont'd)

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OTHER CORPORATE DISCLOSURES (cont'd)

4. Malton Employees' Share Option Scheme (cont'd)

Some of the details of the Malton ESOS are set out below.

Date of grant of options	Exercise price per option RM	Number of options				Balance as of 30 June 2025
		Granted	Balance as of 1 July 2024	Exercised	Lapsed	
23 February 2017	0.80	16,115,000	2,585,600	-	110,000	2,475,600

Malton ESOS options granted to the directors are set out below.

Date of grant of options	Number of options			Balance as of 30 June 2025
	Granted	Balance as of 1 July 2024	Lapsed	
Tan Sri Lim Siew Choon	300,000	300,000	-	300,000
Puan Sri Tan Kewi Yong	450,000	450,000	-	450,000
Datuk Hong Lay Chuan	450,000	450,000	-	450,000
Chua Thian Teck	450,000	450,000	-	450,000
TOTAL	1,650,000	1,650,000	-	1,650,000

The total maximum allocation applicable to the directors and senior management is approximately 17.7% of the total maximum allocation available to all of the eligible employees under the Malton ESOS, all of which were granted to the directors and senior management.

5. Status of Utilisation of Proceeds

Pursuant to the authority to allot and issue shares under Section 75 and 76 of the Companies Act, 2016, the Constitution of the Company, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and subject to the approval of the relevant governmental/regulatory authorities (if any) given to the Directors at the 29th Annual General Meeting of the Company held on 22 November 2024, the Company proposed a private placement of up to 10% of the total issued shares of the Company as announced on 3 December 2024. Bursa Malaysia Securities Berhad had, vide its letter dated 9 December 2024, approved the listing and quotation of up to 53,061,614 new ordinary shares in Malton to be issued pursuant to the proposed private placement. Under the first tranche of the private placement completed on 23 January 2025, the Company issued and allotted 45,600,000 ordinary shares and raised RM16,872,000. As at 27 October 2025, the said proceeds raised from the private placement have been fully utilised.

DIRECTORS' RESPONSIBILITY IN PREPARING THE FINANCIAL STATEMENTS

The Directors are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Group at the end of the financial year and of the results and the cash flow of the Group for the financial year.

The Directors are satisfied that, in preparing the financial statements of the Group for the financial year ended 30 June 2025, the Group has adopted approved applicable accounting standards in Malaysia and complied with the provisions of the Companies Act, 2016.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

Malton Berhad (Malton) aspires to be a leading lifestyle and innovative property developer. The Board of Directors of Malton (Board) concurs that, to achieve long term growth and sustainability of the business of the Group and enhance return to the shareholders and other stakeholders, it is imperative for Malton and its subsidiaries (Group) to have a sound risk management framework and internal control system as integral features of the corporate governance structure of the Group.

The focus of risk management is to identify and assess risks and manage them to reduce the exposure and impact of the risks on the Group. Having a robust and effective risk management framework, embedded into the culture of the Group, to govern and analyse, treat, monitor and communicate the risks across the Group will promote organisational effectiveness and contribute towards the achievement of corporate strategies and goals. The Group has established a risk management policy which aligns with the ISO31000:2018 Risk Management Standards.

The internal control system of the Group is designed to minimize risks and protect assets, ensure accuracy of records, promote operational efficiency, and ensure adherence to policies, rules, regulations and laws.

Risk Management Framework

The Group's business comprises Property Development Division, Construction and Project Management Division and Property Trading. The Board and Senior Management have developed a risk management framework within the governance system of the Group, essentially designed to determine and analyse the risks that could disrupt the operations of the Group.

We strive to control, as much as possible, future outcomes by acting proactively rather than reactively. Therefore, effective risk management is very important to us to reduce both the possibility of a risk occurring and its potential impact. The Group's risk management process begins with understanding the operating environment in which we operate, the current state of affairs and any situation and circumstances that could pose a threat to our businesses.

The risk management framework of the Group serves to:-

- Identify the risks faced by the Group;
- Determine the risks target areas;
- Establish the risk appetite of the Group;
- Evaluate the likelihood and impact of the risks on the target areas and Group as a whole;
- Determine and implement the mitigation and control strategies to eliminate or reduce the severity of the risks;
- Monitor and manage the process of mitigation and control;
- Evaluate the effectiveness of the mitigation strategies;
- Develop any further necessary measures to manage risks;
- Record and report the results of mitigation and control;
- Review of the risk management process and procedures periodically.

Risk Governance Structure

The Board, as a whole, is responsible for the oversight of a sound and effective risk management framework and internal controls of the Group is in place to ensure:

- The safeguard of shareholders' interests and Group's assets;
- Continuous identification, evaluation, monitoring and management of key risks that may impede the Group's business activities;
- Proper accounting records are maintained and financial information of the Group is reliable; and
- Compliance with applicable laws and regulations.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

Risk Governance Structure (cont'd)

Senior Management comprising the head of each business division, namely Property Development, Construction and Project Management and Property Trading, together with the Executive Directors are entrusted with:-

- Identifying principal risks that could affect the operations for each business division;
- Assessment of the impact of the risks;
- Establishing policies and mechanisms to manage and mitigate the risks in accordance with the Group's strategic vision and overall risk appetite;
- Designing, implementing and monitoring the effective implementation of risk management and internal control system;
- Implementing remedial actions to address the compliance deficiencies; and
- Reporting to the Board on any changes to the risks or emerging risks and the corrective and mitigation actions taken.

The management for each business division is primarily responsible for the implementation of policies and procedures for day-to-day risk monitoring and managing the process of mitigation and report the results to the Executive Directors and Senior Management.

Significant Risks

The significant risks identified are categorized as follows:-

• Economic risks

The Group recognises economic risks are macroeconomic circumstances which include economic volatility, political stability, foreign policy uncertainty, trade uncertainties and government policies that could affect market trends and prices, wages, taxes and cost of materials among other things and may adversely affect profits.

• Financial risks

Financial risks include exposure to fluctuations in interest rates, foreign exchange fluctuations, cash flow liquidity and financial leverage.

• Environmental conditions

Environmental risks include actual or potential threats of adverse effects on the community and environment by effluents, emissions, wastes, resource depletions arising out of business activities.

• Market risks

The Group recognises the market trends and conditions like low demand, oversupply, or an economic decline could make a development unfeasible or unprofitable. Factors like interest rates, employment rates, and demographics can impact prices and saleability.

• Operational risks

The Group recognises operational risks which may include inadequate procedures, systems or policies, system failures, employee errors, breach of internal controls and incidents of fraud. Potential risks to operations also include unexpected variations to cost, defects or late delivery penalties and delays in acquiring regulatory approval.

• Health and Safety

The Group recognises that managing occupational safety and health is an integral part of managing the business. Through our risk management process, we identify hazards, evaluate and analyse the risks associated with those hazards, then taking action to eliminate the hazards or control the risks that cannot be eliminated to minimize injury and illness potential.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (cont'd)

Significant Risks (cont'd)

- **Cybersecurity**

The Group recognises the risks arising from disruptions to information technology infrastructure, as well as the threat of cyber terrorism and information security breaches.

Risk Assessment

The assessment of risks mainly covers the following areas:-

1. Review of Business Opportunities

The Board and Senior Management have established a process for the review of business opportunities which include carrying out detailed feasibility studies, market researches, formulation of potential development plans, financial and operational requirements to assess the viability of the opportunities, identify potential areas of risks and where necessary, plans to alleviate or reduce the effects of any potential risks.

2. Review of Property Development Projects

Property Development is based on expectation of a future demand. To be a successful property developer, we must get our development to the market at the right time and the right price. The development profits depend on how we manage the development costs against timeline. Before inception and during the progress of a development project, the development team needs to manage, amongst others, legal requirements, local authorities, neighbourhood expectations, consultants and contractors. Based on the requirements and challenges of a development project, the Board and Senior Management have formulated a risk management framework to identify and assess the type of risks, levels of the risks, potential effects of the risks and risks mitigation process.

3. Review of Construction Projects

The development and construction teams will, prior to commencement of any development and construction activities, review the construction requirements including equipment and machinery specifications, type and usage of materials to assess the impact of the activities on the community and environment and also well-being and safety of the work force on site. The teams will make the necessary recommendations to address and minimise the effects of any potential risks to the community, environment and ensure the wellbeing and safety of the work force on site.

4. Review of Financial Requirements and Cash Flow Management

Prior to the implementation of any approved development or construction projects, the Executive Directors and Senior Management will review the budget and overall cash flow requirements to assess and plan the financing requirements and cost of financing.

5. Health and Safety Practices

Health and safety of employees at the work place, whether at various construction sites or offices, has a substantial impact on the Group. The Group has implemented initiatives to identify hazards in the workplace and put in place, measures to minimise them and inculcate safety at workplace. Employees are informed and trained on health and safety hazards and measures.

Internal Control System

The characteristics of the internal control system of the Group comprises a control environment, risk assessment, control activities, information and communication and monitoring.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

Internal Control System (cont'd)

The internal control system of the Group include the following areas:-

1. Integrity and Ethical Values

The Board and Senior Management set the tone of integrity and conducts in respect of good corporate governance and corporate behaviour. The Code of Conduct and Business Ethics sets out the standards of integrity and values required of each employee. The Code covers requirements on conduct in the work place, dealings with external parties, compliance with laws and regulations, protection of the Group's and conflict of interest amongst others.

Employee Handbook provides guidance and information related to the vision and mission of the Group, policies and procedures and employment entitlement and benefits. The Employee Handbook also address matters and actions relating misconduct and breach of employment guidelines.

2. Commitment to Competency of Employees

We are committed to recruiting people with necessary qualification, knowledge and competencies to complement the required skills for our business. We have established programmes and initiatives to equip employees and enhance their abilities and skills in driving the Group forward through ongoing emphasis on performance management and employee development. It is the Group's practice to train the employees from time to time in order for them to perform well in their current positions and also for career advancement.

The Group has an appraisal system in place to gauge the performance of the employees and ensure that individuals who perform well are recognised and rewarded appropriately.

Succession Planning is crucial to the continuity of the business strategies of the Group. Talents who show leadership qualities and potential are given the opportunity and training for career development.

3. Board of Directors and Audit Committee

The Board is overall responsible for the corporate governance of the Group. The Audit Committee supports the Board in the review of the adequacy and effectiveness of the internal control system of the Group.

4. Internal Audit Function

The Group has established an internal audit department which carries out the internal audit function in the Group. The findings of the internal audit department are regularly reported to the Audit Committee. The Audit Committee meets at least five (5) times a year with the Board to discuss significant issues discovered during the internal audit process and makes the necessary recommendations to the Board.

5. Organisation Structure

The Group is led by the Board and Senior Management who have clear roles and responsibilities and lines of reporting. Separation of duties within the organisation identifies the areas of responsibilities and defines the lines of accountability. The lines of reporting enable proper delegation of authority and duties for planning, execution and monitoring of business operations.

6. Risk Management

The risk management process of the Group encompasses identifying occurrence and circumstances which could adversely affect the operations of the Group, analysing the risks and impact, determining response strategies, monitoring and report on the implementation and outcome of the response. By doing so, the Group endeavours to protect and create value for the stakeholders of the Group including the shareholders, employees, customers and suppliers.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (cont'd)

Internal Control System (cont'd)

7. Anti-Bribery and Anti-Corruption Policy

The Group has established policies and procedures to ensure specifically to identify, analyse, assess internal and external corruption risk exposure. The corruption risk assessment procedures include:-

- a. Risk of corruption and fraud activities arising from lapses in the Group's organisation governance framework and internal systems.
- b. Financial transactions that may disguise as corrupt payments.
- c. Business activities in countries or sectors that pose higher corruption risk.
- d. Non-compliance by external parties acting on behalf of Malton Group.
- e. Relationships with third parties in the supply chain which are likely to expose the Group to corruption.

Comprehensive assessment of anti-corruption risk will be carried out at least once every three years with intermittent assessments to be conducted when necessary to ensure relevance and compliance with the legislation.

8. Whistleblowing Policy and Procedures

Whistleblowing Policy and Procedures of the Group provides the avenue for employees and external parties to raise legitimate concerns on any misconduct, illegal activities, unethical or inappropriate behaviour committed by the employees of the Group. Written reports are to be addressed to the Senior Independent Director and Company Secretary of the Group. Anonymous reports are not accepted. All reports will be handled with utmost confidentiality to protect the whistleblower against victimization or reprisal.

9. Standard Operating Policies and Procedures and Limits of Authority

Each department within the Group has its own standard operating policies and procedures (SOPs) which set out guidances, references and expectations for execution of work duties. One of the advantages of having SOPs in place is consistency in the delivery of products and services. The SOPs are reviewed periodically to ensure that practices keep pace with the development in the market and industry and amendments in the regulatory environment.

10. Budgeting Process

Budgets are drawn up for each project before commencement and for business units, on an annual basis.

The budgets are presented to the Senior Management and Executive Directors for review and approval. The performance of projects and the Group is monitored and reviewed periodically based on the approved budgets and forecasts. The Senior Management reviews the reports on the performance and variances and where appropriate and necessary, take remedial actions.

11. Tender Process

The Group has established a tender process for awards of contracts. The pre-qualification exercise involves evaluation of relevant experiences and financial capabilities of the contractors and suppliers. Tenders are opened in the presence of the consultants, staff from the project and contracts departments and Management. The tender values are recorded and kept private and confidential. Further assessment is carried out through interviews and inspection of the quality of materials and workmanship. Tender reports are presented to the Tender Committee for review and comments. Management team will carry out a final review and negotiation prior to shortlisting the tenderers for recommendation to the Senior Management where selection will be decided.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

(cont'd)

Internal Control System (cont'd)

12. Meetings

The purpose of meetings is to inform and provide updates on business activities and performance of business divisions and the Group as a whole. Meetings bring the leadership in a forum to provide guidance and solve problems with the ultimate goal of meeting the objectives of the Group.

Each business division holds scheduled operation meetings where development and construction progress reports are presented and reviewed. Agenda of the meeting include work progress, quality of work, whether schedules are met, manpower requirements, risks and controls, issues encountered and solutions reached.

At monthly management meetings, the Group's strategies and performance are reviewed and discussed. Presentation includes information on sales and marketing performance, financial performance, property development projects, construction projects, quality assurance and talent management.

13. Site Visits

Management carries out periodic visits to project sites to inspect work progress and quality of work to check if construction is carried out according to the development plan and schedule.

14. Financial Reports

Monthly management reports containing operational budgets and financial performance and indicators of projects are presented at management meetings.

The Group's quarterly financial statements and annual audited financial statements are reviewed by the Audit Committee and thereafter recommended to the Board for consideration and approval prior to release to Bursa Malaysia Securities Berhad.

15. Safeguard of Assets

The Group ensures that proper accounting of assets is kept. Insurance policies are in place to ensure that the assets are sufficiently covered against loss and damages. Scheduled inspection and maintenance of machinery is carried out to assure that they are maintained in optimal conditions.

The Board is assured that the Group's risk management and internal control system is operating adequately and effectively, in all material aspects, based on the risk management and internal control system of the Group. The Board will review its risk management framework from time to time to ensure its relevance and compliance with the relevant legislations and guidelines.

Review of this Statement by External Auditors

The External Auditors have performed limited assurance procedures on this Statement on Risk Management and Internal Control in accordance with Malaysian Approved Standard on Assurance Engagements, ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information and AAPG 3, Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control Included in the Annual Report.

AUDIT COMMITTEE REPORT

The Audit Committee of Malton Berhad was formed on 8 March 2002. The Audit Committee comprises three (3) independent non-executive directors.

- Arunasalam A/L Muthusamy – *Independent Non-Executive Director* (Chairman)
- Dato' Siew Mun Wai – *Independent Non-Executive Director* (Member)
- Baharum Bin Harun – *Independent Non-Executive Director* (Member)

Both Arunasalam A/L Muthusamy and Dato' Siew Mun Wai are members of chartered accountancy bodies United Kingdom. Mr Arunasalam is a Fellow Member of the Association of Chartered Certified Accountants and a Chartered Accountant of the Malaysian Institute of Accountants. Dato' Siew Mun Wai is a Fellow Member of the Institute of Chartered Accountants in England & Wales and a Chartered Accountant of the Malaysian Institute of Accountants.

The Audit Committee met five (5) times during the financial year ended 30 June 2025. The attendance of the Audit Committee members during the financial year is set out below.

Name	Total Meetings Attended
Arunasalam A/L Muthusamy	5 of 5
Dato' Siew Mun Wai	5 of 5
Baharum Bin Harun	5 of 5

TERMS OF REFERENCE

Objectives of the Audit Committee

The primary objectives of the Committee are to:-

1. Provide oversight of the financial reporting process, the audit process, the internal control system of the Malton Berhad and its subsidiaries and compliance with laws and regulations.
2. Maintain, through regularly scheduled meetings, an open line of communication between the Board, Management, external auditors and internal auditors; and
3. Oversee and appraise the quality of the audits conducted by the external auditors and internal auditors.

Membership of the Audit Committee

1. The Company must appoint an Audit Committee from amongst its directors and must be composed of not fewer than 3 members, all of whom shall be non-executive directors with a majority of them being independent directors.
2. At least one member of the Audit Committee:-
 - i. must be a member of the Malaysian Institute of Accountants; or
 - ii. if he is not a member of the Malaysian Institute of Accountants, he must have at least 3 years' working experience and:-
 - a. he must have passed the examinations specified in Part I of the First Schedule of the Accountants Act 1967; or
 - b. he must be a member of one of the associations of accountants specified in Part II of the First Schedule of the Accountants Act 1967; or
 - iii. fulfils such other requirements as prescribed by Bursa Malaysia Securities Berhad.

AUDIT COMMITTEE REPORT

(cont'd)

TERMS OF REFERENCE (cont'd)

Membership of the Audit Committee (cont'd)

3. No alternate director shall be appointed as a member of the Committee.
4. If a member of the Committee for any reason ceases to be a member with the result that the number is reduced to below three (3), the Board of Directors shall, within 3 months of that event, appoint such number of new members as may be required to make up the minimum number of three (3) members.
5. A person who is a former audit partner in charge of the external audit of the Company is required to observe a cooling-off period of at least three (3) years before he/she can be considered for appointment as a director or a member of the Audit Committee of the Company.

Chairman of the Audit Committee

The members of the Committee shall elect a Chairman from among themselves who shall be an independent director subject to the endorsement of the Board of Directors.

Authority of the Audit Committee

The Committee shall, in accordance with a procedure to be determined by the Board of Directors and at the cost of the Company:-

1. Have the authority to investigate any matter within its terms of reference;
2. Have the resources which are required to perform its duties;
3. Have full and unrestricted access to any information pertaining to the Group;
4. Have direct communication channels with the external auditors and also the internal auditors;
5. Be able to obtain independent professional advice or other advice necessary for the discharge of its duties; and
6. Be able to convene meeting with the external auditors and/or internal auditors excluding the attendance of other directors and/or employees, whenever it is deemed necessary.

The Chairman of the Committee shall engage on a continuous basis with senior management on matters affecting the Group.

Where the Committee is of the view that a matter reported by it to the Board of Directors of the Company has not been satisfactorily resolved resulting in a breach of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Committee shall promptly report such matter to Bursa Malaysia Securities Berhad.

Key Functions and Responsibilities

The primary functions of the Committee are to review the following and report the same to the Board of Directors:-

1. The audit plan, audit findings and audit reports and evaluation of the system of internal controls with the external auditors and assistance given by the employees of the Group to the external auditors;
2. The adequacy of scope, competency and resources of the internal audit function and the necessary authority to carry out its duties;
3. The internal audit plan and processes, the results of the internal audit assessments and investigation undertaken and whether appropriate actions are taken on the recommendation of the internal audit function and/or the Committee;

AUDIT COMMITTEE REPORT (cont'd)

TERMS OF REFERENCE (cont'd)

Key Functions and Responsibilities (cont'd)

4. The quarterly results and year-end financial statements, prior to review by the Board of Directors, focusing particularly on:-
 - i. changes in or implementation of major accounting policy changes;
 - ii. significant matters highlighted including financial reporting issues, significant judgements made by management, significant and unusual events or transactions, and how these matters are addressed; and
 - iii. compliance with accounting standards and other legal requirements.
5. All related party transactions and conflict of interest situations that arose, persist and may arise within the Group including information on the framework in place for the purposes of identifying, evaluating, approving, reporting and monitoring such conflict of interest situations and related party transactions.
6. Audit programme and processes of the external auditors including evaluation of the performance and audit independence of the external auditors and whether there is reason (supported by grounds) to believe that the external auditors are not suitable for re-appointment;
7. Any resignation of external auditors of the Company; and
8. Recommendation for nomination of a person or persons as external auditors.

Meetings and Reporting of the Audit Committee

1. The quorum in respect of a meeting of the Committee shall be a majority of independent directors.
2. The Committee shall meet each quarter of a financial year to review the unaudited results of the Group and on an annual basis, to review the audited financial statements. Additional meetings may be convened, as the Chairman shall decide, in order to fulfil its duties.
3. The Company Secretary or any person appointed by the Audit Committee shall be the Secretary of the Audit Committee and shall be responsible, in conjunction with the Chairman, for drawing up the agenda and other supporting explanatory documentation for circulation to the Committee Members prior to each meeting. The Secretary will also be responsible for keeping the minutes of the meetings of the Committee and circulating them to the members and to the other members of the Board of Directors. The Chairman shall convene a meeting of the Committee to consider any matter that the external auditors believe should be brought to the attention of the directors and/or shareholders of the Company.
4. Any other directors and/or employees of the Company may attend a meeting of the Committee upon an invitation of the Committee.
5. All or any member of the Committee may participate in a meeting of the Committee by telephone conferencing, video conferencing or any communication equipment that allows all persons participating in the meeting to communicate with each other. A person so participating shall be deemed to be present in person at the meeting and shall be entitled to vote or be counted in a quorum accordingly.

AUDIT COMMITTEE REPORT

(cont'd)

SUMMARY OF ACTIVITIES CARRIED OUT BY THE AUDIT COMMITTEE DURING THE FINANCIAL YEAR ENDED 30 JUNE 2025

During the financial year ended 30 June 2025, the Audit Committee had reviewed the quarterly unaudited financial results together with members of Management and reported its comments to the Board of Directors prior to release to Bursa Malaysia Securities Berhad.

The Audit Committee reviewed the internal audit report on related party transactions conducted during the financial year ended 30 June 2025 based on established guidelines and procedures to ensure that the transactions were entered into by the Group on an arm's length basis on terms which are not more favourable than those transacted with the public and not detrimental to the interest of the minority shareholders. It was confirmed that the related party transactions were conducted in compliance with established guidelines and procedures at prevailing market prices and on terms which are not more favourable than those transacted with the public and not detrimental to the interest of the minority shareholders.

The internal audit reviewed and presented reports to the Audit Committee on operational functions and internal controls on the following:-

- Property Management emphasising on policies and procedures on tenancy rental collection and renewal of agreements
- Customer Care on vacant possession procedures, defects rectification and customer satisfaction survey
- Recurrent Related Party Transactions with the focus on procedures, documentation and disclosure
- Sustainability Report on common sustainability, waste and emission and specific industry indicators
- General Insurance on policies and procedures for renewal, insured sum and source of quotation and approval process
- IT Department with focus on post implementation of IT software and hardware upgrade, monitoring of IT assets and business continuity and disaster recovery plan
- Sales and Marketing emphasising on collection of booking fees, cancellation and forfeiture and refund process
- Sales Administration with focus on the policies and procedures for billing, late payment interest charge and waiver and execution of sales and purchase agreements and stamping

The Audit Committee met with the external auditors, prior to commencement of the audit for the financial year ended 30 June 2025 and discussed the planning report presented by the external auditors. The planning report covered the objectives, scope and procedures of audit work to be carried out by the external auditors. During the review of the year-end audited financial statements, the external auditors had also reported to the Audit Committee on the audit progress and findings made during audit process. The Audit Committee met and reviewed the year-end audited financial statements together with the external auditors and Management and reported its assessment to the Board of Directors prior to release to Bursa Malaysia Securities Berhad.

The Audit Committee also met with the external auditors without presence of the executive members of the Board and Management to discuss matters relating to the audit process and assistance and cooperation extended by Management and employees of the Group.

As practiced in the previous years, the Audit Committee also reviewed the independence policies and procedures of the external auditors for assessment of independency of the external auditors.

INTERNAL AUDIT FUNCTION

The Group has established an in-house internal audit department to assist the Board and Audit Committee in ensuring that a sound system of internal controls is in place. The Internal Audit Department reports directly to the Audit Committee. The responsibilities of the Internal Audit Department include evaluating the adequacy of the internal control system to provide reasonable and independent assurance that such system continue to operate efficiently and effectively and recommending improvements where required. In addition, the team evaluates compliance with policies and procedures as well as sound business practices and examine adherence to laws and regulations.

AUDIT COMMITTEE REPORT (cont'd)

INTERNAL AUDIT FUNCTION (cont'd)

The Internal Audit Department is staffed by two personnel, both holding Certified Public Accountant (Australia). The department is headed by Mr Chow Kim Wai, also a Chartered Member of the Institute of Internal Auditors Malaysia. The internal audit team is free from any relationships and conflict of interest that may impair objectivity and independence. The total cost incurred for the internal audit function of the Group for the financial year ended 30 June 2025 was approximately RM370,397.

During the financial year ended 30 June 2025, the internal audit department carried out its audit duties based on its established internal audit framework that covered business audit, system audit, operational and financial audits.

The Internal Audit team is required to present an audit plan prior to commencement of each financial year for review and approval by the Audit Committee. During the financial year ended 30 June 2025, the Internal Audit Department carried out its audit work based on the internal audit plan approved by the Audit Committee which covered business and operational activities of the property development and construction divisions and support services. The Internal Audit Department also reviewed and provided internal audit assurance for the Sustainability Statement of the Group.

In carrying internal audit work, the internal audit personnel carried on-site inspections, examine documents, interview relevant employees and discuss observations with the relevant department heads. These reports presented the findings on the activities carried out by the various departments and through the activities, evaluated the quality and effectiveness of internal controls in place and risks areas. The internal audit team also made recommendations for improvements and appropriate mitigation measures.



[Registration No: 199401035205 (320888-T)]

FINANCIAL STATEMENTS

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REPORT OF THE DIRECTORS

REPORT OF THE DIRECTORS

The Directors of **MALTON BERHAD** have pleasure in submitting their report and the audited financial statements of the Group and of the Company for the financial year ended 30 June 2025.

PRINCIPAL ACTIVITIES

The principal activities of the Company are that of investment holding and the provision of management services to its subsidiary companies.

The principal activities of the subsidiary companies are disclosed in Note 15 to the financial statements.

RESULTS OF OPERATIONS

The results of operations of the Group and of the Company for the financial year are as follows:

	The Group RM'000	The Company RM'000
Profit/(Loss) before tax	30,322	(655)
Income tax expense	(23,181)	(571)
Profit/(Loss) for the financial year	7,141	(1,226)
Profit/(Loss) attributable to:		
Owners of the Company	9,854	(1,226)
Non-controlling interests	(2,713)	-
	7,141	(1,226)

In the opinion of the Directors, the results of operations of the Group and of the Company during the financial year have not been substantially affected by any item, transaction or event of a material and unusual nature, other than gain on fair value adjustment of investment properties, reversal of freehold land previously written down to net realisable value, gain on fair value adjustment and loss on impairment of investment in redeemable preference shares, as disclosed in Notes 13, 14 and 18 to the financial statements respectively.

REPORT OF THE DIRECTORS

(cont'd)

DIVIDENDS

No dividends were paid or declared by the Company since the end of the previous financial year. Further, the Directors do not recommend any declaration of dividend in respect of the current financial year.

RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year other than those disclosed in the financial statements.

ISSUE OF SHARES AND DEBENTURES

During the current financial year, the issued and paid-up share capital of the Company was increased through the issuance of additional 45,600,000 new ordinary shares (1st Tranche of Private Placement Shares) at the issue price of RM0.37 per share pursuant to the Directors' resolution on 13 January 2025.

The 1st Tranche of Private Placement Shares shall, upon allotment and issue, rank pari passu in all respect with the existing ordinary shares. There were no other issues of shares during the financial year.

The Company did not issue any new debentures during the financial year.

SHARE OPTIONS

The Employees' Share Option Scheme ("ESOS") which was established on 20 April 2016 for the benefit of eligible employees and directors of the Group. The ESOS is to be in force for a period of five (5) years and had subsequently expired on 19 April 2021. The Board of Directors of the Company had on 15 April 2021 approved the extension of duration of ESOS for a further five (5) years commencing from 20 April 2021 to 19 April 2026.

The salient features of the ESOS are disclosed in Note 27 to the financial statements.

The movements of the options over the unissued ordinary shares in the Company granted under the ESOS during the financial year are as follows:

Date of grant	Exercise price per share RM	Number of options over ordinary shares			Balance as of 30.6.2025
		Balance as of 1.7.2024	Granted	Lapsed	
23.2.2017	0.80	2,585,600	-	110,000	2,475,600

REPORT OF THE DIRECTORS

(cont'd)

OTHER STATUTORY INFORMATION

Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:

- (a) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts, and had satisfied themselves that all known bad debts have been written off and that adequate allowance had been made for doubtful debts; and
- (b) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company have been written down to an amount which the current assets might be expected so to realise.

At the date of this report, the Directors are not aware of any circumstances:

- (a) which would render the amount written off as bad debts or the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or
- (b) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or
- (c) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or
- (d) not otherwise dealt with in this report or financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

At the date of this report, there does not exist:

- (a) any charge on the assets of the Group and of the Company which has arisen since the end of the financial year which secures the liability of any other person; and
- (b) any contingent liability of the Group and of the Company which has arisen since the end of the financial year.

No contingent or other liability has become enforceable, or is likely to become enforceable, within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may substantially affect the ability of the Group and of the Company to meet their obligations when they fall due.

In the opinion of the Directors, no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of operations of the Group and of the Company in the financial year in which this report is made.

REPORT OF THE DIRECTORS

(cont'd)

DIRECTORS

The Directors of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Tan Sri Lim Siew Choon
 Puan Sri Tan Kewi Yong
 Datuk Hong Lay Chuan
 Chua Thian Teck
 Dato' Siew Mun Wai
 Arunasalam A/L Muthusamy
 Baharum Bin Harun

The Directors of the subsidiary companies in office during the financial year and during the period from the end of the financial year to the date of this report are:

Tan Sri Lim Siew Choon
 Datuk Hong Lay Chuan
 Datuk Lim Chon Hoo
 Chua Thian Teck
 Ahmad Lazri Bin Long Ahmad Zainal Abidin
 Mohd Khairuddin Bin Hj. Nawani

DIRECTORS' INTERESTS

The shareholdings in the Company of those who were Directors at the end of the financial year, as recorded in the Register of Directors' Shareholdings kept by the Company under Section 59 of the Companies Act, 2016, are as follows:

	Number of ordinary shares		
	Balance as of 1.7.2024	Bought Sold	Balance as of 30.6.2025
Shares in the Company			
Direct interest			
Tan Sri Lim Siew Choon	22,681,800	-	22,681,800
Indirect interest			
Tan Sri Lim Siew Choon	193,001,489	-	193,001,489*
Puan Sri Tan Kewi Yong	193,001,489	-	193,001,489*

* Held through Malton Corporation Sdn. Bhd.

REPORT OF THE DIRECTORS (cont'd)

DIRECTORS' INTERESTS (cont'd)

In addition to the above, the following Directors have an interest in the shares of the Company, by virtue of the options granted pursuant to the ESOS of the Company:

	Number of options over ordinary shares		
	Balance as of 1.7.2024	Granted	Balance as of 30.6.2025
Tan Sri Lim Siew Choon	300,000	-	300,000
Puan Sri Tan Kewi Yong	450,000	-	450,000
Datuk Hong Lay Chuan	450,000	-	450,000
Chua Thian Teck	450,000	-	450,000

DIRECTORS' BENEFITS

Since the end of the previous financial year, none of the Directors of the Company has received or become entitled to receive a benefit (other than the benefit included in the aggregate amount of emoluments received or due and receivable by the Directors or the fixed salary of full-time employees of the Company as disclosed below) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest, except for any benefits which may be deemed to have arisen by virtue of any transactions with companies in which certain Directors have substantial financial interest in the ordinary course of business.

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Executive Directors:				
Salaries and other emoluments	2,940	3,160	2,940	3,160
Defined contribution plan	343	370	343	370
	3,283	3,530	3,283	3,530
Non-executive Directors:				
Fees	624	660	384	420
Allowances	38	35	38	35
	662	695	422	455
	3,945	4,225	3,705	3,985

The estimated monetary value of benefits-in-kind received and receivable by the Directors otherwise than in cash from the Group and the Company amounted to RM110,000 (2024: RM119,000).

REPORT OF THE DIRECTORS

(cont'd)

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DIRECTORS' BENEFITS (cont'd)

During and at the end of the financial year, no arrangement subsisted to which the Company was a party whereby Directors of the Company might acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate except for the options granted to certain Directors pursuant to the Company's ESOS as disclosed above.

INDEMNITY AND INSURANCE FOR DIRECTORS, OFFICERS OR AUDITORS

The Group and the Company maintain Directors' and Officers' liability insurance for purposes of Section 289 of the Companies Act, 2016, throughout the year, which provides appropriate insurance cover for the Directors and Officers of the Group and of the Company. The amount of insurance premium paid during the year is RM36,000.

The total amount of sum insured for Directors and Officers of the Group for the financial year amounted to RM30,000,000.

There were no indemnity given to or insurance affected for the auditors of the Group and of the Company in accordance with Section 289 of the Companies Act, 2016.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR AND SUBSEQUENT EVENT

The details of significant events during the financial year and subsequent event are disclosed in Note 40 and 41 respectively to the financial statements.

REPORT OF THE DIRECTORS
(cont'd)

AUDITORS' REMUNERATION

The amount paid/payable as remuneration of the auditors for the year ended 30 June 2025 is as disclosed below.

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Statutory audit fees	497	497	110	110
Non-audit fees	141	147	40	40

AUDITORS

The auditors, Deloitte Malaysia PLT (formerly known as Deloitte PLT), have indicated their willingness to continue in office.

Signed on behalf of the Board, as approved by the Board
in accordance with a resolution of the Directors,

DATUK HONG LAY CHUAN

CHUA THIAN TECK

Kuala Lumpur
27 October 2025

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia)

145

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **MALTON BERHAD**, which comprise the statements of financial position of the Group and of the Company as at 30 June 2025 and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 153 to 249.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 30 June 2025, and of their financial performance and their cash flows for the year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (On Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws")* and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Revenue recognition from property development and construction activities

Revenue from property development and construction activities recognised during the year as disclosed in Note 5 to the financial statements amounted to RM482 million, which represents 89% of the Group's revenue.

Property development revenue is recognised over the period of the project by reference to the progress towards complete satisfaction of the performance obligation. The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development costs incurred to date as a percentage of the estimated total costs of development of the project).

Judgement is required in determining the progress of property development towards the complete satisfaction of the performance obligation, which includes relying on the opinion or service of experts, past experience and continuous monitoring of the budgeting process. These management estimates and judgements affect the cost-based input method computations and the amount of revenue and profit recognised during the year.

Revenue from construction contracts is recognised over time which depends on the extent to which the performance obligation has been satisfied, which is measured by determining the stage of completion. The stage of completion is determined by the proportion that contract construction costs incurred for work performed to date compared to the estimated total construction costs.

Judgement is required in determining the stage of completion, the extent of the construction costs incurred, the estimated total construction revenue and costs.

We focused on this area because of the magnitude of the revenue and the costs recognised by the Group from these activities, which are based on significant estimates and judgments.

Refer to "critical judgements in applying the Group's accounting policies" in Note 4(a)(i) and (ii), revenue in Note 5 and property development costs in Note 20 to the financial statements.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

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Key Audit Matters (cont'd)

How the scope of our audit responded to the key audit matter

Our audit procedures included among others:

- Obtained understanding of the revenue recognition process, including the accuracy and timing of revenue recognition towards satisfaction of performance obligation, and tested the associated relevant controls surrounding revenue recognition.
- Reviewed the agreements for property development and construction projects. Tested the accuracy of the management's computation for the progress of property development and construction projects towards the complete satisfaction of performance obligation taking into account the construction or development costs recognised during the financial year and the budgeted cost by testing a sample of costs incurred to date to the relevant supporting documentation (such as contractor's claim certificates, surveyor certificates, architect certificates and others) and reviewing the management prepared budgets ensuring that project budgets are reasonable. We also performed site-visits for individually significant on-going projects to arrive at an overall assessment as to whether percentage of progress towards complete satisfaction of performance obligation determined on a cost-to-cost basis was reasonable. Further, checked the cost incurred by contractors of which invoice/progress claim has yet to be received.
- Evaluated the reasonableness of the estimates made and assessed whether or not these estimates showed any evidence of management bias, based on historical accuracy of management's estimates in prior years. Discussed and tested changes in total estimated costs of a sample of construction and property development projects from prior years with management and assessed the consistency of assumptions applied across projects. Also, interviewed management's project team on the reasonableness of the budgeted costs to the completion of a sample of projects.

Valuation of Inventories

As at 30 June 2025, the Group has unsold inventories amounting to RM135 million. Inventories for sale are stated at the lower of cost and net realisable value (NRV). The determination of the estimated net realisable value of these unsold inventories is dependent upon the Directors' expectation of future selling prices.

We focused on this, as this is the specific risk area most susceptible to misstatements and area that involves significant degree of management judgement, and accounting estimates on determining future selling price.

Refer to "key sources of estimation uncertainty" in Note 4(b)(iv), and inventories in Note 21 to the financial statements.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

Key Audit Matters (cont'd)

How the scope of our audit responded to the key audit matter

Our audit procedures included among others:

- Reviewed and understood the management process for determination of NRV of inventories and evaluated the design and implementation of the relevant controls.
- For unsold inventory, we tested management's assessment of NRV by reference to recent transacted prices of comparable properties, taking into consideration the estimated selling price less cost to sell.
- Physically sighted a sample of unsold properties, focusing on long-aged properties, to ascertain if any write-down was warranted due to physical obsolescence and deterioration of the properties.
- Where the estimation of NRV is based on the report of management's specialist (i.e. independent valuer), we assessed the appropriateness of the independent valuer's scope of work and evaluated the independence and qualification of the independent valuer. Had discussions with the independent valuer on the methodologies and techniques used in performing the valuation and obtained and tested data provided by management to the independent valuer.

Fair value of investment properties

As at 30 June 2025, the investment property portfolio of the Group amounted to RM229 million. The investment properties of the Group are held at fair value, which is based on independent external valuations performed by management's specialist. The valuation process involves determination of the appropriate valuation method to be used and underlying assumptions to be applied.

We focused on this as the use of valuation methods, assumptions and estimates require significant judgment. The valuation is sensitive to the key assumptions applied and various unobservable inputs.

Refer to "key sources of estimation uncertainty" in Note 4(b)(iii), and investment properties in Note 13 to the financial statements.

How the scope of our audit responded to the key audit matter

Our audit procedures included among others:

- Assessed the appropriateness of the independent valuer's scope of work, evaluated the independence and qualification of the independent valuer.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

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Key Audit Matters (cont'd)

- Had discussions with the independent valuer on the methodologies and techniques used in performing the valuation, challenged the assumptions used in the valuation and obtained and tested data provided by management to the independent valuer.
- Engaged internal specialist to review valuation report and to assess the reasonableness of the basis of valuation of a significant investment property.

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements of the Group and of the Company and our auditors' report thereon, and Corporate Information, Corporate Structure, Group Financial Highlights, Board of Directors, Key Senior Management, Chairman's Statement, Management Discussion and Analysis, Sustainability Statement, Corporate Governance Overview Statement, Audit Committee Report, Group Properties and Statement of Shareholders, which we are expected to be made available to us after that date.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Corporate Information, Corporate Structure, Group Financial Highlights, Board of Directors, Key Senior Management, Chairman's Statement, Management Discussion and Analysis, Sustainability Statement, Corporate Governance Overview Statement, Audit Committee Report, Group Properties and Statement of Shareholders, if we conclude that there is a misstatement therein, we are required to communicate the matter to those charged with governance and request management to correct the other information accordingly.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

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Auditors' Responsibilities for the Audit of the Financial Statements (cont'd)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

(Forward)

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MALTON BERHAD

(Incorporated in Malaysia) (cont'd)

Other Matter

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility towards any other person for the contents of this report.

DELOITTE MALAYSIA PLT (LLP0010145-LCA)
Chartered Accountants (AF 0080)

DATUK LIM CHU GUAN
Partner - 03296/03/2027 J
Chartered Accountant

27 October 2025

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

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	Note	The Group		The Company	
		2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Revenue	5	542,250	684,732	15,531	15,193
Cost of sales	6	(430,963)	(554,323)	-	-
Gross profit		111,287	130,409	15,531	15,193
Other income		34,765	41,054	4,981	5,466
Share in results of an associated company	16	2,310	478	-	-
Selling and distribution expenses		(8,501)	(7,239)	-	-
Administrative expenses		(61,247)	(64,165)	(14,871)	(17,652)
Impairment loss of redeemable preference shares D	18	(11,671)	(7,397)	-	-
Impairment loss on trade receivables	22	-	(178)	-	-
Impairment loss on other receivables	22	(439)	(7,405)	-	-
Finance costs	7	(36,182)	(41,784)	(6,296)	(7,604)
Profit/(Loss) before tax	8	30,322	43,773	(655)	(4,597)
Income tax expense	9	(23,181)	(17,885)	(571)	(804)
Profit/(Loss) for the year, representing total comprehensive income/(loss) for the year		7,141	25,888	(1,226)	(5,401)
Profit/(loss) attributable to:					
Owners of the Company		9,854	29,791	(1,226)	(5,401)
Non-controlling interests	29	(2,713)	(3,903)	-	-
		7,141	25,888	(1,226)	(5,401)
Total comprehensive income/(loss) attributable to:					
Owners of the Company		9,854	29,791	(1,226)	(5,401)
Non-controlling interests		(2,713)	(3,903)	-	-
		7,141	25,888	(1,226)	(5,401)
Earnings per ordinary share:					
Basic (sen)	10	1.80	5.64		
Diluted (sen)	10	1.80	5.64		

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION

AS OF 30 JUNE 2025

		The Group		The Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
ASSETS					
Non-current assets					
Property, plant and equipment	11	21,051	20,897	1,204	672
Right-of-use assets	12	2,070	2,629	806	226
Investment properties	13	228,985	223,705	-	-
Land held for property development	14	673,328	559,025	-	-
Investment in subsidiary companies	15	-	-	497,886	497,886
Investment in associated company	16	-	23,500	-	-
Investment in joint ventures	17	-	-	-	-
Other investments	18	144,004	145,836	-	-
Deferred tax assets	19	15,877	18,988	-	-
Total non-current assets		1,085,315	994,580	499,896	498,784
Current assets					
Property development costs	20	298,965	275,356	-	-
Inventories	21	134,762	171,743	-	-
Trade receivables	22	229,828	341,130	-	-
Other receivables and prepaid expenses	22	61,685	54,408	250	999
Contract assets	23	167,355	135,690	-	-
Investment in associated company	16	25,810	-	-	-
Amount owing by associated company	24	2,843	2,843	-	-
Amount owing by joint ventures	24	42,589	42,238	284	-
Amount owing by subsidiary companies	24	-	-	127,218	127,315
Tax recoverable		6,688	3,995	22	-
Short-term funds	25	567	547	567	547
Fixed deposits with licensed banks	35	17,414	37,184	3,028	2,975
Cash and bank balances	26	67,001	212,055	1,232	1,482
Total current assets		1,055,507	1,277,189	132,601	133,318
Total assets		2,140,822	2,271,769	632,497	632,102

(Forward)

STATEMENTS OF FINANCIAL POSITION

AS OF 30 JUNE 2025 (cont'd)

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		The Group		The Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Capital and reserves					
Share capital	27	545,424	528,552	545,424	528,552
Reserves/(Accumulated losses)	28	431,362	421,508	(2,423)	(1,197)
		976,786	950,060	543,001	527,355
Non-controlling interests	29	(4,597)	(1,884)	-	-
Total equity		972,189	948,176	543,001	527,355
Non-current liabilities					
Bank borrowings	30	243,940	262,789	-	-
Hire-purchase payables	31	321	553	137	185
Lease liabilities	32	668	881	294	49
Deferred tax liabilities	19	49,969	49,969	-	-
Total non-current liabilities		294,898	314,192	431	234
Current liabilities					
Trade payables	33	484,939	566,165	-	-
Other payables and accrued expenses	33	142,257	123,842	2,391	1,976
Contract liabilities	23	6,117	2,825	-	-
Amount owing to subsidiary companies	24	-	-	3,197	3,034
Amount owing to joint ventures	24	5,010	2,164	-	-
Bank borrowings	30	227,030	304,701	83,000	99,246
Hire-purchase payables	31	232	259	48	46
Lease liabilities	32	1,404	1,971	429	189
Tax liabilities		6,746	7,474	-	22
Total current liabilities		873,735	1,009,401	89,065	104,513
Total liabilities		1,168,633	1,323,593	89,496	104,747
Total equity and liabilities		2,140,822	2,271,769	632,497	632,102

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	Non-distributable reserves		Distributable reserve		Attributable to owners of the Company		Non-controlling interests	Total
	Share capital	Revaluation reserve	Option reserve	Retained earnings	Company			
The Group	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As of 1 July 2023	528,552	2,065	873	388,779	920,269	2,019	922,288	
Share options lapsed under ESOS	-	-	(76)	76	-	-	-	
Total comprehensive income/(loss) for the year	-	-	-	29,791	29,791	(3,903)	25,888	
As of 30 June 2024	528,552	2,065	797	418,646	950,060	(1,884)	948,176	
As of 1 July 2024	528,552	2,065	797	418,646	950,060	(1,884)	948,176	
Share options lapsed under ESOS	-	-	(26)	26	-	-	-	
Issuance of shares: Private placement	16,872	-	-	-	16,872	-	16,872	
Total comprehensive income/(loss) for the year	-	-	-	9,854	9,854	(2,713)	7,141	
As of 30 June 2025	545,424	2,065	771	428,526	976,786	(4,597)	972,189	

(Forward)

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

(cont'd)

		Non-distributable reserve	Distributable reserve	
	Share capital RM'000	Option reserve RM'000	Retained earnings/ (Accumulated losses) RM'000	Total RM'000
The Company				
As of 1 July 2023	528,552	873	3,331	532,756
Share options lapsed under ESOS	-	(76)	76	-
Total comprehensive loss for the year	-	-	(5,401)	(5,401)
As of 30 June 2024	528,552	797	(1,994)	527,355
As of 1 July 2024	528,552	797	(1,994)	527,355
Share options lapsed under ESOS	-	(26)	26	-
Issuance of shares: Private placement	16,872	-	-	16,872
Total comprehensive loss for the year	-	-	(1,226)	(1,226)
As of 30 June 2025	545,424	771	(3,194)	543,001

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
CASH FLOWS FROM/(USED IN)				
OPERATING ACTIVITIES				
Profit/(Loss) for the year	7,141	25,888	(1,226)	(5,401)
Adjustments for:				
Income tax expense recognised				
in profit or loss	23,181	17,885	571	804
Finance costs	36,182	41,784	6,296	7,604
Depreciation of:				
Property, plant and equipment	3,378	3,770	166	151
Right-of-use assets	2,261	1,949	561	181
Write-offs of:				
Land held for development	2,198	1,039	-	-
Property, plant and equipment	-	47	-	-
Investment property	720	-	-	-
Reversal of long-term leasehold				
land previously written down	-	(1,178)	-	-
Reversal of freehold land				
previously written down	(3,399)	(4,452)	-	-
Write down of completed units				
to net realisable value	436	2,272	-	-
Allowance for impairment loss in:				
Trade receivables	-	178	-	-
Other receivables	439	7,405	-	-
Gain on fair value adjustment on:				
Investment properties	(4,672)	(1,848)	-	-
Redeemable preference shares	(8,756)	(20,372)	-	-
Share in results of associated company	(2,310)	(478)	-	-
Gain on disposal of property, plant				
and equipment	(13)	-	-	-
(Reversal)/Recognition of provision for				
foreseeable losses	(505)	505	-	-
Distribution income on short-term funds	(9)	(14)	(9)	(14)
Interest income	(3,267)	(3,134)	(4,929)	(5,445)
Deferred day one loss in profit or loss of				
redeemable preference shares D	(1,083)	(1,027)	-	-
Impairment loss of redeemable				
preference shares D	11,671	7,397	-	-
Reversal of provision for release				
of bumiputera quota	-	(2,812)	-	-
Reversal of allowance for impairment loss on:				
Trade receivables	(4,829)	(429)	-	-
Other receivables	(2,000)	(250)	-	-
Bad debts written-off	2,000	-	-	-
Impairment loss on investment in				
subsidiary companies	-	-	-	3,131
Operating Profit Before Working Capital Changes	58,764	74,125	1,430	1,011
(Forward)				

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

(cont'd)

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	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
CASH FLOWS FROM/(USED IN)				
OPERATING ACTIVITIES (CONT'D)				
(Increase)/Decrease in:				
Property development costs	(23,104)	93,295	-	-
Trade receivables	116,131	57,747	-	-
Other receivables and prepaid expenses	(7,716)	23,873	749	(273)
Inventories	36,545	(37,652)	-	-
Contract assets	(31,665)	151,366	-	-
Amount due from associated company	-	(610)	-	-
Amount due from joint ventures	(351)	(4,989)	(283)	-
Amount due from subsidiary companies	-	-	(17,431)	(2,419)
(Decrease)/Increase in:				
Trade payables	(81,226)	(77,286)	-	-
Other payables and accrued expenses	18,415	(11,884)	415	(301)
Contract liabilities	3,292	(6,497)	-	-
Amount owing to joint ventures	2,846	2,071	-	-
Amount due to subsidiary companies	-	-	163	(165)
Cash Generated From/(Used In) Operations	91,931	263,559	(14,957)	(2,147)
Income tax paid	(23,744)	(36,496)	(615)	(68)
Income tax refunded	253	-	-	-
Net Cash From/(Used In) Operating Activities	68,440	227,063	(15,572)	(2,215)
CASH FLOWS (USED IN)/FROM				
INVESTING ACTIVITIES				
Additions to investment properties	(1,328)	(152)	-	-
Additions to land held for property development	(113,102)	(9,606)	-	-
Additions to property, plant and equipment (Note (i))	(3,532)	(711)	(698)	(150)
Withdrawal/(Placement) of:				
Fixed deposits pledged to licensed banks	11,231	(4,917)	(53)	-
Restricted cash at bank	(1,130)	15,772	-	-
Short-term funds	(20)	(20)	(20)	(20)
Advances from subsidiary companies	-	-	22,370	28,591
Proceeds from disposal of property, plant and equipment	13	-	-	-
Interest received	3,267	3,134	86	74
Distribution income on short-term funds received	9	14	9	14
Proceed from redemption of redeemable preference shares	-	71,400	-	-
Net Cash (Used In)/From Investing Activities	(104,592)	74,914	21,694	28,509

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025
(cont'd)

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES				
Drawdown from bank borrowings	508,591	670,898	210,000	230,000
Repayments of bank borrowings	(596,040)	(793,861)	(225,000)	(244,801)
Repayments of hire-purchase payables	(259)	(458)	(46)	(19)
Repayment of lease liabilities	(2,482)	(1,837)	(656)	(178)
Proceeds from private placement of shares	16,872	-	16,872	-
Redemption of redeemable preference shares	-	(79,824)	-	-
Interest paid	(36,182)	(41,784)	(6,296)	(7,604)
Net Cash Used In Financing Activities	(109,500)	(246,866)	(5,126)	(22,602)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(145,652)	55,111	996	3,692
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	195,618	140,507	236	(3,456)
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 35)	49,966	195,618	1,232	236

Note (i)

During the financial year, the Group and the Company acquired property, plant and equipment at an aggregate cost of RM3,532,000 (2024: RM1,287,000) and RM698,000 (2024: RM400,000) respectively of which RMNil (2024: RM576,000) for the Group and RMNil (2024: RM250,000) for the Company were acquired under hire-purchase arrangements. Cash payments for the acquisition of property, plant and equipment of the Group and of the Company amounted to RM3,532,000 (2024: RM711,000) and RM698,000 (2024: RM150,000) respectively.

NOTES TO THE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad.

The principal activities of the Company are that of investment holding and the provision of management services to its subsidiary companies.

The principal activities of the subsidiary companies are disclosed in Note 15.

The registered office of the Company is located at 19-0, Level 19, Pavilion Tower, 75, Jalan Raja Chulan, 50200 Kuala Lumpur, Malaysia.

The principal place of business of the Company is located at Level 18 & 19, Pavilion Tower, 75, Jalan Raja Chulan, 50200 Kuala Lumpur, Malaysia.

The financial statements of the Group and of the Company have been approved by the Board of Directors for issuance on 27 October 2025.

2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards ("IFRSs") and the requirements of the Companies Act, 2016 in Malaysia.

The financial statements of the Group and of the Company have been prepared under the historical cost convention except as disclosed in the material accounting policies in Note 3.

The financial statements are presented in Ringgit Malaysia ("RM"), unless otherwise stated, which is the Group's and the Company's functional currency.

Adoption of Amendments to Malaysian Financial Reporting Standards

In the current financial year, the Group and the Company have adopted all the amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") that are relevant to their operations and effective for annual periods beginning on or after 1 July 2024 as follows:

Amendments to:

MFRS 16	Lease Liability in a Sale and Leaseback
MFRS 101	Classification of Liabilities as Current or Non-current
MFRS 101	Non-current Liabilities with Covenants
MFRS 107 and MFRS 7	Supplier Finance Arrangements

The adoption of the amendments to MFRSs did not result in significant changes in the accounting policies of the Group and of the Company and has no significant effect on the financial performance or position of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

New Standards and Amendments to MFRSs in issue but not yet effective

At the date of authorisation for issue of these financial statements, the New Standards and Amendments to MFRSs which were in issue but not yet effective and not early adopted by the Group and the Company are listed below:

MFRS 18	Presentation and Disclosure in Financial Statements ³
MFRS 19	Subsidiaries without Public Accountability: Disclosures ³
Amendments to:	
MFRS 121	Lack of Exchangeability ¹
MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107	Annual Improvements to MFRS Accounting Standards - Volume 11 ²
MFRS 9 and MFRS 7	Amendments to Classification and Measurement of Financial Instruments ²
MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity ²
MFRS 19	Amendments to MFRS 19 ³
MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ⁴

¹ Effective for annual periods beginning on or after 1 January 2025, with earlier application permitted.

² Effective for annual periods beginning on or after 1 January 2026, with earlier application permitted.

³ Effective for annual periods beginning on or after 1 January 2027, with earlier application permitted.

⁴ Effective date deferred a date to be determined and announced by MASB, with earlier application permitted.

The abovementioned New Standards and amendments to MFRSs will be adopted in the annual financial statements of the Group and of the Company when they become effective and the Directors anticipate that the adoption of these New Standards and amendments to MFRSs will have no material impact on the financial statements of the Group and of the Company in the period of initial application except as further discussed below:

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 Presentation and Disclosure in Financial Statements replaces MFRS 101, carrying forward many of the requirements in MFRS 101 unchanged and complementing them with new requirements. MFRS 18 introduces new requirements to improve companies reporting of financial performance:

- present specified categories and defined subtotals in the statement of profit or loss;
- provide disclosures on management-defined performance measures in the notes to the financial statements; and
- improve aggregation and disaggregation.

An entity is required to apply MFRS 18 for annual periods beginning on or after 1 January 2027, with earlier application permitted. MFRS 18 requires retrospective application with specific transition provisions. The adoption of MFRS 18 may have impact on the financial statements of the Group and of the Company in the period of initial application. However, it is not practicable to provide a reasonable estimate of these effect of the adoption of the said MFRS 18 until the Group and the Company undertake a detailed review.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES

Basis of Accounting

The material accounting policies are set out below.

(a) Revenue Recognition

Revenue is recognised when or as a performance obligation in the contract with customer is satisfied, i.e. when the “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation is a promise to transfer a distinct goods or service (or a series of distinct goods or services that are substantially the same and that have the same pattern of transfer) to the customer that is explicitly stated in the contract and implied in the Group’s customary business practices.

Revenue is measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customers, excluding amounts collected on behalf of third parties such as sales taxes or goods and services taxes. If the amount of consideration varies due to discounts, rebates, refunds, credits, incentives, penalties or other similar items, the Group estimates the amount of consideration to which it will be entitled based on the expected value or the most likely outcome. If the contract with customer contains more than one performance obligation, the amount of consideration is allocated to each performance obligation based on the relative stand-alone selling prices of the goods or services promised in the contract.

The revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the uncertainty associated with the variable consideration is subsequently resolved.

The control of the promised goods or services may be transferred over time or at a point in time. The control over the goods or services is transferred over time and revenue is recognised over time if:

- the customer simultaneously receives and consumes the benefits provided by the Group’s performance as the Group performs;
- the Group’s performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- the Group’s performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(a) Revenue Recognition (cont'd)

Revenue for performance obligation that is not satisfied over time is recognised at the point in time at which the customer obtains control of the promised goods or services.

(i) Property development revenue

The Group recognises revenue from property development over time if it creates an asset with no alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. Revenue is recognised over the period of the project by reference to the progress towards complete satisfaction of that performance obligation.

The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development costs incurred to date as a percentage of the estimated total costs of development of the project).

(ii) Sale of completed properties

Revenue from sales of completed properties is recognised at point in time, when control of the properties has been transferred to the purchasers, being when the properties have been completed and delivered to the customers and it is probable that the Group will collect the considerations to which it will be entitled to in exchange for the assets sold.

(iii) Revenue from construction contracts

Contract revenue includes the initial amount agreed in the contract plus any variations in contract work and claims. Under the terms of the contracts, the Group has an enforceable right to payment for performance completed to date and that the customer controls the assets during the course of construction by the Group and that the construction services performed does not create an asset with an alternative use to the Group.

Revenue from construction contracts is recognised progressively over time based on the percentage of completion by using the cost-to-cost method ("input method"), based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. The Directors consider that this input method is an appropriate measure of the progress towards complete satisfaction of these performance obligations under MFRS 15. Work done is measured based on actual and expected cost incurred for project activities. There is no significant financing component in construction contracts with customers as the period between the recognition of revenue under the percentage of completion and the milestone payment is generally within the normal business operating cycle.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(a) Revenue Recognition (cont'd)

(iv) Rental income

Rental income is recognised over the tenure of the rental period of properties.

(b) Income Tax

Income tax in profit or loss for the financial year comprises current and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated statement of profit or loss and other comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax is recognised on temporary differences as of the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax liabilities are recognised for all taxable temporary differences while deferred tax assets are recognised for all deductible temporary differences, unused tax losses and unused tax credits to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised. Deferred tax is not recognised if the temporary difference arises from goodwill or negative goodwill or from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither the accounting profit nor taxable profit.

Deferred tax is measured at the tax rates that are expected to apply in the period when the asset is realised or the liability settled, based on tax rates that have been enacted or substantively enacted by the end of the reporting period. Deferred tax is recognised in profit or loss except when it arises from a transaction which is recognised directly in equity, in which case the deferred tax is also charged or credited directly in equity, or when it arises from a business combination that is an acquisition, in which case the deferred tax is included in the resulting goodwill.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(b) Income Tax (cont'd)

For the purposes of measuring deferred tax liabilities and deferred tax assets for investment properties that are measured using the fair value model, the carrying amounts of such properties are presumed to be recovered entirely through sale, unless the presumption is rebutted. The presumption is rebutted when the investment property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. The Directors of the Group reviewed the Group's investment properties and concluded that they are not held under a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. Therefore, the Directors have determined that the 'sale' presumption set out in the amendments to MFRS 112 is not rebutted. As a result, the Group has recognised deferred taxes on changes in fair value of the investment properties based on the expected rate that would apply on disposal of the investment properties.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient future taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group and the Company intend to settle their current tax assets and liabilities on a net basis.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

(c) Basis of Consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including structured entities) controlled by the Company and its subsidiary companies. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its investment with the investee; and
- has the ability to use its power to affect its returns.

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(d) Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses.

Capital work-in-progress is not depreciated. Depreciation of other property, plant and equipment is computed on a straight-line basis to write-off the cost of the property, plant and equipment over their estimated useful lives.

The principal annual rates used are as follows:

Buildings - leasehold	Over the lease period
Furniture and fittings	10%
Office equipment	10%
Motor vehicles	20%
Site equipment	10% - 20%
Electrical installations	10%
Computers	20%
Office renovations	10%
Sales gallery	20% - 25%

At the end of each reporting period, the residual values, useful lives and depreciation method of the property, plant and equipment are reviewed, and the effects of any changes are recognised prospectively.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Gain or loss arising on the disposal or retirement of an asset is determined as the difference between the net disposal proceeds and the carrying amount of the asset, and is recognised in profit or loss.

(e) Investment Properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is measured at fair value. Gains or losses arising from changes in the fair value of investment property are based on active market prices, adjusted, if necessary, for any difference in the nature, location or conditions of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flows projections. Changes in fair value are included in profit or loss in the period in which they arise.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(e) Investment Properties (cont'd)

Determination of fair value

Fair value of investment properties is determined based on valuation carried out by an external, independent valuation firm, having appropriate recognised professional qualifications and recent experience in the location and category of properties being valued or, based on past transacted prices of the same properties and in the absence of past transacted prices, on the basis of the Directors' best estimates.

The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

(f) Inventories

(i) Land held for property development

Land held for property development consists of land held for future development on which no significant development has been undertaken or where development activities are not expected to be completed within the normal operating cycle. Such land is classified as non-current asset and is stated at cost less impairment losses (if any). Costs associated with the acquisition of land include the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

Land held for property development is classified as property development cost under current assets when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(f) Inventories (cont'd)

(ii) Property development costs

Property development costs are determined on a specific identification basis. Property development costs comprise costs associated with the acquisition of land and all costs directly attributable to development activities or that meet the definition of inventories are recognised as an asset and stated at lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the costs of completion and applicable variable selling expenses. The asset is subsequently recognised as an expense in profit or loss when or as the control of the asset is transferred to the customer over time or at a point in time.

Property development cost of unsold unit is transferred to completed development unit once the development is completed.

(iii) Completed development units and vacant land for sales

Completed property units and vacant land for sale are valued at the lower of cost (determined on the specific identification basis) and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less costs to completion and selling expenses.

(g) Contract Assets and Contract Liabilities

Contract asset is the right to consideration in exchange for goods or services transferred to the customers. The Group's contract asset is the excess of cumulative revenue earned over the billings to-date.

Where there is an objective evidence of impairment, the amount of impairment losses is determined by comparing the contract asset's carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivables at the point at which invoices have been billed to customers.

Contract liability is the obligation to transfer goods or services to customer for which the Group has received the consideration or has billed the customers. The Group's contract liability is the excess of the billings to-date over the cumulative revenue earned. Contract liabilities are recognised as revenue when the Group performs its obligation under the contract.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(h) Contract Costs

The Group recognises the incremental costs of obtaining a contract with a customer, which are expected to be recovered, as an asset. The incremental costs of obtaining a contract are costs incurred to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

These contract costs are initially measured at cost and amortised on a systematic basis that is consistent with the pattern of revenue recognition to which the asset relates. An impairment loss is recognised in profit or loss when the carrying amount of the contract cost asset exceeds the expected revenue less expected costs that will be incurred.

(i) Borrowing Costs

Interest incurred on borrowings costs that are directly attributable to the acquisition, construction or production of a qualifying asset related to property development activities or construction of assets are capitalised as part of the cost of the asset during the period of time required to complete and prepare the asset for its intended use. Capitalisation of borrowing costs ceases when the assets are ready for their intended use or sale whereby the assets are no longer qualifying asset.

All other borrowing costs are recognised as an expense in profit or loss in the period in which they are incurred.

(j) Financial Instruments

Financial instruments are recognised in the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of the financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs that are directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

When the fair value of financial assets and liabilities differs from the transaction price on initial recognition, the Group recognises the difference as follows:

- (i) When the fair value is evidenced by a quoted price in an active market for an identical asset or liability (i.e. Level 1 input) or based on a valuation technique that uses only data from observable markets, the difference is recognised as gain or loss.
- (ii) In all other cases, the difference is deferred and amortised over the life of the instrument or realised fully on settlement.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(j) Financial Instruments (cont'd)

Financial Assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

Classification of financial assets

The Group classifies the financial assets in the following categories:

- at fair value through profit and loss ("FVTPL"); or
- at amortised cost.

The Group determines the classification of financial assets at initial recognition. The classification of instruments (other than equity instruments) is driven by the Group's business model for managing the financial assets and their contractual cash flows characteristics.

Financial assets measured at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest ("SPPI") on the principal amount outstanding.

These financial assets are initially recognised at fair value, and subsequently carried at amortised cost using effective interest rate methods less any accumulated impairment. The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The interest income is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(j) Financial Instruments (cont'd)

Financial assets measured at amortised cost (cont'd)

For financial assets, the effective interest rate is the rate that exactly discounts estimated future cash receipts excluding expected credit losses, through the expected life of the financial asset, or, where appropriate, a shorter period, to the gross carrying amount of the financial asset on initial recognition. For financial assets that have subsequently become credit-impaired, interest income is recognised by applying the effective interest rate to the amortised cost of the financial asset. If, in subsequent reporting periods, the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognised by applying the effective interest rate to the gross carrying amount of the financial asset.

Financial assets measured at fair value through profit or loss

Financial assets not measured at amortised cost or at fair value through other comprehensive income are measured at fair value through profit or loss. These financial assets are initially recorded at fair value and transaction costs is recognised statement of profit or loss. Subsequently, these are measured at fair value, with fair value changes recognised in the statement of profit or loss in the period in which they arise.

Derecognition of financial assets

The Group derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss.

Financial Liabilities and Equity Instruments

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(j) Financial Instruments (cont'd)

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Financial Liabilities

All financial liabilities are measured subsequently at amortised cost using the effective interest rate method.

(i) Financial liabilities measured subsequently at amortised cost

Financial liabilities are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or a shorter period, to the amortised cost of a financial liability.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, Group's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liabilities derecognised and the consideration paid or payable is recognised in profit or loss.

Redeemable Preference Shares

The redeemable preference shares are regarded as compound instruments. The component part of compound instruments issued by the Company is classified financial liabilities in accordance with the substance of the contractual arrangements and the definitions of a financial liability.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recorded as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

3. MATERIAL ACCOUNTING POLICIES (cont'd)

Basis of Accounting (cont'd)

(k) Financial Guarantee Contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the terms of debt instruments.

Financial guarantee contracts issued by the Group are initially recognised at their fair values and, if not designated as at FVTPL, are subsequently measured at higher of:

- the amount of the obligation under the contract, as determined in accordance with MFRS 137 Provisions, Contingent Liabilities and Contingent Assets; and
- the amount initially recognised less, where appropriate, cumulative amortisation recognised in accordance with the revenue recognition policies set out above.

(l) Segment Reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker ("CODM"). The CODM, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors that make strategic decisions.

(m) Statement of Cash Flows and Cash and Cash Equivalents

The Group and the Company adopt the indirect method in the preparation of statements of cash flows.

For the purposes of the statements of cash flows, cash and cash equivalents include cash and bank balances, fixed deposits with licensed banks, and short-term highly liquid investments which have an insignificant risk of changes in value, net of outstanding bank overdrafts.

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

(a) Critical Judgements in Applying the Group's Accounting Policies

In the process of applying the Group's accounting policies, which are described in Note 3 above, management is of the opinion that there are no instances of application of judgement which are expected to have a significant effect on the amounts recognised in the financial statements other than as follows:

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (cont'd)

(a) Critical Judgements in Applying the Group's Accounting Policies (cont'd)

(i) Revenue recognition on property development projects

Revenue from property development is recognised over time if it creates an asset with no alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation, which is measured on the basis of the Group's efforts or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development costs incurred to date as a percentage of the estimated total costs of development of the contract).

Significant judgement is required in determining the total expected property development, which includes relying on the opinion or service of experts, past experience and continuous monitoring of the budgeting process. These management estimates and judgements affect the cost-based input method computations and the amount of revenue and profit recognised during the year, as well as assessing the recoverability of the property development projects.

Estimated losses are recognised in full when determined. Property development revenue and costs estimates are reviewed and revised periodically as work progresses.

(ii) Revenue recognition on construction contracts

As revenue from on-going construction contracts is recognised over time, the amount of revenue recognised at the reporting date depends on the extent to which the performance obligation has been satisfied. This is done by determining the stage of completion. The stage of completion is determined by the proportion that contract construction costs incurred for work performed to date compare to the estimated total contract construction costs.

Significant judgement is required in determining the stage of completion, the extent of the construction costs incurred, the estimated total construction revenue and costs, as well as the recoverability of the construction project and contract cost. Estimated losses are recognised in full when determined. Construction revenue and costs estimates are reviewed and revised periodically as work progresses and as variation orders are approved.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (cont'd)

(b) Key Sources of Estimation Uncertainty

Management believes that there are no key assumptions made concerning the future, and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year other than as follows:

- (i) Impairment of trade receivables, other receivables and contract assets-expected credit loss ("ECL") model

The policy for allowance for impairment loss of the Group and of the Company is based on the ECL model as required by MFRS 9. Significant estimate is required in determining the impairment of trade receivables, other receivables and contract assets. Impairment loss is measured based on expected credit loss model is based on assumptions on the risk of default and expected loss rates. The Group and the Company use judgment in making these assumption and selecting the inputs to the ECL based on past collection records, existing market conditions as well as forward looking estimates as of the end of the reporting period.

- (ii) Deferred tax assets

Deferred tax assets are recognised for deductible temporary differences, unused tax losses and unused tax credits to the extent it is probable that future taxable profits will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

- (iii) Fair value measurements and valuation processes

Some of the Group's assets are measured at fair value for the financial reporting purposes. The Directors use their judgement in selecting and applying an appropriate valuation technique for fair value measurements.

In estimating the fair value of an asset, the Group uses market-observable data to the extent it is available. Where Level 1 inputs are not available, the Group engaged third party qualified valuers to perform the valuation. The Directors work closely with the qualified external valuers to establish the appropriate valuation techniques and inputs to the model.

Information about the valuation techniques and inputs used in determining the fair value of various assets are disclosed in Note 13.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

4. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (cont'd)

(b) Key Sources of Estimation Uncertainty (cont'd)

(iv) Net realisable value of inventories

Inventories are stated at the lower of cost and net realisable value. The Group determines net realisable value based on historical trends, management estimates of future selling pricing and valuation. Possible changes in these estimates could result in revisions to the valuation of inventories.

During the year, the management has written down certain completed units to their net realisable value. Further details are disclosed in Note 8 and 21.

(v) Impairment in investment in subsidiary companies

The Company reviews the carrying amount of its investment in subsidiary companies to determine whether there is an indication that those assets or Cash Generating Unit ("CGU") have suffered an impairment loss. When there is an indication that the carrying amount of an asset or CGU may be impaired, the asset's recoverable amount, being the higher of its fair value less costs to sell and its value-in-use ("VIU"), will be assessed. The assessment of the recoverable amounts involves a number of methodologies.

In determining the VIU of an asset or CGU, being the future economic benefits to be expected from its continued use and ultimate disposal, the Company makes estimates and assumptions that require significant judgements. While the Company believes these estimates and assumptions of VIU could be reasonable and appropriate, changes on these estimates and assumptions of VIU could impact the Company's financial position and results.

The carrying amount of investment in subsidiary companies as at the reporting period is RM497,886,000 (2024: RM497,886,000). Further details are disclosed in Note 15.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

5. REVENUE

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Revenue from:				
Property development (Note 23)	301,279	351,350	-	-
Construction contracts (Note 23)	180,248	302,601	-	-
Completed properties	52,201	22,813	-	-
Rental income from investment properties	8,231	7,868	-	-
Project management fee	-	100	-	-
Management fee receivable from subsidiary companies (Note 24)	-	-	15,531	15,193
Others	291	-	-	-
	542,250	684,732	15,531	15,193
Timing of revenue recognition:				
Point in time	52,492	22,813	-	-
Over time	489,758	661,919	15,531	15,193
	542,250	684,732	15,531	15,193

6. COST OF SALES

	The Group	
	2025	2024
	RM'000	RM'000
Cost of property development sold (Note 20)	184,166	248,980
Underrecognition of property development costs in prior years	1,948	2,732
Cost of construction contracts	190,348	264,933
Cost of inventories sold	36,701	19,479
Cost to obtain contract (Note 23)	17,746	15,422
Write down of inventories (Note 21)	436	2,272
(Reversal)/Recognition of provision for foreseeable loss (Note 20)	(505)	505
Project preliminary expenses	123	-
	430,963	554,323

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

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7. FINANCE COSTS

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Interest expenses on:				
Term loans/Bridging loans	11,637	7,157	-	-
Revolving credits	22,099	29,428	6,224	7,381
Bank overdrafts	593	1,120	22	198
Lease liabilities (Note 12 & 32)	145	271	40	20
Hire-purchase payables	36	39	10	5
Trade facilities	93	2,403	-	-
Others	1,579	1,366	-	-
	36,182	41,784	6,296	7,604

8. PROFIT/(LOSS) BEFORE TAX

(a) Profit/(Loss) before tax is arrived at after (crediting)/charging:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Gain on disposal of property, plant and equipment	(13)	-	-	-
Interest income on:				
Fixed deposits	(1,133)	(1,233)	(86)	(74)
Housing Development Accounts	(1,615)	(1,520)	-	-
Others	(519)	(381)	(1)	-
Amount owing by subsidiary companies (Note 24)	-	-	(4,842)	(5,371)
	(3,267)	(3,134)	(4,929)	(5,445)
Distribution income on short-term funds	(9)	(14)	(9)	(14)
Rental income	(5,517)	(5,249)	-	-

(Forward)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

8. PROFIT/(LOSS) BEFORE TAX (cont'd)

(a) Profit/(Loss) before tax is arrived at after (crediting)/charging: (cont'd)

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Gain on fair valuation of redeemable preference shares B (Note 18)	(8,756)	(20,372)	-	-
Deferred day one loss in profit or loss for redeemable preference shares D (Note 18)	(1,083)	(1,027)	-	-
Impairment loss of redeemable preference shares D (Note 18)	11,671	7,397	-	-
Gain on fair value adjustments of investment properties (Note 13)	(4,672)	(1,848)	-	-
Allowance for impairment loss:				
Trade receivables (Note 22)	-	178	-	-
Other receivables (Note 22)	439	7,405	-	-
Reversal of allowance for impairment loss:				
Trade receivables (Note 22)	(4,829)	(429)	-	-
Other receivables (Note 22)	(2,000)	(250)	-	-
Bad debts written-off	2,000	-	-	-
Depreciation of:				
Property, plant and equipment (Note 11)	3,378	3,770	166	151
Right-of-use assets (Note 12)	2,261	1,949	561	181
Reversal of long-term leasehold land previously written down (Note 14)	-	(1,178)	-	-
Reversal of freehold land previously written down (Note 14)	(3,399)	(4,452)	-	-
Write-offs of:				
Land held for property development (Note 14)	2,198	1,039	-	-
Property, plant and equipment (Note 11)	-	47	-	-
Investment property (Note 13)	720	-	-	-
Write down of completed units to net realisable value (Note 21)	436	2,272	-	-
Auditor's remuneration:				
Statutory audit fees	497	497	110	110
Non-audit fees	141	147	40	40
Short term lease rental of premises payable (Note 12)	1,010	1,245	771	563
Low-value assets lease rental (Note 12)	6	5	5	5
Reversal for release of bumiputera quota (Note 33)	-	(2,812)	-	-
Impairment loss on investment in subsidiary companies (Note 15)	-	-	-	3,131

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

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8. PROFIT/(LOSS) BEFORE TAX (cont'd)

(b) Staff costs

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Wages, salaries and bonuses	27,734	28,813	5,486	5,203
Defined contribution plan	3,008	3,255	542	541
Social security contributions	268	255	34	29
EIS contributions	23	26	3	3
	31,033	32,349	6,065	5,776

(c) Directors' remuneration

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Executive Directors:				
Salaries and other emoluments	2,940	3,160	2,940	3,160
Defined contribution plan	343	370	343	370
	3,283	3,530	3,283	3,530
Non-executive Directors:				
Fees	624	660	384	420
Allowances	38	35	38	35
	662	695	422	455
	3,945	4,225	3,705	3,985

The estimated monetary value of benefits-in-kind received and receivable by the Directors otherwise than in cash from the Group and the Company amounted to RM110,000 (2024: RM119,000).

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

9. INCOME TAX EXPENSE

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Estimated tax payable:				
Current	18,086	19,147	657	734
Under/(Over)provision in prior years	1,984	(1,001)	(86)	-
	20,070	18,146	571	734
Deferred tax (Note 19):				
Current	3,091	(195)	-	-
Under/(Over)provision in prior years	20	(66)	-	70
	3,111	(261)	-	70
Income tax expense	23,181	17,885	571	804

(Forward)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

9. INCOME TAX EXPENSE (cont'd)

A reconciliation of income tax expense applicable to profit/(loss) before tax at the applicable statutory income tax rate to income tax expense at the effective income tax rate is as follows:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Profit/(Loss) before tax	30,322	43,773	(655)	(4,597)
Tax expense/(credit) at the applicable statutory income tax rate of 24% (2024: 24%)	7,277	10,506	(157)	(1,103)
Tax effects of:				
Expenses not deductible for tax purposes	18,897	18,188	815	1,870
Income not subject to tax	(5,826)	(10,482)	(13)	-
Recognition of deferred tax assets not recognised previously	(103)	(11)	-	-
Deferred tax asset not recognised	932	751	12	-
Realisation of deferred tax asset previously not recognised	-	-	-	(33)
Under/(Over)provision in prior years in respect of estimated tax payable	1,984	(1,001)	(86)	-
Under/(Over)provision in prior years in respect of deferred tax	20	(66)	-	70
Income tax expense	23,181	17,885	571	804

Based on information available for the current financial year, the Directors have assessed and do not expect any exposure to Pillar Two Top-up Tax for the financial year ended 30 June 2025.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

9. INCOME TAX EXPENSE (cont'd)

As mentioned in Note 3, the tax effects of deductible temporary differences, unused tax losses and unabsorbed capital allowances which would give rise to deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences, unused tax losses and unabsorbed capital allowances can be recognised. As of 30 June 2025, the estimated amount of deductible temporary differences, unused tax losses and unabsorbed capital allowances, for which the tax effects have not been recognised in the financial statements due to uncertainty of their realisation, is as follows:

	The Group	
	2025	2024
	RM'000	RM'000
Deductible temporary differences arising from:		
Other payables and accrued expenses	603	869
Property development cost	15,877	13,490
Property, plant and equipment	(100)	(43)
Investment properties	(760)	(760)
Right-of-use assets	(153)	(214)
Lease liabilities	93	272
Unused tax losses	108,540	107,080
Unabsorbed capital allowances	644	595
	124,744	121,289

	The Company	
	2025	2024
	RM'000	RM'000
Deductible temporary differences arising from:		
Other payables and accrued expenses	307	103
Property, plant and equipment	(173)	(112)
Right-of-use assets	(82)	12
	52	3

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

9. INCOME TAX EXPENSE (cont'd)

The unused tax losses of the Group will expire as follows:

	2025 RM'000	2024 RM'000
Expiry year of assessment		
Year of assessment 2028	57,690	58,148
Year of assessment 2029	4,465	4,524
Year of assessment 2030	9,863	9,866
Year of assessment 2031	7,224	7,228
Year of assessment 2032	13,412	13,412
Year of assessment 2033	7,873	7,873
Year of assessment 2034	6,029	6,029
Year of assessment 2035	1,984	-
	108,540	107,080

The unused tax losses and unabsorbed capital allowances are subject to the agreement by the tax authorities. The comparative information presented above has been restated to conform with the actual income tax computation submitted to tax authorities. The unabsorbed capital allowances are available indefinitely for offsetting against future taxable profits of the respective subsidiary companies in the Group.

Under the Malaysia Finance Act 2021, the Group's unused tax losses from year of assessment 2018 be allowed to be carried forward for a maximum period of 10 consecutive years of assessment i.e. year of assessment 2028.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

10. EARNINGS PER ORDINARY SHARE

Basic

The basic earnings per ordinary share of the Group has been calculated based on the profit attributable to ordinary equity holders of the Company and on the weighted average number of ordinary shares in issue and ranking for dividend during the year as follows:

	The Group	
	2025 RM'000	2024 RM'000
Profit attributable to ordinary equity holders of the Company	9,854	29,791

	The Group	
	2025 '000	2024 '000
Weighted average number of ordinary shares in issue and ranking for dividend	548,255	528,141

Basic earnings per ordinary share:

	The Group	
	2025 Sen	2024 Sen
Profit attributable to ordinary equity holders of the Company	1.80	5.64

NOTES TO THE FINANCIAL STATEMENTS

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10. EARNINGS PER ORDINARY SHARE (cont'd)

Diluted

The diluted earnings per ordinary share of the Group has been calculated based on the profit attributable to ordinary equity holders of the Company and on the weighted average number of ordinary shares after adjustment for the effects of all dilutive potential ordinary shares as follows:

	The Group	
	2025 RM'000	2024 RM'000
Profit attributable to ordinary equity holders of the Company	9,854	29,791

	The Group	
	2025 '000	2024 '000
Weighted average number of ordinary shares in issue and ranking for dividend	548,255	528,141

Diluted earnings per ordinary share:

	The Group	
	2025 Sen	2024 Sen
Profit attributable to ordinary equity holders of the Company	1.80	5.64

The assumed conversion of the option has an anti-dilutive effect.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

11. PROPERTY, PLANT AND EQUIPMENT

The Group	Leasehold building RM'000	Furniture and fittings RM'000	Office equipment RM'000	Motor vehicles RM'000	Site equipment RM'000	Electrical installations RM'000	Computers RM'000	Office renovations RM'000	Sales gallery RM'000	Capital work-in-progress RM'000	Total RM'000
Cost											
As of 1 July 2023	5,500	4,614	2,078	9,113	16,906	297	4,837	7,090	9,535	9,065	69,035
Additions	-	14	21	837	180	-	184	35	16	-	1,287
Disposal	-	-	-	-	-	-	(4)	-	-	-	(4)
Write-offs (Note 8)	-	-	(6)	-	-	-	(11)	-	(43)	-	(60)
As of 30 June 2024/1 July 2024	5,500	4,628	2,093	9,950	17,086	297	5,006	7,125	9,508	9,065	70,258
Additions	-	654	37	-	1,186	-	128	-	211	1,316	3,532
Disposal	-	-	-	(338)	-	-	-	-	-	-	(338)
As of 30 June 2025	5,500	5,282	2,130	9,612	18,272	297	5,134	7,125	9,719	10,381	73,452

(Forward)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

11. PROPERTY, PLANT AND EQUIPMENT (cont'd)

The Group	Leasehold building RM'000	Furniture and fittings RM'000	Office equipment RM'000	Motor vehicles RM'000	Site equipment RM'000	Electrical installations RM'000	Computers RM'000	Office renovations RM'000	Sales gallery RM'000	Capital work-in-progress RM'000	Total RM'000
Accumulated Depreciation											
As of 1 July 2023	1,200	4,229	1,663	8,459	15,320	297	4,504	6,562	3,374	-	45,608
Charge for the year (Note 8)	100	81	74	341	797	-	159	133	2,085	-	3,770
Disposal	-	-	-	-	-	-	(4)	-	-	-	(4)
Write-offs (Note 8)	-	-	(2)	-	-	-	(11)	-	-	-	(13)
As of 30 June 2024/1 July 2024	1,300	4,310	1,735	8,800	16,117	297	4,648	6,695	5,459	-	49,361
Charge for the year (Note 8)	100	80	71	348	615	-	150	115	1,899	-	3,378
Disposal	-	-	-	(338)	-	-	-	-	-	-	(338)
As of 30 June 2025	1,400	4,390	1,806	8,810	16,732	297	4,798	6,810	7,358	-	52,401
Net book value											
As of 30 June 2025	4,100	892	324	802	1,540	-	336	315	2,361	10,381	21,051
As of 30 June 2024	4,200	318	358	1,150	969	-	358	430	4,049	9,065	20,897

(Forward)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

11. PROPERTY, PLANT AND EQUIPMENT (cont'd)

The Company

	Furniture and fittings RM'000	Office equipment RM'000	Motor vehicles RM'000	Computers RM'000	Office renovations RM'000	Total RM'000
Cost						
As of 1 July 2023	807	380	1,661	1,338	1,187	5,373
Additions	-	10	299	91	-	400
Disposal	-	-	-	(4)	-	(4)
As of 30 June 2024/ 1 July 2024	807	390	1,960	1,425	1,187	5,769
Additions	651	12	-	35	-	698
As of 30 June 2025	1,458	402	1,960	1,460	1,187	6,467
Accumulated depreciation						
As of 1 July 2023	598	294	1,660	1,244	1,154	4,950
Charge for the year (Note 8)	35	17	30	44	25	151
Disposal	-	-	-	(4)	-	(4)
As of 30 June 2024/ 1 July 2024	633	311	1,690	1,284	1,179	5,097
Charge for the year (Note 8)	35	17	60	48	6	166
As of 30 June 2025	668	328	1,750	1,332	1,185	5,263
Net book value						
As of 30 June 2025	790	74	210	128	2	1,204
As of 30 June 2024	174	79	270	141	8	672

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

11. PROPERTY, PLANT AND EQUIPMENT (cont'd)

Included in property, plant and equipment of the Group and of the Company are fully depreciated property, plant and equipment with a cost of RM40,555,000 (2024: RM38,949,000) and RM4,666,000 (2024: RM4,595,000) respectively, which are still in use.

Included in property, plant and equipment of the Group and of the Company are property, plant and equipment under hire-purchase arrangements with net book value of RM731,000 and RM209,000 (2024: RM1,030,000 and RM269,000) respectively.

12. RIGHT-OF-USE ASSETS

	The Group RM'000	The Company RM'000
Cost		
At 1 July 2023	11,375	1,705
Additions	313	-
At 30 June 2024/1 July 2024	11,688	1,705
Additions	1,702	1,141
At 30 June 2025	13,390	2,846
Accumulated depreciation		
At 1 July 2023	7,110	1,298
Charge for the year (Note 8)	1,949	181
At 30 June 2024/1 July 2024	9,059	1,479
Charge for the year (Note 8)	2,261	561
At 30 June 2025	11,320	2,040
Carrying amount		
At 30 June 2025	2,070	806
At 30 June 2024	2,629	226

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

12. RIGHT-OF-USE ASSETS (cont'd)

(a) The Group and the Company lease several office buildings and sales galleries. The average lease term of the Group and of the Company is 2 to 5 years (2024: 2 to 5 years) and 3 years (2024: 3 years) respectively.

(b) In the current financial year, amounts recognised in profit and loss are as below:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Amounts recognised in profit and loss				
Depreciation of right-of-use assets (Note 8)	2,261	1,949	561	181
Interest expense on lease liabilities (Note 7)	145	271	40	20
Expenses relating to short-term leases (Note 8)	1,010	1,245	771	563
Expenses relating to leases of low-value assets (Note 8)	6	5	5	5

(c) During the year, the total cash outflow for leases for the Group and the Company amounted to RM2,627,000 (2024: RM2,108,000) and RM696,000 (2024: RM198,000) respectively (Note 32).

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

13. INVESTMENT PROPERTIES

The Group	At fair value		
	Freehold properties RM'000	Long-term leasehold properties RM'000	Total RM'000
As of 1 July 2023	70,373	151,332	221,705
Fair value adjustments (Note 8)	-	1,848	1,848
Additions	-	152	152
As of 30 June 2024	70,373	153,332	223,705
As of 1 July 2024	70,373	153,332	223,705
Fair value adjustments (Note 8)	-	4,672	4,672
Additions	-	1,328	1,328
Write-offs (Note 8)	(720)	-	(720)
As of 30 June 2025	69,653	159,332	228,985

(a) Investment properties

At fair value

The fair values of the Group's investment properties as of 30 June 2025 have been arrived at by the Directors based, among others, on valuations performed by the independent valuers that are not related to the Group using the comparison method of valuation and current prices in an active market for similar properties.

The fair values of the Group's investment properties are classified as a Level 3 fair value item for the purposes of fair value hierarchy disclosure.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

13. INVESTMENT PROPERTIES (cont'd)

The following table shows the significant unobservable inputs used in the valuation model:

Type	Significant unobservable inputs	Relationship of unobservable inputs and fair value measurement
Freehold properties	Sale price of comparable land and buildings	The higher the sale price of comparable land and buildings, the higher the fair value
Freehold properties	Current market prices for materials, labour and present construction techniques on reconstruction or replacement cost of building	The higher the current market prices for materials and labour of building, the higher the fair value
Long-term leasehold properties	Sale price of comparable land and buildings	The higher the sale price of comparable land and buildings, the higher the fair value

(b) Investment properties pledged as securities

As of 30 June 2025, the freehold property and long-term leasehold properties of the Group amounting to RM168,020,000 (2024: RM176,142,000) are charged to licensed banks for credit facilities granted to the Group as mentioned in Note 30.

(c) The following are recognised in profit or loss in respect of investment properties:

	The Group	
	2025 RM'000	2024 RM'000
Rental income	(12,315)	(11,157)
Direct operating expenses	4,955	4,301

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

14. LAND HELD FOR PROPERTY DEVELOPMENT

	The Group	
	2025	2024
	RM'000	RM'000
At beginning of year:		
Freehold land - at cost	28,447	14,995
Long-term leasehold land - at cost	127,189	127,011
Long-term leasehold land - proprietor's entitlement	307,167	307,167
Development expenditure	96,222	87,655
	559,025	536,828
Additions during the year:		
Freehold land - at cost	96,593	-
Long-term leasehold land - at cost	998	-
Development expenditure	15,511	9,606
Development expenditure written off (Note 8)	(2,198)	(1,039)
Reversal of long-term leasehold land previously written down (Note 8)	-	1,178
Reversal of freehold land previously written down (Note 8)	3,399	4,452
Transfer from/(to) inventories:		
Freehold land - at cost	-	9,000
Long-term leasehold land - at net realisable value (Note 21)	-	(1,000)
At end of year:		
Freehold land - at cost	128,439	28,447
Long-term leasehold land - at cost	128,187	127,189
Long-term leasehold land - proprietor's entitlement	307,167	307,167
Development expenditure	109,535	96,222
	673,328	559,025

- (a) Certain freehold land of the Group amounting to RM117,714,000 (2024: RMNil) are charged to licensed bank for credit facilities granted to the Group as mentioned in Note 30.
- (b) Certain long-term leasehold land of the Group amounting to RM206,037,000 (2024: RM202,567,000) are charged to licensed bank for credit facilities granted to the Group as mentioned in Note 30.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

14. LAND HELD FOR PROPERTY DEVELOPMENT (cont'd)

- (c) The title deeds in respect of the long-term leasehold land - proprietor's entitlement are not registered under the subsidiary companies' names as these title deeds will be transferred directly to purchasers upon sale of the properties.
- (d) During the financial year, the Group assessed the net realisable value of its freehold land by referencing current market prices. As a result of this evaluation, the Group reversed previously written-down costs amounting to RM3,399,000 (2024: RM4,452,000), reflecting these costs to the net realisable value of the land.
- (e) Included in current additions to development expenditure are borrowing costs of RM1,769,000 (2024: RMNil) incurred to finance the land held for property development during substantial period of time that is required to complete and prepare the asset for its intended use.

15. INVESTMENT IN SUBSIDIARY COMPANIES

	The Company	
	2025	2024
	RM'000	RM'000
Unquoted shares, at cost	515,493	515,493
Less: Accumulated impairment losses	(17,607)	(17,607)
	497,886	497,886
<u>Accumulated impairment losses</u>		
At beginning of year	17,607	14,476
Impairment losses during the year (Note 8)	-	3,131
At end of year	17,607	17,607

- (a) Investment in subsidiaries are stated at cost less accumulated impairment loss.
- (b) As of 30 June 2025, the Company conducted an impairment review of its investment in subsidiary companies where no indications of impairment were noted.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

The details of the subsidiary companies are as follows:

Name	Country of incorporation	Proportion of ownership interest and voting power		Principal activities
		2025 %	2024 %	
Direct Subsidiary Companies				
Khuan Choo Realty Sdn Bhd	Malaysia	100	100	Investment in property, investment holding, and provision of management services
Bukit Rimau Development Sdn Bhd	Malaysia	100	100	Property development
Domain Resources Sdn Bhd	Malaysia	100	100	Construction, project management, consultancy services and property trading
Domain Stable Construction Sdn Bhd	Malaysia	100	100	Property development
Pembinaan Gapadu Sdn Bhd	Malaysia	100	100	Property development
Regal Marvel Capital Sdn Bhd	Malaysia	100	100	Investment holding and provision of treasury and fund management services
Khuan Choo Property Management Sdn Bhd	Malaysia	100	100	Property development and property management
Malton Development Sdn Bhd	Malaysia	100	100	Property development
Kumpulan Gapadu Sdn Bhd	Malaysia	100	100	Property development and investment holding

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NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

The details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation	Proportion of ownership interest and voting power		Principal activities
		2025 %	2024 %	
Direct Subsidiary Companies				
Layar Raya Sdn Bhd	Malaysia	100	100	Property development
Ehsan Armada Sdn Bhd	Malaysia	100	100	Property development
Macorp Sdn Bhd	Malaysia	100	100	Investment holding
Memang Perkasa Sdn Bhd	Malaysia	51	51	Property development
Indirect Subsidiary Companies (Held through Khuan Choo Realty Sdn Bhd)				
Asia-Condo Corporation Sdn Bhd	Malaysia	100	100	Property development and investment
Gapadu Development Sdn Bhd	Malaysia	100	100	Property development
Gapadu Harta Sdn Bhd	Malaysia	100	100	Property development
Khuan Choo Development Sdn Bhd	Malaysia	100	100	Property development
Horizontal Promenade Sdn Bhd	Malaysia	100	100	Property development
Rentak Sejati Sdn Bhd	Malaysia	100	100	Property development
Silver Setup Sdn Bhd	Malaysia	100	100	Property development and investment holding
Regal Haven Sdn Bhd (Formerly known as World East Hotel Sdn Bhd)	Malaysia	100	100	Dormant

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

The details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation	Proportion of ownership interest and voting power		Principal activities
		2025 %	2024 %	
Indirect Subsidiary Companies (Held through Khuan Choo Realty Sdn Bhd)				
Khuan Choo Sdn Bhd	Malaysia	100	100	Property trading and property development
Melariang Sdn Bhd	Malaysia	100	100	Property development and investment holding
Ambang Suriamas Sdn Bhd	Malaysia	100	100	Investment holding
Indirect Subsidiary Companies (Held through Domain Resources Sdn Bhd)				
Domain Property Services Sdn Bhd	Malaysia	100	100	Property management services
Domain EPC Sdn Bhd	Malaysia	100	100	Construction, project management and consultation services
DMP Construction Sdn Bhd	Malaysia	100	100	Dormant
Domain Project Management Sdn Bhd	Malaysia	100	100	Dormant

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

The details of the subsidiary companies are as follows: (cont'd)

Name	Country of incorporation	Proportion of ownership interest and voting power		Principal activities
		2025 %	2024 %	
Indirect Subsidiary Company (Held through Silver Setup Sdn Bhd)				
Silver Quest Development Sdn Bhd	Malaysia	100	100	Property development
Indirect Subsidiary Company (Held through Melariang Sdn Bhd)				
Interpile (M) Sdn Bhd	Malaysia	100	100	Property development
Indirect Subsidiary Company (Held through Kumpulan Gapadu Sdn Bhd)				
Pioneer Haven Sdn Bhd	Malaysia	100	100	Property development

All subsidiary companies above are audited by Deloitte Malaysia PLT, Malaysia.

Composition of the Group

Information about the composition of the Group at the end of the reporting period is as follows:

Principal Activity	Country of incorporation	Number of wholly-owned subsidiaries	
		2025	2024
Property development	Malaysia	18	18
Construction contracts	Malaysia	3	3
Property trading	Malaysia	1	1
Investment holding	Malaysia	5	5
Dormant	Malaysia	3	3

Principal Activity	Country of incorporation	Number of non-wholly-owned subsidiaries	
		2025	2024
Property development	Malaysia	1	1

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

Details of non-wholly owned subsidiary company that has material non-controlling interests are as follows:

Name of subsidiary	Place of incorporation and principal place of business	Proportion of ownership interests and voting rights held by non-controlling interests		Loss allocated to non-controlling interests		Accumulated non-controlling interests (Note 29)	
		2025	2024	2025	2024	2025	2024
		%	%	RM'000	RM'000	RM'000	RM'000
Memang Perkasa Sdn Bhd ("MPSB")	Malaysia	49	49	(2,713)	(3,903)	(4,597)	(1,884)

The components of non-controlling interests are measured at their acquisition-date fair values, unless another measurement basis is required by MFRSs. The measurement basis is selected for individually for each combination. Subsequent to initial recognition, the accumulated amount of non-controlling interests is equal to the initial amount plus the non-controlling interests' share of subsequent changes in equity.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

15. INVESTMENT IN SUBSIDIARY COMPANIES (cont'd)

Summarised financial information in respect of each of the Group's subsidiary company that has material non-controlling interests is set out below. The summarised financial information below represents amounts before intragroup eliminations:

	2025 RM'000	2024 RM'000
MPSB		
Statement of financial position		
Non-current asset	122,449	121,995
Current assets	498	359
	122,947	122,354
Current liabilities	(130,322)	(124,193)
Capital deficiencies	(7,375)	(1,839)
Statement of profit or loss and other comprehensive income		
Administrative expenses	(25)	(2,616)
Finance cost	(5,511)	(5,349)
Loss before tax	(5,536)	(7,965)
Income tax expense	-	-
Loss for the year	(5,536)	(7,965)

16. INVESTMENT IN ASSOCIATED COMPANY

	The Group	
	2025 RM'000	2024 RM'000
Unquoted shares, at cost	23,400	23,400
Share in post-acquisition reserves	2,410	100
	25,810	23,500
Share in post-acquisition reserves:		
At beginning of the year	100	(378)
Share of results for the year	2,310	478
At end of the year	2,410	100

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

16. INVESTMENT IN ASSOCIATED COMPANY (cont'd)

The Group holds 50% interest in Kristaljaya Sdn Bhd and possesses the power to direct the relevant activities of the investee. However, the Group does not have control or joint control over the arrangement. As a result, the Group has classified Kristaljaya Sdn Bhd as an associate, given its power to exercise significant influence.

The details of the associated company are as follows:

Name	Country of incorporation	Proportion of ownership interest and voting power		Principal activities
		2025 %	2024 %	
Indirect Associated Company (Held through Ambang Suriamas Sdn Bhd)				
Kristaljiaya Sdn Bhd *@^	Malaysia	50	50	Property development

* The financial statements of the associated company are audited by auditors other than the auditors of the Company.

@ The financial year end of the associated company is 31 December.

^ The management account of the associated company is examined for the purpose of equity accounting.

Investment in associate is stated at cost less accumulated impairment loss and it is accounted for using the equity method in the Group's consolidated financial statements. Under the equity method, an investment in an associate is initially recognised in the Group's consolidated statement of financial position at cost and adjusted thereafter to recognise the Group's share of of the profit or loss and other comprehensive income of the associate.

The summarised management account of the associated company for the year ended 30 June 2025 has been used for the purpose of applying the equity method of account is set out below:

	2025 RM'000	2024 RM'000
Assets and Liabilities		
Total assets	128,607	124,640
Total liabilities	(94,046)	(94,699)
Net assets	34,561	29,941

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

16. INVESTMENT IN ASSOCIATED COMPANY (cont'd)

The summarised management account of the associated company for the year ended 30 June 2025 has been used for the purpose of applying the equity method of account is set out below: (cont'd)

	2025 RM'000	2024 RM'000
Group's share of net assets	17,281	14,971
Goodwill	8,529	8,529
Carrying amount of interest in associated company	25,810	23,500
Results		
Total revenue	35,578	11,615
Profit for the financial year	4,620	955
Group's share of profit for the financial year	2,310	478

The information disclosed reflects the amounts presented in the management account of the relevant associate and not the Group's share of those amounts. They have been amended to reflect adjustments made by the Company when using the equity method, including fair value adjustments and modifications for differences in accounting policy.

17. INVESTMENT IN JOINT VENTURES

	The Group	
	2025 RM'000	2024 RM'000
At cost	102	102
Unquoted ordinary shares, at cost	102	102
Deferred day one loss on RPS-D	4,992	4,992
Share in post-acquisition reserves	5,094 (5,094)	5,094 (5,094)
	-	-
Share in post-acquisition reserves:		
At beginning of the year	(5,094)	(5,094)
Share of results for the year	-	-
At end of the year	(5,094)	(5,094)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

17. INVESTMENT IN JOINT VENTURES (cont'd)

Investment in joint ventures represents investment in Amberstraits Sdn Bhd ("ASB") and Regal Path Sdn Bhd ("RPSB").

As at 30 June 2025, the effective equity interest of the Group in ordinary share capital of ASB and RPSB is 51%.

However, pursuant to the Amberstraits Shareholders' Agreement dated 25 September 2019 entered between ASB, Khuan Choo Realty Sdn Bhd ("KCRSB") and Jelang Tegas Sdn Bhd ("JTSB"), KCRSB and JTSB had joint control over ASB as all Board Reserve Matters and Shareholder Reserve Matters require the unanimous approval of JTSB and KCRSB.

Further, pursuant to the Regal Path Shareholders' Agreement dated 10 October 2019 entered between KCRSB, JTSB, Q PBJ Sdn Bhd ("QPBJ"), ASB and RPSB, KCRSB, JTSB and QPBJ had joint control over RPSB as all Board Reserve Matters and Shareholder Reserve Matters require the unanimous approval of KCRSB, JTSB and QPBJ.

On 2 June 2023, subsequent to the full redemption of redeemable preference share by QPBJ, QPBJ no longer has interest by way of RPS in RPSB and RPSB had revised its constitution. KCRSB and JTSB continue to have joint control over RPSB as all Board Reserve Matters and Shareholder Reserve Matters require the unanimous approval of KCRSB and JTSB only. Accordingly, management believed that the Group had lost the control over ASB and RPSB as a holding company and therefore, investments in ASB and RPSB were then recognised as investment in joint ventures.

ASB and RPSB were assessed as a separate vehicles that have rights to their assets, and obligations for the liabilities, relating to the joint arrangement. KCRSB and JTSB only have the joint arrangement with rights to the net assets of the arrangement. Therefore, investments in ASB and RPSB have been treated as investment in joint ventures.

The summarised financial information of the significant joint venture is as follows:

	2025 RM'000	2024 RM'000
Assets and Liabilities		
Total assets	585,601	540,515
Total liabilities	(623,354)	(556,276)
Net liabilities	(37,753)	(15,761)
Group's share of net liabilities of joint venture	(19,254)	(8,038)

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

17. INVESTMENT IN JOINT VENTURES (cont'd)

The summarised financial information of the significant joint venture is as follows: (cont'd)

	2025 RM'000	2024 RM'000
Results		
Total revenue	51,457	-
(Loss)/Profit for the financial year	(23,893)	3,010
Group's share of (loss)/profit recognised during the financial year	-	-
Unrecognised Group's share of (loss)/profit during the financial year	(12,185)	1,535

The Group has not recognised profit relating to RPSB where its unrecognised share of loss as at 30 June 2025 amounting to RM19,848,000 (2024: RM7,663,000) exceeds the Group's interest in this joint venture. The Group has no obligation in respect of this unrecognised share of loss as at 30 June 2025.

18. OTHER INVESTMENTS

	The Group	
	2025 RM'000	2024 RM'000
Transferable golf and country club memberships	245	245
Redeemable preference shares ("RPS") - B	141,083	132,327
Redeemable preference shares ("RPS") - D	2,676	13,264
	144,004	145,836

The movement of RPS-B carried at FVTPL as follows:

	The Group	
	2025 RM'000	2024 RM'000
Balance as at 1 July	132,327	183,355
Less: Redeemable preference shares redeemed	-	(71,400)
Fair value gain (Note 8)	8,756	20,372
Balance as at 30 June	141,083	132,327

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

18. OTHER INVESTMENTS (cont'd)

The movement of RPS-D carried at amortised cost as follows:

	The Group	
	2025 RM'000	2024 RM'000
Balance as at 1 July	13,264	19,634
Deferred day one loss recognised in profit or loss during the year (Note 8)	1,083	1,027
	14,347	20,661
Less: Impairment loss during the year (Note 8)	(11,671)	(7,397)
	2,676	13,264

	The Group	
	2025 RM'000	2024 RM'000
<u>Movement in accumulated impairment loss:</u>		
At beginning of year	(7,397)	-
Impairment during the year (Note 8)	(11,671)	(7,397)
At end of year	(19,068)	(7,397)

RPS-D are initially recognised at its fair value on the respective transacted dates. The difference between the consideration paid and fair value at transacted dates has been recognised as an increase to the cost of investment in joint venture. The Group recognises impairment losses based on expected credit losses ("ECL") model using the general approach, which measures the impairment losses at an amount equal to 12-month ECL.

In accordance with the salient terms of RPS-D, the holders of RPS-B are entitled to receive their full redemption entitlements on a priority basis before any distribution to RPS-D holders. Based on the order of priority as set out in the salient terms of RPS-D, the Company assessed the recoverability of its investment in RPS-D and recognised an impairment loss of RM1,083,000 (2024: RM1,027,000) during the financial year.

In 2024, the Group redeemed part of the RPS-B by way of Optional Redemption (as disclosed in the amended salient features of RPS-B below). 71,400,000 RPS-B was redeemed at a redemption amount of RM1.00 each, by way of cash, at a total cash redemption of RM71,400,000.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

18. OTHER INVESTMENTS (cont'd)

On 2 June 2023, RPSB amended its Constitution to revise the salient features of RPS-B, which took effect on that date, as outlined below:

- (i) The RPS-B shall have no voting rights, save for the right of a holder of a RPS-B to one vote per RPS-B held at a meeting of RPSB on a resolution to vary any right attached to RPS-B, the holders of RPS-B shall vote as a class of their own. All issued and outstanding RPS-B shall be deemed to form a single class of shares in RPSB.
- (ii) The RPS-B entitle the holders to annual cumulative preferential dividend payable in cash at the rate of seven percent (7.0%) per annum calculated based on the issue price of RM1.00 per RPS-B which will be accrued until the RPS-B are redeemed ("RPS Preference Dividend"). With effect from 2 June 2023, the RPS Preference Dividend will be accrued until 1 June 2023 ("the Stop Date").
- (iii) With effect from 2 June 2023, the RPS-B entitled the holder to further dividend of three percent (3.0%) per annum ("Further Dividend") in respect of each outstanding RPS-B provided that RPS-B Final Dividend Amount has been repaid in full by RPSB and that RPSB has sufficient available profits at the financial year end to meet the payment of entire Further Dividend.
- (iv) RPS-B are redeemable in the following events:
 - (a) Optional Redemption (may be effected by RPSB at any time); or
 - (b) Early Redemption (upon the occurrence of an Asset Sale Event - a sale, conveyance or other disposition, directly or indirectly, of the Pavilion Bukit Jalil Mall by RPSB where the proceeds received by RPSB from such sale, conveyance or disposition are sufficient to pay the aggregate redemption amounts of RPS-A, RPS-B and RPS-C issued by RPSB and RPS-D, RPS-A2 and RPS-B2 if issued by RPSB). This Early Redemption option is not applicable with effect from 2 June 2023; or
 - (c) Mandatory Redemption (on the seventh (7th) anniversary of the issue date of the first tranche of RPS-A. However, RPS-A holders have the option to postpone the mandatory redemption date of both RPS-A and RPS-B by one (1) calendar year by delivering a written notice to RPSB on or before the sixth (6th) anniversary of the issue date of the first tranche of RPS-A.) With effect from 2 June 2023, the mandatory redemption date has been fixed on 10 October 2026 ("the Final Redemption Date"); or
 - (d) Reinvestment (as set out in (vii) below) (effected by RPS-A holders serving a reinvestment notice to RPSB). This Reinvestment option is not applicable with effect from 2 June 2023.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

18. OTHER INVESTMENTS (cont'd)

(v) In the event of an Optional Redemption of RPS-B:

- (a) RPSB to the extent permitted by applicable law, declare and pay to each RPS-B holders the sum of all the accrued and unpaid RPS Preference Dividend plus an amount that would result in the RPS-B holders achieving an IRR of 12% in respect of such RPS-B after taking into account and without double counting, all accrued and unpaid RPS Preference Dividend, plus the aggregate of the RPS-B Cash Flows received by the RPS-B holders in respect of such RPS-B (collectively referred to as "RPS-B Final Dividend Amount"). With effect from 2 June 2024, the IRR of 12% is ended on the Stop Date and RPSB may at any time give a Redemption Notice under option to pay the RPS-B Final Dividend.

RPS-B Cash Flows, in relation to each RPS-B, means:

- dividends (including RPS Preference Dividend), interests and distribution received by RPS-B holders; plus
 - moneys received by RPS-B holders on the redemption or any return of capital; plus
 - the proportional RPS-D redemption amount received by the relevant RPS-B holders in respect of such RPS-B.
- (b) RPSB shall redeem all of the RPS-B outstanding for an amount equal to the RPS-B Redemption Amount for every one RPS-B held.

RPS-B Redemption Amount, means:

- RPSB is permitted to declare and pay the RPS-B Final Dividend Amount in full, the RPS-B Issue Price, or
- where, RPSB does not have sufficient distributable profits to permit the declaration and payment in full of the RPS-B Final Dividend Amount, the sum of RPS-B Issue Price plus an amount not exceeding the RPS-B Final Dividend Amount that RPSB is unable to pay as dividends.

(vi) In the event of a Mandatory Redemption of RPS-B:

RPSB shall pay the RPS-B Final Dividend Amount and the RPS-B Redemption Amount in the manner set out in (iv)(a) and (iv)(b) above. Each RPS-B holder shall also pay to RPSB an amount equal to the RPS-B issue price of RM1.00 for every one RPS-B held to concurrently subscribe for one ordinary share in RPSB.

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NOTES TO THE FINANCIAL STATEMENTS (cont'd)

18. OTHER INVESTMENTS (cont'd)

(vi) In the event of a Mandatory Redemption of RPS-B: (cont'd)

Provided always that if RPS-A holders deliver a written notice to RPSB by no later than thirty (30) days prior to the sixth (6th) anniversary of the issue date of the first tranche of RPS-A (or seventh (7th) anniversary if the mandatory redemption date of both RPS-A and RPS-B is extended by one (1) calendar year), indicating that they do not intend to subscribe for ordinary shares in RPSB, RPSB shall only be required to declare a final dividend and redeem each outstanding RPS-B in cash without the relevant RPS-B holders subscribing for ordinary shares in RPSB.

- (vii) The rights attached to the RPS-B may only be varied or abrogated with the consent in writing of the RPS-B holders of at least seventy-five percent (75%) of the issued RPS-B respectively, and may be so varied or abrogated either whilst RPSB is a going concern or during or in contemplation of a winding-up.

The salient features of the RPS-D are as follows:

- (i) The RPS-D shall have no voting rights, save for the right of a holder of a RPS-D to one vote per RPS-D held at a meeting of the Company on a resolution to vary any right attached to RPS-D, the holders of RPS-D shall vote as a class of their own. All issued and outstanding RPS-D shall be deemed to form a single class of shares in the Company.
- (ii) The RPS-D does not confer on its holder the right to receive any specific dividend or other distribution.
- (iii) RPS-D are redeemable in the following events:
 - (a) Optional Redemption (may be effected by RPSB at any time); or
 - (b) Early Redemption (upon the occurrence of an Asset Sale Event – a sale, conveyance or other disposition, directly or indirectly, of the Pavilion Bukit Jalil Mall by RPSB). Where the proceeds received by RPSB from such sale, conveyance or disposition are sufficient to pay the aggregate redemption amounts of RPS-A, RPS-B and RPS-C issued by RPSB and RPS-D, RPS-A2 and RPS-B2 if issued by RPSB). Early Redemption is not applicable with effect from 2 June 2023.
 - (c) Mandatory Redemption (on the seventh (7th) anniversary of the issue date of the first tranche of RPS-A. However, RPS-A holders has the option to postpone the mandatory redemption date of both RPS-A and RPS-B by one (1) calendar year by delivering a written notice to RPSB on or before the sixth (6th) anniversary of the issue date of the first tranche of RPS-A). With effect from 2 June 2023, the mandatory redemption date has been fixed on 10 October 2026 (“the Final Redemption Date”).

NOTES TO THE FINANCIAL STATEMENTS

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18. OTHER INVESTMENTS (cont'd)

The salient features of the RPS-D are as follows: (cont'd)

(iv) The rights attached to the RPS-D may only be varied or abrogated with the consent in writing of the RPS-D holders of at least seventy-five percent (75%) of the issued RPS-D respectively, and may be so varied or abrogated either whilst RPSB is a going concern or during or in contemplation of a winding-up.

(v) RPS-D holders are entitled to a Redemption Amount equivalent to RM1.00.

19. DEFERRED TAX ASSETS/(LIABILITIES)

Certain deferred tax assets and liabilities have been offset in accordance with the Group's accounting policy. The following is an analysis of the deferred tax balances (after offset) for statements of financial position purposes:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Deferred tax assets	15,877	18,988	-	-
Deferred tax liabilities	(49,969)	(49,969)	-	-
	(34,092)	(30,981)	-	-

The deferred tax assets/(liabilities) provided in the financial statements are in respect of the tax effects on the following:

	At beginning of year	Recognised in profit or loss	At end of year
	of year	(Note 9)	year
	RM'000	RM'000	RM'000
The Group			
2025			
Deferred tax liabilities:			
Property development cost	(49,969)	-	(49,969)
Deferred tax assets:			
Property development cost	11,451	(8,537)	2,914
Property, plant and equipment	(533)	8,271	7,738
Right-of-use assets	(496)	254	(242)
Investment properties	-	10	10
Lease liabilities	489	(231)	258
Other payables and accrued expenses	1,726	(1,484)	242
Unabsorbed capital allowances	53	9	62
Unused tax losses	1,373	(1,373)	-
Others	4,925	(30)	4,895
	18,988	(3,111)	15,877
	(30,981)	(3,111)	(34,092)

(Forward)

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

19. DEFERRED TAX ASSETS/(LIABILITIES) (cont'd)

The Group 2024	At beginning of year RM'000	Recognised in profit or loss (Note 9) RM'000	At end of year RM'000
Deferred tax liabilities:			
Property development cost	(49,969)	-	(49,969)
Deferred tax assets:			
Property development cost	11,262	189	11,451
Property, plant and equipment	(993)	460	(533)
Right-of-use assets	(295)	(201)	(496)
Lease liabilities	315	174	489
Other payables and accrued expenses	955	771	1,726
Unabsorbed capital allowances	27	26	53
Unused tax losses	3,060	(1,687)	1,373
Others	4,396	529	4,925
	18,727	261	18,988
	(31,242)	261	(30,981)

The Company 2024	At beginning of year RM'000	Recognised in profit or loss (Note 9) RM'000	At end of year RM'000
Deferred tax liabilities:			
Property, plant and equipment	(12)	12	-
Deferred tax assets:			
Other payables and accrued expenses	77	(77)	-
Right-of-use assets	5	(5)	-
	82	(82)	-
	70	(70)	-

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20. PROPERTY DEVELOPMENT COSTS

	The Group	
	2025 RM'000	2024 RM'000
At beginning of year:		
Long-term leasehold land - at cost	-	-
Long-term leasehold land - proprietor's entitlement	149,500	228,157
Development expenditure	281,078	540,145
	430,578	768,302
Additions during the year:		
Long-term leasehold land - at cost	-	-
Long-term leasehold land - proprietor's entitlement	(54)	108
Freehold land - proprietor's entitlement	5,007	-
Development expenditure	202,317	285,748
	207,270	285,856
Cumulative costs realisable as an expense in profit or loss:		
Previous years	(154,717)	(470,929)
Current year (Note 6)	(184,166)	(248,980)
Closed out due to completion of projects	-	565,192
	(338,883)	(154,717)
Costs closed out during the year due to completion of projects	-	(565,192)
Provision for foreseeable losses:		
Previous years	(505)	-
Current year (Note 6)	505	(505)
	-	(505)
Transfer to inventories	-	(58,388)
At end of year	298,965	275,356

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

20. PROPERTY DEVELOPMENT COSTS (cont'd)

- (a) The title deeds in respect of the freehold and long-term leasehold land - proprietor's entitlement are not registered under the respective subsidiary companies' names as these title deeds will be transferred directly to purchasers upon sale of the properties.
- (b) Certain long-term leasehold land of the Group amounting RM222,166,000 (2024: RM127,813,000) are charged to licensed banks for credit facilities granted to the Group as mentioned in Note 30.
- (c) Pursuant to the Joint Development Agreement ("JDA") dated 16 March 2010 and the Supplemental Agreement ("SA") dated 3 July 2012, Bukit Jalil Development Sdn Bhd ("BJDSB"), a third party, was required to deliver vacant possession of a parcel of freehold land measuring approximately 50 acres to Pioneer Haven Sdn Bhd ("PHSB"), a wholly-owned indirect subsidiary company, for development. All the development costs shall be borne by PHSB. PHSB is entitled to 82% of the gross development value of the development, whereas BJDSB is entitled to 18% of the gross development value of the development provided that the total entitlement of BJDSB should not be less than RM220,000,000 in accordance with the terms of the JDA and the SA. As of year end, BJDSB's entitlement for PHSB's ongoing development project amounts to RM5,007,000 (2024: RMNil).

Included in property development costs is freehold land proprietor's entitlement amounting to RM4,003,000 (2024: RMNil).

As at year end, freehold land proprietor's entitlement amounting to RM13,954,000 (2024: RM9,220,000) is payable to BJDSB as disclosed in Note 33(a). The Group has recognised the said proprietor's entitlement progressively in respect of the completed developments and ongoing development projects, pursuant to the JDA and the SA.

- (d) Pursuant to the Joint Venture Agreement ("JVA") dated 3 January 2012, Gagasan Matrik Sdn Bhd ("GMSB"), a third party, was required to deliver vacant possession of a parcel of long-term leasehold land to Kumpulan Gapadu Sdn Bhd ("KGSB"), a wholly-owned subsidiary company, for development. All the development costs shall be borne by KGSB. KGSB is entitled to the gross development value of the development less GMSB's entitlement of RM102,000,000 (2024: RM102,000,000) in accordance with the terms of the JVA.

Included in property development costs is long-term leasehold land proprietor's entitlement amounting to RM77,846,000 (2024: RM93,602,000).

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

20. PROPERTY DEVELOPMENT COSTS (cont'd)

- (e) In 2003, Ehsan Armada Sdn Bhd ("EASB"), a wholly-owned subsidiary company entered into a Joint Development Agreement ("JDA") with Darul Omni Sdn Bhd ("DOSB"), a third party. Pursuant to the JDA and the Supplemental Letter dated 8 December 2010 ("SL"), DOSB was required to deliver vacant possession of a parcel of leasehold land measuring approximately 83 acres to EASB for development. All the development costs shall be borne by EASB. EASB is entitled to 80.5% of the gross development value of the development, whereas DOSB is entitled to 19.5% of the gross development value of the development. Pursuant to the Supplemental Letter dated 27 August 2018 ("SL"), there is a revision of the entitlement to 3.2% of the gross development value of the development for the balance development land. As of year end, DOSB's entitlement for EASB's ongoing development project amounts to RM8,309,000 (2024: RM8,363,000).

Included in property development costs is long-term leasehold land proprietor's entitlement amounting to RM1,278,000 (2024: RM5,746,000).

- (f) In 2010, Asia-Condo Corporation Sdn Bhd ("ACCSB"), a wholly-owned subsidiary company, entered into a Joint Venture Agreement ("JVA") with Tekad Harapan Sdn Bhd ("THSB"), a third party. THSB is required to deliver vacant possession of a parcel of long-term leasehold land to ACCSB for development. All the development costs shall be borne by ACCSB. ACCSB is entitled to the gross development value of the development less THSB's entitlement in accordance with the terms of the JVA. THSB is entitled to 20% of the gross development value of the development and 35% of profit after tax of the entire development project. As of year end, THSB's entitlement for ACCSB's ongoing development project amounts to RM71,035,000 (2024: RM71,035,000).

Included in property development costs is long-term leasehold land proprietor's entitlement amounting to RM41,053,000 (2024: RM66,632,000).

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

21. INVENTORIES

	The Group	
	2025 RM'000	2024 RM'000
At cost:		
Completed properties	134,762	170,743
At net realisable value:		
Leasehold land (Note 14)	-	1,000
	134,762	171,743

The cost of inventories of the Group recognised as an expense during the financial year includes write down of inventories to net realisable value amounting to RM436,000 (2024: RM2,272,000) as disclosed in Note 6 and 8.

Included in inventories are completed properties and commercial land with cost amounting to RM54,584,000 (2024: RM20,806,000) charged to licensed banks for credit facilities granted to certain subsidiary companies as disclosed in Note 30.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

22. TRADE RECEIVABLES, OTHER RECEIVABLES AND PREPAID EXPENSES

Trade receivables comprise mainly amounts receivable from customers for construction works carried out and sales of properties developed by the Group. The credit period granted to customers generally ranges from 7 to 90 days (2024: 7 to 90 days) unless otherwise agreed under contractual obligations.

Trade receivables are as follows:

	The Group	
	2025 RM'000	2024 RM'000
Trade receivables	135,150	217,958
Less: Allowance for impairment loss	(6,174)	(11,003)
	128,976	206,955
Retention sum held by contract customers	76,955	85,704
Stakeholder sum held by solicitors	23,897	48,471
	229,828	341,130

Included in trade receivables of the Group amounting to RM162,573,000 (2024: RM263,413,000) is due from related parties.

Retention sum held by contract customers and stakeholder sum held by solicitors are due upon expiry of retention periods ranging from 6 to 24 months (2024: 6 to 24 months).

Trade receivables that are past due but not impaired are mainly related to the progress billings to be settled by the purchasers or the purchasers' end financiers and customers from the ordinary course of construction business. However, these debts are expected to be realised in full without material losses in the ordinary course of business as majority of the customers are with financing facilities obtained from reputable end financiers.

In determining the recoverability of a trade receivable, the Group considers any change in the credit quality of the trade receivable from the date credit was initially granted up to the end of the reporting period. Of the receivables balance at the end of the reporting period, approximately 71% (2024: 74%) is receivable from 3 (2024: 3) major debtors. Maximum concentration of credit risk to any single counterparty is 29% (2024: 45%) of gross trade receivables at the reporting date.

The Group recognises impairment losses based on expected credit losses ("ECL") model using the simplified approach, which measures the impairment losses at an amount equal to lifetime ECL.

Lifetime ECL are the ECL that result from all possible default events over the expected life of the asset. The maximum period considered when estimating ECL is the maximum contractual period over which the Group is exposed to credit risk.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

22. TRADE RECEIVABLES, OTHER RECEIVABLES AND PREPAID EXPENSES (cont'd)

The ECL of the trade receivables are estimated using a provision matrix based on the Group's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the end of the reporting period, including time value of money where appropriate.

Movement in the allowance for impairment loss

	The Group	
	2025 RM'000	2024 RM'000
At beginning of year	11,003	11,254
Impairment loss recognised (Note 8)	-	178
Reversal of impairment loss (Note 8)	(4,829)	(429)
At end of year	6,174	11,003

Aging analysis of trade receivables

	The Group	
	2025 RM'000	2024 RM'000
Retention sum/stakeholder sum	100,852	134,175
Not past due	43,441	14,143
Past due less than 1 month	11,685	9,796
Past due 1 to 2 months	12,816	42,931
Past due more than 2 months	61,034	140,085
Total	229,828	341,130

Other receivables, deposits and prepaid expenses consist of:

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Other receivables [Notes (c)]	68,909	70,470	91	631
Less: Allowance for impairment loss	(25,480)	(27,041)	-	-
	43,429	43,429	91	631
Deposits	16,241	8,637	159	368
Prepaid expenses	2,015	2,342	-	-
	61,685	54,408	250	999

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

22. TRADE RECEIVABLES, OTHER RECEIVABLES AND PREPAID EXPENSES (cont'd)

Movement in the allowance for impairment loss

	The Group	
	2025 RM'000	2024 RM'000
At beginning of year	27,041	19,886
Impairment loss recognised (Note 8)	439	7,405
Reversal of impairment loss (Note 8)	(2,000)	(250)
At end of year	25,480	27,041

- (a) During the financial year, the Group recognised an impairment loss of RM439,000 (2024: RM7,405,000) on other receivables, attributable to the assessment of long-overdue outstanding balances.
- (b) In 2006, MDSB entered into joint venture development agreements ("JVDA") with various third parties ("JV Partners"). Pursuant to the JVDA, the JV Partners were required to deliver vacant possession of the leasehold land ("the Land") to MDSB for development. All the development costs would be borne by MDSB and MDSB was entitled to the entire proceeds from the development. In consideration for the leasehold land delivered, the JV Partners were entitled to a fixed sum of RM25,000,000 paid by MDSB in accordance with the terms of the JVDA.

In 2010 and 2011, MDSB entered into deeds of assignment with the third party to assign the development rights of the land to the said third party which was partially developed.

Pursuant to the deed of assignment dated 26 June 2020, MDSB, the JV Partners and the said third party entered into another deed of assignment to re-assign the development rights of the balance portion of the land valued to RM7,130,000 to MDSB for a total consideration of RM10. As of 30 June 2025, the net of allowance for impairment loss on the receivable from the said third party is RM8,900,000 (2024: RM8,900,000).

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

22. TRADE RECEIVABLES, OTHER RECEIVABLES AND PREPAID EXPENSES (cont'd)

- (c) Included in other receivables of the Group is an amount of RM18,965,000 (2024: RM18,886,000), which represents deposits and advances made by Domain Resources Sdn Bhd ("DRSB"), a wholly-owned subsidiary company, to Acres and Hectares Development Sdn Bhd ("A&H"), a third party, pursuant to Joint Development Agreement dated 9 December 2013. A&H appointed DRSB as the Project Development Manager for a project known as Taman Perumahan Yayasan Islam Kelantan ("Project"). Advances to A&H is interest-free, unsecured and repayable on demand.

Pursuant to the letter of appointment, DRSB is required to carry out and perform works on behalf of A&H. In consideration for DRSB agreeing to be appointed as the Project Development Manager in accordance with the scope of works, DRSB shall be entitled to a remuneration of a sum equivalent to 70% of the profit before taxation derived from the Project, after taking into account all development costs relating to the Project but before taking into account DRSB's remuneration.

23. CONTRACT ASSETS/(LIABILITIES)

	The Group	
	2025 RM'000	2024 RM'000
Contract assets:		
Property development	62,458	54,763
Construction	86,590	51,923
	149,048	106,686
Contract cost:		
Property development		
Sales commission and agency fee	18,307	29,004
Total	167,355	135,690
Contract liabilities:		
Property development	6,117	2,122
Construction	-	703
	6,117	2,825

Staff costs included in current additions of construction include salaries, contributions to Employees Provident Fund ("EPF") and all other staff related expenses. Contributions to EPF by the Group during the year amounted to RM961,000 (2024: RM1,162,000).

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23. CONTRACT ASSETS/(LIABILITIES) (cont'd)

(a) Contract assets and contract liabilities from property development:

	The Group	
	2025 RM'000	2024 RM'000
Contract assets	62,458	54,763
Contract liabilities	(6,117)	(2,122)
Net	56,341	52,641
At beginning of the year	52,641	218,412
Consideration paid/payable to customers	24,519	47,744
Revenue recognised during the year (Note 5)	301,279	351,350
Progress billing during the year	(322,098)	(564,865)
At end of the year	56,341	52,641

The movement of the contract cost assets is as follows:

	The Group	
	2025 RM'000	2024 RM'000
At 1 July	29,004	29,907
Addition during the year	7,049	14,519
Amortised during the year (Note 6)	(17,746)	(15,422)
At 30 June	18,307	29,004

Revenue from property development activities is recognised over time using the input method, which is based on the actual cost incurred to date on the property development project as compared to the total budgeted cost for the respective development projects.

The transaction price allocated to the unsatisfied performance obligations as at 30 June 2025 is RM330,765,000 (2024: RM493,293,000). The remaining performance obligations are expected to be recognised as below:

	The Group	
	2025 RM'000	2024 RM'000
Within 1 year	325,668	166,599
Between 1 to 4 years	5,097	326,694
Total	330,765	493,293

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

23. CONTRACT ASSETS/(LIABILITIES) (cont'd)

(b) Contract assets and contract liabilities from construction:

	The Group	
	2025 RM'000	2024 RM'000
Contract assets	86,590	51,923
Contract liabilities	-	(703)
Net	86,590	51,220
At beginning of the year	51,220	29,415
Revenue recognised during the year (Note 5)	180,248	302,601
Progress billing during the year	(144,878)	(280,796)
At end of the year	86,590	51,220

The construction revenue is recognised progressively based on the actual cost incurred to date on the construction projects as compared to the total budgeted cost for the respective projects.

The transaction price allocated to the unsatisfied performance obligations as at 30 June 2025 is RM55,878,000 (2024: RM198,801,000). The remaining performance obligations are expected to be recognised as below:

	The Group	
	2025 RM'000	2024 RM'000
Within 1 year	55,878	134,599
Between 1 to 4 years	-	64,202
Total	55,878	198,801

(c) Contract cost:

The above cost to obtain contracts are amortised to cost of sales when the related revenues are recognised.

NOTES TO THE FINANCIAL STATEMENTS

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24. RELATED PARTY TRANSACTIONS AND BALANCES

Amount owing by subsidiary companies, comprising mainly unsecured advances and payments made on behalf, is repayable on demand and bears interest fixed at 4.50% (2024: 4.50%) per annum except for management fees receivable, which is interest-free.

Amount owing to subsidiary companies, which arose mainly from unsecured advances and payments made on behalf, is interest-free and repayable on demand.

Amount owing by/(to) joint ventures and amount owing by associated company, which arose mainly from progress billings receivable, unsecured advances and payments made on behalf, is interest-free and repayable on demand.

The related parties of the Company and subsidiary companies and its relationship are as follows:

Related Parties	Relationship
Pavilion REIT ("REIT")	A real estate investment trust in which certain directors of the Company, namely Tan Sri Lim Siew Choon and Puan Sri Tan Kewi Yong are directors of the manager of the REIT and have direct financial interests.
Pavilion REIT Management Sdn Bhd	A company in which certain directors of the Company, namely Tan Sri Lim Siew Choon and Puan Sri Tan Kewi Yong have direct financial interest.
Impian Ekspresi Sdn Bhd	A company in which a director of the Company, namely Tan Sri Lim Siew Choon has indirect financial interest.
Jendela Mayang Sdn Bhd	A company in which a director of the Company, namely Tan Sri Lim Siew Choon has direct financial interest.
WCT OUG Development Sdn Bhd	A company in which a director of the Company, namely Tan Sri Lim Siew Choon has direct financial interest.
WCT Holdings Berhad	A company in which a director of the Company, namely Tan Sri Lim Siew Choon has direct financial interest.
Lumayan Indah Sdn Bhd	A company in which a director of the Company, namey Tan Sri Lim Siew Choon has indirect financial interest.
Lim Wing Khong	A person connected to Tan Sri Lim Siew Choon.
Kuala Lumpur Pavilion Sdn Bhd	A company in which certain directors of the Company, namely Tan Sri Lim Siew Choon and Puan Sri Tan Kewi Yong have direct financial interest.
Regal Path Sdn Bhd	A company in which certain directors of the Company and its subsidiary company has indirect financial interest.
Amberstraits Sdn Bhd	A company in which certain directors of the Company and its subsidiary company has direct financial interest.

NOTES TO THE FINANCIAL STATEMENTS

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24. RELATED PARTY TRANSACTIONS AND BALANCES (cont'd)

During the financial year, significant related party transactions, which are carried out on negotiated basis are as follows:

	The Company			
	2025		2024	
	RM'000		RM'000	RM'000
<u>With subsidiary companies:</u>				
Management fee received/receivable (Note 5)	(15,531)		(15,193)	
Interest income received/receivable (Note 8)	(4,842)		(5,371)	
Accounting fees paid/payable	120		120	
	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
<u>With related parties:</u>				
Jendela Mayang Sdn Bhd				
Progress billing receivable	(7,769)	(93)	-	-
WCT OUG Development Sdn Bhd				
Progress billing receivable	(63,505)	(118,391)	-	-
WCT Berhad				
Progress billing receivable	(60,070)	(148,871)	-	-
Pavilion REIT				
Rental of premises paid/payable	2,543	2,446	377	366
Pavilion REIT Management Sdn Bhd				
Rental of premises received/receivable	(393)	(393)	-	-
Lumayan Indah Sdn Bhd				
Rental of premises paid/payable	198	198	198	198
Kuala Lumpur Pavilion Sdn Bhd				
Property management fee	117	115	-	-
WCT Holdings Bhd				
Rental received from letting office space	(393)	(393)	-	-
Lim Wing Khong				
Rental of premises paid/payable	72	-	-	-
<u>With joint venture:</u>				
Regal Path Sdn Bhd				
Interest income received/receivable	1	-	1	-

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

24. RELATED PARTY TRANSACTIONS AND BALANCES (cont'd)

Compensation of key management personnel

Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and of the Company either directly or indirectly. The key management personnel of the Group and of the Company include Executive Directors of the Company and certain members of senior management of the Group and of the Company.

The remuneration of key management personnel during the year are as follows:

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Short-term employee benefits	5,605	5,956	3,362	3,615
Defined contribution plans	536	585	343	370
	6,141	6,541	3,705	3,985

The estimated monetary value of benefits-in-kind received and receivable by the key management personnel otherwise than in cash from the Group and from the Company during the financial year amounted to RM138,000 and RM110,000 (2024: RM152,000 and RM119,000) respectively.

Included in the remuneration of key management personnel is the remuneration of Directors of the Company as disclosed in Note 8(c).

25. SHORT-TERM FUNDS

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
At fair value through profit or loss				
Investments in unit trust funds in Malaysia	567	547	567	547

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

26. CASH AND BANK BALANCES

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Cash and bank balances	32,170	18,278	1,232	1,482
Housing Development Accounts	34,831	193,777	-	-
	67,001	212,055	1,232	1,482

The Housing Development Accounts are maintained by the Group in accordance with Section 7(A) of the Housing Developers (Control and Licensing) Act, 1966. These accounts, which consist of monies received from house purchasers, are for the payments of property development expenditure incurred and are restricted from use in other operations. The surplus monies, if any, will be released to the Group upon completion of the property development projects and after all property development expenditure have been fully settled.

27. SHARE CAPITAL

	The Group and The Company			
	2025		2024	
	No. of shares (‘000)	RM'000	No. of shares (‘000)	RM'000
Issued and fully paid-up:				
Ordinary shares				
At beginning of year	528,141	528,552	528,141	528,552
Issuance of shares	45,600	16,872	-	-
At end of year	573,741	545,424	528,141	528,552

During the current financial year, the issued and paid-up share capital of the Company was increased through the issuance of additional 45,600,000 new ordinary shares (1st Tranche of Private Placement Shares) at the issue price of RM0.37 per share pursuant to the Directors' resolution on 13 January 2025.

The 1st Tranche of Private Placement Shares shall, upon allotment and issue, rank pari passu in all respect with the existing ordinary shares. There were no other issues of shares during the financial year.

Share Options

The Employees' Share Option Scheme ("ESOS") which was established on 20 April 2016 for the benefit of eligible employees and Directors of the Group was due to expire on 19 April 2021. During the previous year, the ESOS was extended for a further period of five years expiring on 19 April 2026.

The number in the Company's ESOS options are as follows:

	2025 Unit '000	2024 Unit '000
Number of options over ordinary shares	2,476	2,586

NOTES TO THE FINANCIAL STATEMENTS

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27. SHARE CAPITAL (cont'd)

The salient features of the ESOS are as follows:

- (a) The total number of shares which may be made available shall not exceed 15% of the issued and paid-up share capital of the Company at the time of offer of the ESOS.
- (b) The ESOS shall be in force for a duration of five years with effect from 20 April 2016 and may be further extended for such durations, subject to an aggregate duration of not more than ten years from the effective date of the ESOS.
- (c) All employees, including Directors, who are confirmed full-time employees of the Group and have been serving for at least one year within the Group are eligible.
- (d) Any allocation of options under the ESOS shall require prior approval from the ESOS committee.
- (e) No option shall be granted for less than 100 shares or more than the maximum allowable allotment as follows:
 - (i) the number of options allocated, in aggregate, to the Directors and senior management of the Group shall not exceed 70% of the total options available under the ESOS; and
 - (ii) number of options allocated to any individual Director or executive who, either singly or collectively through his/her associates, holding 20% or more in the issued and paid-up share capital of the Company shall not exceed 10% of the total options available under the ESOS.
- (f) The option price shall be at a discount of not more than 10% from the weighted average market price of the Company as shown in the Daily Official List issued by Bursa Malaysia Securities Berhad for the five market days immediately preceding the date of offer or at par value of the ordinary shares of the Company, whichever is higher.
- (g) There is no retention period imposed on the shares arising from the exercise of ESOS options except for the non-executive Directors which has a retention period of 1 year.
- (h) The ESOS Committee may at any time and from time to time, during the duration of the ESOS and impose any other terms and/or conditions deemed appropriate by the ESOS Committee in its sole discretion including amending or varying any terms and conditions imposed earlier in the discretion think fit.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

28. RESERVES/RETAINED EARNINGS

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Non-distributable:				
Revaluation reserve	2,065	2,065	-	-
Option reserve	771	797	771	797
Distributable:				
Retained earnings/ (Accumulated losses)	428,526	418,646	(3,194)	(1,994)
Total	431,362	421,508	(2,423)	(1,197)

Revaluation reserve

Revaluation reserve represents the increase in the fair value of long-term leasehold properties prior to its reclassification as investment properties.

Option reserve

Option reserve, which relates to the equity-settled share options granted to eligible employees by the Group and the Company, is made up of the cumulative value of services received from employees recorded on grant of the share options. When the grant is exercised, the amount from the option reserve is transferred to share capital. When the share grants expire, the amount from the option reserve is transferred to retained earnings.

29. NON-CONTROLLING INTERESTS

Included in non-controlling interests is 3,385,000 (2024: 3,385,000) Redeemable Preference Shares ("RPS") issued by Memang Perkasa Sdn Bhd ("MPSB") which is held by Tegap Dinamik Sdn Bhd ("TDSB"), a third party, amounting to RM18,617,500 (2024: RM18,617,500).

The RPS shall confer on the holder the following rights:

- The RPS shall not be entitled to receive any fixed dividend;
- The RPS shall not be mandatorily redeemed on the maturity date, which is 3 December 2025;
- Unless redeemed earlier, RPS shall, on the maturity date, be automatically converted into new ordinary shares at conversion ratio fixed at 100 RPS surrendered for cancellation for every one new ordinary share of RM1.00 each;
- The RPS shall rank in priority to the ordinary shares of MPSB but rank behind all secured and unsecured obligations of MPSB; and
- The RPS is redeemable at the option of the issuer at any time after the issued date and during the tenure of the RPS.

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30. BANK BORROWINGS

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Secured:				
Term loans	223,512	218,700	-	8,000
Bank overdrafts (Note 35)	7,123	16,194	-	1,246
Revolving credits	218,116	267,775	83,000	90,000
Trade facilities	-	57,600	-	-
Bridging loans	22,219	7,221	-	-
	470,970	567,490	83,000	99,246
Less: Amount due within next 12 months (included under current liabilities)	(227,030)	(304,701)	(83,000)	(99,246)
Non-current portion	243,940	262,789	-	-

The non-current portion is repayable as follows:

	The Group	
	2025 RM'000	2024 RM'000
Between 1 - 2 years	135,032	202,130
Between 2 - 5 years	98,204	60,659
More than 5 years	10,704	-
	243,940	262,789

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

30. BANK BORROWINGS (cont'd)

As of reporting date, the Group and the Company have the following credit facilities limit from licensed banks:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Secured:				
Term loans	303,346	233,200	-	20,000
Bridging loans	150,324	181,468	-	-
Revolving credits	448,800	545,000	145,000	145,000
Trade facilities	-	100,000	-	-
Bankers guarantee	59,265	91,265	13,000	13,500
Bank overdrafts*	18,500	17,000	1,500	1,500
	980,235	1,167,933	159,500	180,000

* Bank overdrafts include a credit facility of RM1,500,000 (2024: RM1,500,000) under Islamic financing.

The interest rates per annum are as follows:

	The Group		The Company	
	2025	2024	2025	2024
	per annum	per annum	per annum	per annum
	%	%	%	%
Secured:				
Term loans	5.72 to 10.00	5.37 to 10.00	10.00	10.00
Bridging loans	6.70	4.33 to 5.42	-	-
Revolving credits	5.15 to 8.11	4.34 to 9.51	5.51 to 7.95	5.52 to 7.95
Bank overdrafts	4.48 to 11.96	4.32 to 8.72	6.45	6.04

NOTES TO THE FINANCIAL STATEMENTS

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30. BANK BORROWINGS (cont'd)

The borrowings of the Group and of the Company are secured against the following:

- (i) Charge over the investment properties, land held for property development, property development costs and completed properties of certain subsidiary companies as mentioned in Notes 13, 14, 20 and 21, respectively.
- (ii) A debenture incorporating a fixed and floating charge over present and future assets of certain subsidiary companies and deposit of share certificates of a subsidiary company.
- (iii) Fixed deposits of the Company and certain subsidiary companies as mentioned in Note 35.
- (iv) Assignment and charge over the Debt Service Reserve Account and Interest Service Reserve Account as mentioned in Note 35.

The borrowings of the subsidiary companies are also covered by the corporate guarantee of the Company.

31. HIRE-PURCHASE PAYABLES

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Total outstanding	591	886	201	257
Less: Interest-in suspense outstanding	(38)	(74)	(16)	(26)
Principal outstanding	553	812	185	231
Less: Amount due within 12 months (included under current liabilities)	(232)	(259)	(48)	(46)
Non-current portion	321	553	137	185

The non-current portion is payable as follows:

	The Group		The Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Between 1 - 2 years	278	232	51	48
Between 2 - 5 years	43	321	86	137
	321	553	137	185

NOTES TO THE FINANCIAL STATEMENTS

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31. HIRE-PURCHASE PAYABLES (cont'd)

For the financial year ended 30 June 2025, the effective interest rates for the hire-purchase payables of the Group and of the Company range from 3.18% to 4.67% (2024: 3.18% to 8.06%) and 4.67% (2024: 4.67%) per annum respectively. Interest rates are fixed at the inception of the hire-purchase arrangements.

32. LEASE LIABILITIES

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
At 1 July	2,852	4,376	238	416
Addition during the year	1,702	313	1,141	-
Finance costs (Note 7)	145	271	40	20
Payment of lease rental (Note 12)	(2,627)	(2,108)	(696)	(198)
At 30 June	2,072	2,852	723	238

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Non-current	668	881	294	49
Current	1,404	1,971	429	189
At 30 June	2,072	2,852	723	238

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Maturity analysis:				
Year 1	1,404	1,971	429	189
Year 2	445	881	294	49
Year 3	126	-	-	-
Year 4	97	-	-	-
At 30 June	2,072	2,852	723	238

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33. TRADE PAYABLES, OTHER PAYABLES AND ACCRUED EXPENSES

Trade payables comprise mainly amount outstanding to contractors and consultants for property development projects. The credit period granted to the Group ranges from 30 to 120 days (2024: 30 to 120 days).

Trade payables are as follows:

	The Group	
	2025	2024
	RM'000	RM'000
Trade payables	232,943	251,315
Accrued uncertified work performed by sub-contractors	119,278	132,589
Accrued costs to completion of projects	16,668	31,209
	368,889	415,113
Retention sum payable to sub-contractors	116,050	151,052
	484,939	566,165

Other payables and accrued expenses are as follows:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Other payables [Note (a), (b)]	106,365	81,125	1,179	1,036
Accrued expenses	33,020	42,552	1,212	940
Amount owing to Directors [Note (c)]	47	165	-	-
Provision for liquidated ascertained damages ("LAD") (Note (d))	2,825	-	-	-
	142,257	123,842	2,391	1,976

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

33. TRADE PAYABLES, OTHER PAYABLES AND ACCRUED EXPENSES (cont'd)

- (a) Included in other payables of the Group is an amount of RM13,954,000 (2024: RM9,220,000) representing the proprietor's entitlement payable to Bukit Jalil Development Sdn Bhd ("BJDSB") pursuant to the Joint Development Agreement dated 16 March 2010 and Supplementary Agreement dated 3 July 2012 as disclosed in Note 20(c).
- (b) Included in other payables of the Group is an amount of RM37,092,000 (2024: RMNil) representing the purchase of materials backcharged by a related party.
- (c) Amount owing to Directors, which arose mainly from unsecured advances, is interest-free and repayable on demand.
- (d) Provision for LAD is recognised for expected LAD claims based on the terms of the applicable sale and purchase agreements. The Group evaluates the amount of provision required based on management's best estimate of the anticipated completion date of the project, past experience and the industry norm.

Movement of provision for LAD is as follows:

	The Group	
	2025 RM'000	2024 RM'000
At beginning of year	-	-
Provision made during the year	2,825	-
At end of year	2,825	-

- (e) Movement of provision for release of bumiputera quota is as follows:

	The Group	
	2025 RM'000	2024 RM'000
At beginning of year	-	2,812
Reversal made during the year (Note 8)	-	(2,812)
At end of year	-	-

34. DIVIDENDS

No dividends were paid or declared by the Company since the end of the previous financial year.

The Directors do not recommend any declaration of dividend in respect of the current financial year.

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35. CASH AND CASH EQUIVALENTS

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Fixed deposits with licensed banks	17,414	37,184	3,028	2,975
Cash and bank balances (Note 26)	67,001	212,055	1,232	1,482
Bank overdrafts (Note 30)	(7,123)	(16,194)	-	(1,246)
	77,292	233,045	4,260	3,211
Less: Non cash and cash equivalents:				
Fixed deposits pledged to licensed banks	(16,653)	(27,884)	(3,028)	(2,975)
Debt Service Reserve Account and Interest Service Reserve Account	(10,673)	(9,543)	-	-
	49,966	195,618	1,232	236

Included in fixed deposits with licensed banks of the Group and of the Company is an amount of RM16,653,000 (2024: RM27,884,000) and RM3,028,000 (2024: RM2,975,000) respectively pledged to financial institutions for banking facilities granted to the Company and its subsidiary companies as mentioned in Note 30.

Included in cash and bank balances is an amount of RM10,673,000 (2024: RM9,543,000) representing Debt Service Reserve Account and Interest Service Reserve Account with licensed banks to secure the banking facilities granted to the subsidiary companies as mentioned in Note 30. The Group has restricted rights on the accounts and therefore the amount cannot be used in business operation.

The interest rates for fixed deposits range from 2.00% to 2.90% (2024: 1.60% to 2.90%) per annum. The fixed deposits have a maturity period of 1 to 365 days (2024: 1 to 365 days).

36. CAPITAL COMMITMENT

As of 30 June 2025, the Group has the following capital commitments in respect of acquisition of property, plant and equipment:

	The Group	
	2025	2024
	RM'000	RM'000
Approved and contracted for	884	-

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

37. SEGMENTAL REPORTING

For management purposes, the Group is organised into the following operating divisions:

- (i) Property development segment is involved in the business of constructing and developing residential and commercial properties. The reportable segment has been formed by aggregating the property construction and development segments, which are regarded by management to exhibit similar economic characteristics.
- (ii) Construction contracts segment is involved in the business of construction works for development of residential and commercial properties.
- (iii) Property trading segment is involved in the business of sales of developed residential and commercial properties.
- (iv) Others segment, which is involved in the business of investment holding, project management, property investment and management, and provision of management and accounting services, is not material to the Group and therefore not separately reported.

Inter-segment revenue mainly comprise construction works performed and provision of management services to the subsidiary companies.

The Group has identified its operating segments based on the internal reports that are reviewed and used by the Board of Directors in assessing performance and determining the allocation of resources.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

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37. SEGMENTAL REPORTING (cont'd)

2025	Property development RM'000	Construction contracts RM'000	Property trading RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue						
External sales	301,279	180,248	52,201	8,522	-	542,250
Inter-segment sales	-	212,791	-	61,745	(274,536)	-
	301,279	393,039	52,201	70,267	(274,536)	542,250
Results						
Segment results	17,077	20,672	14,379	53,997	(46,290)	59,835
Distribution income on short-term funds and interest income						4,359
Finance costs						(36,182)
Share in results of an associated company						2,310
Profit before tax						30,322
Income tax expense						(23,181)
Profit for the year						7,141
Attributable to:						
Owners of the Company						9,854
Non-controlling interests						(2,713)
						7,141

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

37. SEGMENTAL REPORTING (cont'd)

2024	Property development RM'000	Construction contracts RM'000	Property trading RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue						
External sales	351,350	302,601	22,813	7,968	-	684,732
Inter-segment sales	-	103,129	-	61,862	(164,991)	-
	351,350	405,730	22,813	69,830	(164,991)	684,732
Results						
Segment results	47,513	20,628	555	54,903	(41,668)	81,931
Distribution income on short-term funds and interest income						3,148
Finance costs						(41,784)
Share in results of an associated company						478
Profit before tax						43,773
Income tax expense						(17,885)
Profit for the year						25,888
Attributable to:						
Owners of the Company						29,791
Non-controlling interests						(3,903)
						25,888

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

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37. SEGMENTAL REPORTING (cont'd)

2025	Property development RM'000	Construction contracts RM'000	Property trading RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Assets						
Segment assets	2,028,004	1,086,205	10,357	1,945,625	(2,951,934)	2,118,257
Unallocated assets						22,565
						<u>2,140,822</u>
Liabilities						
Segment liabilities	1,345,611	626,446	36,999	1,809,206	(2,706,345)	1,111,917
Unallocated liabilities						56,716
						<u>1,168,633</u>
Other information						
Capital expenditure	98,177	1,223	18	707	-	100,125
Depreciation of property, plant and equipment	2,207	983	-	188	-	<u>3,378</u>
2024	Property development RM'000	Construction contracts RM'000	Property trading RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Assets						
Segment assets	1,957,784	1,124,206	102,179	1,872,434	(2,806,471)	2,250,132
Unallocated assets						21,637
						<u>2,271,769</u>
Liabilities						
Segment liabilities	1,360,555	714,779	20,281	1,733,323	(2,562,788)	1,266,150
Unallocated liabilities						57,443
						<u>1,323,593</u>
Other information						
Capital expenditure	211	660	-	399	-	1,270
Depreciation of property, plant and equipment	2,374	1,224	-	172	-	<u>3,770</u>

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

38. FINANCIAL INSTRUMENTS

(i) Capital Risk Management

The Group and the Company manage their capital to ensure that it will be able to continue as a going-concern while maximising returns to their shareholders through the optimisation of debt and equity balance. The Group's and the Company's overall strategy remain unchanged from 2024.

The Group and the Company did not engage in any transaction involving financial derivative instruments during the financial year.

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristic of the underlying assets. No changes were made in the objectives, policies or processes during the financial year ended 30 June 2025.

The Group is not subject to externally imposed capital requirements.

Gearing ratio

The gearing ratio at the end of the reporting period is as follows:

	The Group	
	2025 RM'000	2024 RM'000
Total debts	473,595	571,154
Fixed deposits with licensed banks, cash and bank balances	(84,415)	(249,239)
Net debts	389,180	321,915
Equity	972,189	948,176
Debt to equity ratio	40.03%	33.95%

Total debts are defined as long and short-term bank borrowings, hire-purchase payables and lease liabilities as described in Notes 30, 31 and 32.

Equity includes all capital, reserves and non-controlling interests of the Group that are managed as capital.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

38. FINANCIAL INSTRUMENTS (cont'd)

(i) Capital Risk Management (cont'd)

Material Accounting Policies

Details of the material accounting policies and methods adopted, including the criteria for recognition, the bases of measurement and the bases for recognition of income and expenses, for each class of financial asset, financial liability and equity instrument are disclosed in Note 3.

Categories of Financial Instruments

	The Group	
	2025	2024
	RM'000	RM'000
Financial assets		
At FVTPL:		
Other investments	141,328	132,572
Short-term funds	567	547
At amortised cost:		
Other investments	2,676	13,264
Trade receivables	229,828	341,130
Other receivables	59,670	52,066
Amount owing by associated company	2,843	2,843
Amount owing by joint ventures	42,589	42,238
Fixed deposits with licensed banks	17,414	37,184
Cash and bank balances	67,001	212,055
Financial liabilities		
At amortised cost:		
Trade payables	484,939	566,165
Other payables and accrued expenses	142,257	123,842
Amount owing to joint ventures	5,010	2,164
Bank borrowings	470,970	567,490
Hire-purchase payables	553	812
Lease liabilities	2,072	2,852

(Forward)

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

38. FINANCIAL INSTRUMENTS (cont'd)

(i) Capital Risk Management (cont'd)

Categories of Financial Instruments (cont'd)

	The Company	
	2025	2024
	RM'000	RM'000
Financial assets		
At FVTPL:		
Short-term funds	567	547
At amortised cost:		
Other receivables	250	999
Amount owing by joint ventures	284	-
Amount owing by subsidiary companies	127,218	127,315
Fixed deposits with licensed banks	3,028	2,975
Cash and bank balances	1,232	1,482
Financial liabilities		
At amortised cost:		
Other payables and accrued expenses	2,391	1,976
Amount owing to subsidiary companies	3,197	3,034
Bank borrowings	83,000	99,246
Hire-purchase payables	185	231
Lease liabilities	723	238

(ii) Financial Risk Management Objectives

The operations of the Group are subject to a variety of financial risks, including foreign currency risk, interest rate risk, credit risk, liquidity risk and cash flows risk.

The Group has formulated a financial risk management framework whose principal objective is to minimise the Group's exposure to risks and/or costs associated with the financing, investing and operating activities of the Group.

Financial risk management is carried out through risk reviews, internal control systems and adherence to the Group's financial risk management policies. The Board regularly reviews these risks and approves the treasury policies, which cover the management of these risks.

(a) Foreign Currency Risk Management

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Group's exposure to foreign exchange rate risk is minimal.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

38. FINANCIAL INSTRUMENTS (cont'd)

(ii) Financial Risk Management Objectives (cont'd)

(b) Interest Rate Risk Management

The Group and the Company are exposed to interest rate risk through the impact of rate changes on interest-bearing borrowings.

The carrying amounts, the range of applicable interest rates during the year and the remaining maturities of the Group's and the Company's financial instruments that are exposed to interest rate risk are disclosed in Note 30.

Interest rate exposure is measured using sensitivity analysis as disclosed below:

Interest rate sensitivity analysis

The sensitivity analysis below has been determined based on the exposure to interest rates for financial instruments at the end of the reporting period. For floating rate liabilities, the analysis is prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year. A 50 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates.

If interest rates had been 50 basis points higher/lower and all other variables were held constant, the Group's and the Company's profit/(loss) after tax for the financial year ended 30 June 2025 would increase/decrease by RM1,790,000 and RM315,000 (2024: RM2,156,000 and RM377,000) respectively. This is mainly attributable to the Group's exposure to interest rates on its variable rate borrowings.

The Group's and the Company's sensitivity to interest rates has decreased during the current period mainly due to the lower variable rate debt instruments.

(c) Credit Risk Management

Credit risk refers to the risk that a counterparty will default on its contractual obligation resulting in financial loss to the Group.

The Group is exposed to credit risk mainly from its trade receivables, other receivables and contract assets. The Group extends credit to its customers/debtors based upon careful evaluation of the customer's/debtor's financial condition and credit history. Trade and other receivables are monitored on an ongoing basis by the Group's credit control department.

The Group is exposed to significant concentration of credit risk to a few customers arising from construction business as disclosed in Note 22.

The Company is exposed to credit risk mainly from its subsidiary companies. The Company monitors the results of its subsidiary companies regularly and repayments made by the subsidiary companies.

The Group's and the Company's credit risk on deposits and cash and bank balances are limited as the Group and the Company place their funds with reputable financial institutions with high credit ratings.

NOTES TO THE FINANCIAL STATEMENTS (cont'd)

38. FINANCIAL INSTRUMENTS (cont'd)

(ii) Financial Risk Management Objectives (cont'd)

(c) Credit Risk Management (cont'd)

Exposure to credit risk

The Group measures the loss allowance for trade receivables, other receivables and contract assets at an amount equal to lifetime expected credit loss (ECL) and for other financial assets (measured at amortised cost) at 12-month ECL by applying simplified approach and general approach respectively, as required by MFRS 9. The Company measures the loss allowance for other receivables and amount owing by subsidiary companies at an amount equal to lifetime expected credit loss (ECL) and for other financial assets (measured at amortised cost) at 12-month ECL by applying simplified approach and general approach respectively, as required by MFRS 9. Impairment loss is measured based on expected credit loss model is based on assumptions on the risk of default and expected loss rates. The Group and the Company use judgment in making these assumption and selecting the inputs to the ECL based on past collection records, existing market conditions as well as forward looking estimates as of the end of the reporting period.

As at the end of the reporting period, the Group's maximum exposure to credit risk is the carrying amount of financial assets which are mainly trade and other receivables, short-term funds, fixed deposits with licensed banks and cash and bank balances. The Company's maximum exposure to credit risk is the carrying amount of financial assets which are mainly other receivables, amount owing by subsidiary companies, short-term funds, fixed deposits with licensed banks and cash and bank balances.

(d) Liquidity Risk Management

The Group and the Company seek to invest cash assets safely and profitably. The Group and the Company also seek to control credit risk by setting counterparty limits and ensuring that sale of goods and services are made to customers with an appropriate credit history, and monitoring customers' financial standing through periodic credit review and credit checks at point of sales. The Group and the Company consider the risk of material loss in the event of non-performance by a financial counterparty to be unlikely.

The following tables detail the Group's and the Company's remaining contractual maturity for its financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the undiscounted amount is derived from interest rate curves at the end of the reporting period. The contractual maturity is based on the earliest date on which the Group and the Company may be required to pay.

NOTES TO THE FINANCIAL STATEMENTS
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38. FINANCIAL INSTRUMENTS (cont'd)

(ii) **Financial Risk Management Objectives (cont'd)**

(d) **Liquidity Risk Management (cont'd)**

	Weighted average effective interest rate per annum %	Less than 1 year RM'000	1-2 years RM'000	2-5 years RM'000	More than 5 years RM'000	Total RM'000
The Group						
2025						
Non-interest bearing instruments	-	632,206	-	-	-	632,206
Hire-purchase payables	3.18 - 4.67	254	187	150	-	591
Variable interest rate instruments	4.50 - 10.00	247,026	138,304	118,971	-	504,301
Lease liabilities	3.50 - 6.00	1,496	492	198	-	2,186
The Company						
2025						
Non-interest bearing instruments	-	5,588	-	-	-	5,588
Hire-purchase payables	4.67	56	56	89	-	201
Variable interest rate instruments	5.51 - 10.00	89,208	-	-	-	89,208
Lease liabilities	3.50 - 6.00	445	305	-	-	750

	Weighted average effective interest rate per annum %	Less than 1 year RM'000	1-2 years RM'000	2-5 years RM'000	More than 5 years RM'000	Total RM'000
The Group						
2024						
Non-interest bearing instruments	-	692,171	-	-	-	692,171
Hire-purchase payables	4.10 - 8.06	295	254	337	-	886
Variable interest rate instruments	4.32 - 10.00	326,518	216,603	65,002	-	608,123
Lease liabilities	5.50 - 6.00	2,084	932	-	-	3,016
The Company						
2024						
Non-interest bearing instruments	-	5,010	-	-	-	5,010
Hire-purchase payables	4.67	56	56	145	-	257
Variable interest rate instruments	5.52 - 10.00	106,947	-	-	-	106,947
Lease liabilities	6.00	200	52	-	-	252

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

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38. FINANCIAL INSTRUMENTS (cont'd)

(ii) Financial Risk Management Objectives (cont'd)

(e) Cash Flow Risk

The Group and the Company review their cash flow position regularly to manage their exposure to fluctuations in future cash flows associated with their monetary financial instruments.

(iii) Fair Value of Financial Instruments

- (a) The carrying amounts of current financial assets and financial liabilities are reasonable approximation of fair values, either due to their short term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the reporting date. The fair value of long-term financial assets and financial liabilities are determined by the present value of future cash flow estimated and discounted using the current interest rates for similar instruments at the end of the reporting period. There is no material difference between fair values and carrying values of these assets and liabilities as at the end of the reporting period.

(b) Fair value hierarchy

As at the end of the reporting period, the Group and the Company held the following financial instruments carried at fair values in the statements of financial position:

	The Group		The Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Level 2				
Financial assets at FVTPL:				
Short-term funds #	567	547	567	547
Other investments ^	141,328	132,572	-	-

The fair values of investments in unit trust funds are valued using the net asset value of the investment funds.

^ The fair values of unquoted investment in transferable golf and country club memberships are determined by reference to recent market transactions of identical assets.

There were no transfers between Level 1 and 2 during the year.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

39. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details the reconciliation of the opening and closing amounts in the statements of financial position of the Group and the Company for each liability for which cash flows have been, or would be, classified as financing activities in the statements of cash flows of the Group and of the Company:

	As at 1 July RM'000	Drawdown RM'000	Repayment RM'000	Non-cash item RM'000	As at 30 June RM'000
The Group					
2025					
Bank borrowings	551,296	508,591	(632,041)	36,001	463,847
Hire-purchase payables	812	-	(295)	36	553
Lease liabilities	2,852	-	(2,627)	1,847@	2,072
2024					
Bank borrowings	674,259	670,898	(835,335)	41,474	551,296
Hire-purchase payables	694	-	(497)	615*	812
Lease liabilities	4,376	-	(2,108)	584@	2,852
Redeemable preference shares	79,824	-	(79,824)	-	-
The Company					
2025					
Bank borrowings	98,000	210,000	(231,246)	6,246	83,000
Hire-purchase payables	231	-	(56)	10	185
Lease liabilities	238	-	(696)	1,181@	723
2024					
Bank borrowings	112,801	230,000	(252,380)	7,579	98,000
Hire-purchase payables	-	-	(24)	255*	231
Lease liabilities	416	-	(198)	20	238

@ This comprises additions to lease liabilities and interest expense on lease liabilities.

* This comprises additions in property, plant and equipment for motor vehicles acquired under hire-purchase arrangement and interest expense on hire-purchase payables.

NOTES TO THE FINANCIAL STATEMENTS

(cont'd)

40. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

The following are the significant events of the Group during the financial year ended 30 June 2025:

- (i) On 2 July 2024, Pembinaan Gapadu Sdn. Bhd. ("PGSB"), a wholly owned subsidiary, entered into a Sale and Purchase Agreement ("SPA") with Sering Manis Sdn. Bhd. to acquire four parcels of freehold land located at Genting Highlands for a total purchase consideration of RM65,000,000. All conditions precedent under the SPA were fulfilled and became unconditional on 4 October 2024. Subsequently, the purchase consideration was fully settled by PGSB on 31 October 2024.
- (ii) On 16 August 2024, Horizontal Promenade Sdn. Bhd. ("HPSB"), a wholly owned subsidiary, entered into a SPA with Coral Fields Resources Sdn. Bhd. to acquire four parcels of freehold land located at Jalan Robson within Robson Heights, Kuala Lumpur for a total purchase consideration of RM31,593,000. Subsequently, the purchase consideration was fully settled by HPSB on 28 February 2025.

41. SUBSEQUENT EVENT

The following is the significant event of the Group subsequent to the financial year ended 30 June 2025:

On 30 September 2025, Ambang Suriamas Sdn. Bhd., a wholly-owned indirect subsidiary, entered into a Share Sale Agreement to dispose of all of its interest, representing 50% of shareholding in Kristaljaya Sdn. Bhd. for consideration of RM33,400,000.

STATEMENT BY DIRECTORS

The Directors of **MALTON BERHAD** state that, in their opinion, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 30 June 2025 and of their financial performance and their cash flows of the Group and of the Company for the financial year ended on that date.

Signed in accordance with a resolution of the Directors,

DATUK HONG LAY CHUAN

CHUA THIAN TECK

Kuala Lumpur
27 October 2025

DECLARATION BY THE DIRECTOR PRIMARILY RESPONSIBLE FOR THE FINANCIAL MANAGEMENT OF THE COMPANY

I, **CHUA THIAN TECK**, the Director primarily responsible for the financial management of **MALTON BERHAD**, do solemnly and sincerely declare that the accompanying financial statements, are, in my opinion, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

CHUA THIAN TECK

Subscribed and solemnly declared by
the abovenamed **CHUA THIAN TECK** at
KUALA LUMPUR this 27th day of October 2025.

Before me,

COMMISSIONER FOR OATHS

DEVELOPMENT PROPERTIES

Location	Tenure	Initial gross land area	Balance of net land area for development	Usage	Net book value as at 30 June 2025 RM'000	Date of acquisition/ revaluation*
PN 342674 Lot No.64851 Pekan Baru Subang Daerah Petaling Selangor	Leasehold expiring on 2.10.2101	12.00 acres	10.60 acres	Proposed commercial development	31,234	24.6.2002
Geran No. 123368 Lot 4193 Geran No. 123369 Lot 4194 Geran No. 123370 Lot 4195 Geran No. 31298 Lot 4293 Geran No. 31299 Lot 4294 Geran No. 31300 Lot 4295 Geran No. 31301 Lot 4296 Mukim Cheras District of Ulu Langat Selangor	Freehold	41.73 acres	38.34 acres	Proposed mixed development	13,911	22.8.2006 24.5.2007 30.6.2007
HS(D) 808 & 809 Lot 19 & 20 Mukim of Hulu Terengganu	Leasehold expiring on 15.9.2061	108.49 acres	108.49 acres	Proposed mixed development	4,123	27.7.2002
PN 113882 to 113884 Lot No.126750 to 126752 Seksyen 2, Mukim Bandar Ulu Kelang Daerah Gombak Selangor	Leasehold expiring on 18.2.2107	55.05 acres	55.05 acres	Proposed mixed development	174,255	10.11.2011
HS(D) 326600 PT No. 3980, Mukim Pekan Desa Puchong Daerah Petaling Selangor	Leasehold expiring on 2.1.2123	5.30 acres	5.30 acres	Proposed residential development	15,789	21.5.2007
PN 53357 Lot No. 30138 Mukim Setapak Daerah Kuala Lumpur WP Kuala Lumpur	Leasehold expiring on 15.1.2107	0.14 acres	0.14 acres	Proposed residential development	1,234	17.2.2022

GROUP PROPERTIES (cont'd)

DEVELOPMENT PROPERTIES (cont'd)

Location	Tenure	Initial gross land area	Balance of net land area for development	Usage	Net book value as at 30 June 2025 RM'000	Date of acquisition/ revaluation*
Geran No. 59763 Lot No. 28815 Mukim Setapak Daerah Kuala Lumpur WP Kuala Lumpur	Freehold	0.40 acres	0.40 acres	Proposed residential development	3,519	17.2.2022
HS(D) No. 16085 PT No. 28178 Mukim Tebrau Daerah Johor Bahru Johor	Freehold	2.81 acres	2.81 acres	Proposed mixed development	13,108	04.12.2003
Geran No. 49256 Lot No. 44552 Mukim Bentong Daerah Bentong Pahang	Freehold	6.74 acres	6.74 acres	Proposed Residential development	68,713	02.7.2024
Geran No. 26442 Lot No. 39 Seksyen 94A Bandar Kuala Lumpur Daerah Kuala Lumpur WP Kuala Lumpur	Freehold	0.73 acres	0.73 acres	Proposed residential development	31,593	16.8.2024
Geran No. 26443 Lot No. 38 Seksyen 85D Bandar Kuala Lumpur Daerah Kuala Lumpur WP Kuala Lumpur						
Geran No. 79594 Lot No.20003 Seksyen 94A Bandar Kuala Lumpur Daerah Kuala Lumpur WP Kuala Lumpur						
Geran No. 80489 Lot No.20007 Seksyen 94A Bandar Kuala Lumpur Daerah Kuala Lumpur WP Kuala Lumpur						

Net book value of the development properties are stated at Group land cost together with the related development expenditure incurred to the ongoing and remaining unsold properties.

GROUP PROPERTIES

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INVESTMENT PROPERTIES

Location	Tenure	Approximate age of the building year	Net lettable area Sq. Ft	Usage	Net book value as at 30 June 2025 RM'000	Date of acquisition/ revaluation*
Mezzanine Floor Menara Goldstone (Holiday Inn Express) Jalan Raja Chulan Kuala Lumpur	Freehold	41	7,631.62	Office	5,600	30.6.2025*
Level 6 Menara Goldstone (Holiday Inn Express) Jalan Raja Chulan Kuala Lumpur	Freehold	41	8,976.00	Office	6,560	30.6.2025*
Menara Khuan Choo Lot 20021, PN 52798 Seksyen 57 Bandar Kuala Lumpur WP Kuala Lumpur	Leasehold expiring on 11.11.2113	7	82,524.00	Office	128,000	30.6.2025*
Unit 2-111A 2nd Floor, Endah Parade Shopping Mall, Taman Sri Endah Kuala Lumpur	Leasehold expiring on 19.2.2083	26	462.00	Retail	130	1.12.1996
15 th Floor, Menara Liberty, 1008 Jalan Sultan Ismail Kuala Lumpur	Leasehold expiring on 6.2.2078	24	12,475.00	Office	7,100	30.6.2025*
20 th Floor, Menara Liberty, 1008 Jalan Sultan Ismail Kuala Lumpur	Leasehold expiring on 6.2.2078	24	9,795.00	Office	7,900	30.6.2025*
21 st & 22 nd Floor Menara Liberty 1008, Jalan Sultan Ismail Kuala Lumpur	Leasehold expiring on 6.2.2078	24	21,673.00	Office	11,800	30.6.2025*
L12-21, L12-22, L12-23, Wangsa 118 Jalan Wangsa Delima Wangsa Maju Kuala Lumpur	Leasehold expiring on 19.4.2104	10	8,839.00	Office	4,402	30.6.2025*
Ground and Sub- basement Floor Bukit Jalil City Kuala Lumpur	Freehold	-	-	Car Parks	45,493	30.6.2025*

GROUP PROPERTIES

(cont'd)

INVESTMENT PROPERTIES (cont'd)

Location	Tenure	Approximate age of the building year	Net lettable area Sq. Ft	Usage	Net book value as at 30 June 2025 RM'000	Date of acquisition/ revaluation*
Geran No. 50058 Lot No. 168 Seksyen 94A Daerah Kuala Lumpur WP Kuala Lumpur	Freehold	-	11,872.59	Sales Gallery	12,000	30.6.2025*

PROPERTY, PLAND AND EQUIPMENT

4th Floor, Wisma Tecna, No. 18A Section 51A/223 46100 Petaling Jaya Selangor	Leasehold expiring on 8.9.2067	27	20,342.00	Office	4,100	28.2.2001
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* Date of valuation

STATEMENT OF SHAREHOLDERS

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ORDINARY SHARES AS AT 30 SEPTEMBER 2025

Share Capital	:	RM545,424,632 divided into 573,740,541 Ordinary Shares
Class of Shares	:	Ordinary Shares
Voting Rights	:	One Vote per Ordinary Share

ANALYSIS BY SIZE OF SHAREHOLDINGS AS AT 30 SEPTEMBER 2025

Size of Shareholdings	No of Holders	Total Holdings	%
Less than 100	66	2,174	#
100 to 1,000	1,371	1,102,292	0.19
1,001 to 10,000	3,452	18,606,230	3.24
10,001 to 100,000	1,988	68,275,468	11.90
100,001 to less than 28,687,027*	385	292,770,883	51.03
28,687,027* and above	4	192,983,494	33.64
	7,266	573,740,541	100.00

Negligible

* 5% of the Share Capital

SUBSTANTIAL SHAREHOLDERS AS AT 30 SEPTEMBER 2025

Names	Direct Interest		Deemed Interest	
	No of Shares	%	No of Shares	%
Malton Corporation Sdn Bhd	193,001,489	33.64	-	-
Tan Sri Lim Siew Choon	22,681,800	3.95	193,001,489*	33.64
Puan Sri Tan Kewi Yong	-	-	193,001,489*	33.64

DIRECT AND DEEMED INTEREST OF DIRECTORS IN THE ORDINARY SHARES OF MALTON BERHAD AS AT 30 SEPTEMBER 2025

Names	Direct Interest		Deemed Interest	
	No of Shares	%	No of Shares	%
Tan Sri Lim Siew Choon	22,681,800	3.95	193,001,489*	33.64
Puan Sri Tan Kewi Yong	-	-	193,001,489*	33.64
Datuk Hong Lay Chuan	-	-	-	-
Chua Thian Teck	-	-	-	-
Dato' Siew Mun Wai	-	-	-	-
Arunasalam A/L Muthusamy	-	-	-	-
Baharum Bin Harun	-	-	-	-

* held via Malton Corporation Sdn Bhd

STATEMENT OF SHAREHOLDERS (cont'd)

THIRTY LARGEST SECURITIES ACCOUNT HOLDERS OF ORDINARY SHARES AS AT 30 SEPTEMBER 2025

	Names	No of Shares	%
1.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for Malton Corporation Sdn Bhd)	58,000,000	10.11
2.	RHB Nominees (Tempatan) Sdn Bhd (Pledged securities account for Malton Corporation Sdn Bhd)	56,683,494	9.88
3.	Alliancegroup Nominees (Tempatan) Sdn Bhd (Pledged securities account for Malton Corporation Sdn Bhd)	43,300,000	7.55
4.	Cimsec Nominees (Tempatan) Sdn Bhd (CIMB for Malton Corporation Sdn Bhd)	35,000,000	6.10
5.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd (Pledged securities account for Kok Boon Kiat)	25,509,100	4.45
6.	Affin Hwang Nominees (Tempatan) Sdn Bhd (Pledged securities account for Tan Sri Lim Siew Choon)	22,166,800	3.86
7.	Affin Hwang Nominees (Tempatan) Sdn Bhd (Pledged securities account for Koh Goh Yuan)	19,240,000	3.35
8.	Cimsec Nominees (Tempatan) Sdn Bhd (CIMB for Prinsip Waras Sdn Bhd)	18,580,000	3.24
9.	Ng Soon Hong	17,600,000	3.07
10.	LTK (Melaka) Sdn Bhd	6,421,900	1.12
11.	HLB Nominees (Tempatan) Sdn Bhd (Pledged securities account for Toh Hooi Hak)	6,351,400	1.11
12.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for Ooi Keng Thye)	5,743,100	1.00
13.	Olive Lim Swee Lian	5,239,100	0.91
14.	UOB Kay Hian Nominees (Asing) Sdn Bhd (Exempt AN for UOB Kay Hian Pte Ltd) (A/C Clients)	5,054,300	0.88
15.	Kenanga Nominees (Tempatan) Sdn Bhd (Pledged securities account for Merry Noel Robert)	4,960,000	0.86
16.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for Lee Kim Hooi)	4,057,000	0.71
17.	Ooi Keng Thye	3,798,200	0.66
18.	Affin Hwang Nominees (Tempatan) Sdn Bhd (Pledged securities account for Chee Chi Yun)	3,687,000	0.64

STATEMENT OF SHAREHOLDERS

(cont'd)

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THIRTY LARGEST SECURITIES ACCOUNT HOLDERS OF ORDINARY SHARES AS AT 30 SEPTEMBER 2025 (Cont'd)

	Names	No of Shares	%
19.	Ooi Chieng Sim	3,379,400	0.59
20.	Cimsec Nominees (Tempatan) Sdn Bhd (CIMB for Choo Chuo Siong)	3,008,000	0.52
21.	Tan Yee Fong	2,956,700	0.52
22.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for TNTT Realty Sdn Bhd)	2,768,000	0.48
23.	Cartaban Nominees (Tempatan) Sdn Bhd (Standard Chartered Bank (Singapore) Limited for Toh Hooi Hak)	2,655,300	0.46
24.	Maybank Securities Nominees (Tempatan) Sdn Bhd (Pledged securities account for Low Lay Pin)	2,225,900	0.39
25.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for GJH Capital Sdn Bhd)	2,043,200	0.36
26.	Yap Keng Fatt	2,000,000	0.35
27.	Maybank Nominees (Tempatan) Sdn Bhd (Pledged securities account for Lee Kian Jin)	1,905,000	0.33
28.	Tan Ah Heng	1,830,000	0.32
29.	Public Nominees (Tempatan) Sdn Bhd (Pledged securities account for Ooi Keng Thye)	1,818,200	0.32
30.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd (Pledged securities account for Khoo Chai Pek)	1,770,000	0.31
	TOTAL	369,751,094	64.45

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Thirtieth Annual General Meeting (30th AGM) of MALTON BERHAD (Company) will be held at Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 26 November 2025 at 9.00 a.m. and any adjournment thereof for the following purposes:-

AGENDA

ORDINARY BUSINESS

- | | | |
|----|--|-----------------------|
| 1. | To lay the Financial Statements of the Company for the year ended 30 June 2025 together with the Directors' Report and Report of the Auditors thereon | For discussion only |
| 2. | To approve the directors' fees, allowances and benefits payable to non-executive directors as set out in the explanatory note for the period from the conclusion of the 30 th AGM of the Company until the conclusion of the next Annual General Meeting (AGM) of the Company | Ordinary Resolution 1 |
| 3. | To re-elect Mr Chua Thian Teck who retires by rotation pursuant to Article 86 of the Constitution of the Company (Constitution) and being eligible, offered himself for re-election | Ordinary Resolution 2 |
| 4. | To re-elect Mr Arunasalam A/L Muthusamy who retires by rotation pursuant to Article 86 of the Constitution and being eligible, offered himself for re-election | Ordinary Resolution 3 |
| 5. | To re-appoint Deloitte Malaysia PLT (formerly known as Deloitte PLT), who have indicated their willingness, as Auditors of the Company and to hold office until the conclusion of the next AGM of the Company and to authorise the Directors to fix their remuneration | Ordinary Resolution 4 |

SPECIAL BUSINESS

- | | | |
|----|-------------------------------------|-----------------------|
| 6. | Authority to Allot and Issue Shares | Ordinary Resolution 5 |
|----|-------------------------------------|-----------------------|

"THAT pursuant to Section 75 and 76 of the Companies Act, 2016 (Act), the Constitution, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (Main Market Listing Requirements) and subject to the approval of the relevant governmental/regulatory authorities (if any), the Directors of the Company be and are hereby empowered to allot and issue new shares in the Company at any time at such price, upon such terms and conditions, for such purposes and to such person(s) whomsoever as the Directors may in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% or up to the threshold as approved by Bursa Malaysia Securities Berhad (Bursa Securities) of the total number of issued shares of the Company (excluding treasury shares, if any) at the time of issue.

THAT pursuant to Section 85 of the Act to be read together with Article 10 of the Constitution, that approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company to be offered with new shares ranking equally to the existing issued shares arising from any issuance of new shares pursuant to this mandate.

AND THAT the Directors be and are also empowered to seek the approval from Bursa Securities for the listing of and quotation for the additional shares issued AND THAT such authority shall continue to be in force until the conclusion of the next AGM of the Company."

NOTICE OF ANNUAL GENERAL MEETING

(cont'd)

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7. Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature in respect of Sale of Trading Stock Properties Ordinary Resolution 6

"THAT approval be and is hereby given to the Company and its subsidiaries to enter into and give effect to recurrent related party transactions of a revenue or trading nature and with all classes of related parties in respect of sale of trading stock properties as stated in Section 2.4 of the Circular to Shareholders dated 31 October 2025 which are necessary for the Group's day-to-day operations subject to the following:-

- (a) the transactions are in the ordinary course of business and are carried out at arm's length basis on normal commercial terms of Malton Group (Malton and its subsidiaries) and on terms not more favourable to the related parties than those generally available to the public where applicable and not to the detriment of the minority shareholders; and
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the renewal of shareholders' mandate during the financial year based on the following information:-
 - (i) the type of the recurrent related party transactions made; and
 - (ii) the names of the related parties involved in the recurrent related party transactions made and their relationship with the Company.
- (c) and such approval shall be in force immediately upon passing of this resolution until:
 - (i) the conclusion of the next AGM of the Company following the general meeting at which such mandate was passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed; or
 - (ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
 - (iii) revoked or varied by resolution passed by the shareholders of the Company in a general meeting;

whichever is the earliest; and the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution."

NOTICE OF ANNUAL GENERAL MEETING (cont'd)

8. Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature in respect of Construction Related Services and Project Management Services Ordinary Resolution 7

"THAT approval be and is hereby given to the Company and its subsidiaries to enter into and give effect to recurrent related party transactions of a revenue or trading nature and with related parties in respect of construction related services and project management services as stated in Section 2.4 of the Circular to Shareholders dated 31 October 2025 which are necessary for the Group's day-to-day operations subject to the following:-

- (a) the transactions are in the ordinary course of business and are carried out at arm's length basis on normal commercial terms of Malton Group (Malton and its subsidiaries) and on terms not more favourable to the related parties than those generally available to the public where applicable and not to the detriment of the minority shareholders; and
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the renewal of shareholders' mandate during the financial year based on the following information:-
 - (i) the type of the recurrent related party transactions made; and
 - (ii) the names of the related parties involved in the recurrent related party transactions made and their relationship with the Company.
- (c) and such approval shall be in force immediately upon passing of this resolution until:
 - (i) the conclusion of the next AGM of the Company following the general meeting at which such mandate was passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed; or
 - (ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
 - (iii) revoked or varied by resolution passed by the shareholders of the Company in a general meeting;

whichever is the earliest; and the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution."

BY ORDER OF THE BOARD

HOR SHIOW JEI
(MAICSA 7023954) (SSM PC No. 202008003615)
Company Secretary

Kuala Lumpur
Dated: 31 October 2025

NOTICE OF ANNUAL GENERAL MEETING

(cont'd)

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Notes:

1. Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolutions set out in the Notice of the 30th AGM of the Company shall be put to vote by poll. A Poll Administrator and Independent Scrutineer will be appointed to conduct the polling process and verify the results of the poll respectively.
2. A member of the Company who is entitled to attend, participate and vote at the 30th AGM of the Company is entitled to appoint a proxy (or in the case of a corporation, to appoint a representative) to attend, participate and vote in his stead. A member shall not be entitled to appoint more than 2 proxies to attend, participate and vote at the same meeting. Where a member appoints 2 proxies, he shall specify in the instrument appointing the proxies the proportions of his shareholdings to be represented by each proxy.
3. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("SICDA"), it shall not be entitled to appoint more than 2 proxies in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account to attend, participate and vote at the same meeting. Where 2 proxies are appointed, it shall specify the proportion of shareholdings to be represented by each proxy.
4. Where an exempt authorised nominee appoints proxies, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.
5. The proxy form must be signed by the appointor or his attorney duly authorised in writing or in the case of a corporation, executed under its common seal or by a duly authorised attorney.
6. All proxy forms must be deposited at the share registrar of the Company, ShareWorks Sdn Bhd at No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia not less than 48 hours before the time appointed for holding the meeting.
7. Only members registered in the Record of Depositors as at 18 November 2025 shall be eligible to attend, participate and vote at the 30th AGM or appoint a proxy to attend, participate and vote on his/her behalf.

EXPLANATORY NOTES ON ORDINARY RESOLUTIONS AND/OR SPECIAL BUSINESS

FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 30 JUNE 2025

The Financial Statements of the Company for the year ended 30 June 2025 tabled for discussion pursuant to the provisions of Section 340 (1) of the Act, do not require approval of the shareholders and hence, will not be put for voting.

ORDINARY RESOLUTION 1

The proposed Ordinary Resolution 1 if passed, will facilitate the payment of Directors' fees, allowances and benefits payable to the non-executive directors of the Company as set out below for the period from the conclusion of the 30th AGM of the Company until the conclusion of the next AGM of the Company.

Type of payment	RM
Directors' fees for each month	35,000
Meeting allowance for each meeting for each director	1,000
Benefits	Claimable expenses incurred in carrying out their duties as directors

NOTICE OF ANNUAL GENERAL MEETING (cont'd)

EXPLANATORY NOTES ON ORDINARY RESOLUTIONS AND/OR SPECIAL BUSINESS (cont'd)

ORDINARY RESOLUTIONS 2 AND 3

Mr Chua Thian Teck and Mr Arunasalam A/L Muthusamy are standing for re-election as Directors of the Company and being eligible, have offered themselves for re-election at the 30th AGM. Their profiles are set out under Board of Directors in the Annual Report 2025.

The Nominating Committee has conducted annual assessment for the retiring Directors. Based on the results of the assessment, the Board is satisfied with the performance and contribution of the retiring directors and supports their re-election and recommends the re-election of the retiring directors for approval of the shareholders at the 30th AGM of the Company.

ORDINARY RESOLUTION 5

Ordinary Resolution 5 is proposed to give flexibility to the Directors to issue and allot shares at any time in their absolute discretion, without convening a general meeting, for the purpose of raising funds for working capital and/or strategic development of Malton Berhad and/or its subsidiaries. This mandate sought is a renewal of the mandate obtained from the shareholders at the 29th AGM of the Company held on 22 November 2024 which will expire at the conclusion of the 30th AGM of the Company to be held on 26 November 2025.

Pursuant to the mandate obtained from the shareholders at the 29th AGM of the Company held on 22 November 2024, the Company proposed a private placement of up to 10% of the total issued shares of the Company as announced on 3 December 2024. Bursa Securities had, vide its letter dated 9 December 2024, approved the listing and quotation of up to 53,061,614 new ordinary shares in Malton to be issued pursuant to the proposed private placement. Under the first tranche of the private placement completed on 23 January 2025, the Company issued and allotted 45,600,000 ordinary shares and raised RM16,872,000. As at 27 October 2025, the said proceeds raised from the private placement have been fully utilized.

ORDINARY RESOLUTIONS 6 AND 7

The proposed Ordinary Resolutions 6 and 7, if passed, will enable the Company and its subsidiaries (Group) to enter into any of the recurrent related party transactions of a revenue or trading nature set out in the Circular to Shareholders of the Company dated 31 October 2025 which are necessary for the Group's day-to-day operations. This authority, unless revoked or varied by resolution passed by the shareholders of the Company at a general meeting, will expire at the conclusion of the next AGM of the Company, or the expiration of the period within which the next AGM of the Company is required by law to be held, whichever is earlier.

PERSONAL DATA PRIVACY

By registering to attend, participate and vote at the 30th AGM of the company and/or submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, participate and vote at the 30th AGM of the Company, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the 30th AGM of the Company and the preparation and compilation of the attendance lists, minutes and other documents relating to the 30th AGM of the Company, and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

PROXY FORM

I/We, _____
(full name in BLOCK)
CDS Account No _____ NRIC No/Passport No/Company No _____ of

(address)

(address)

Email address _____ Contact No _____

a member of Malton Berhad holding _____ Ordinary Shares, hereby appoint:

Name of Proxy (Full Name)	NRIC No/Passport No	% of Shareholding to be represented (Refer to Notes 2 and 3 set out below)
Address	Email Address	Contact No

or failing him/her

Name of Proxy (Full Name)	NRIC No/Passport No	% of Shareholding to be represented (Refer to Notes 2 and 3 set out below)
Address	Email Address	Contact No

or Chairman of the meeting as my/our proxy for me/us on my/our behalf at the Thirtieth Annual General Meeting of Malton Berhad (30th AGM of the Company) to be held at Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 26 November 2025 at 9.00 and any adjournment thereof and to vote as indicated below.

RESOLUTIONS		For	Against
Ordinary Resolution 1	To approve the directors' fees, allowances and benefits payable to non-executive directors as set out in the explanatory note for the period from the conclusion of the 30 th AGM of the Company until the conclusion of the next Annual General Meeting (AGM) of the Company		
Ordinary Resolution 2	To re-elect Mr Chua Thian Teck who retires by rotation pursuant to Article 86 of the Constitution of the Company (Constitution) and being eligible, offered himself for re-election		
Ordinary Resolution 3	To re-elect Mr Arunasalam A/L Muthusamy who retires by rotation pursuant to Article 86 of the Constitution and being eligible, offered himself for re-election		
Ordinary Resolution 4	To re-appoint Deloitte Malaysia PLT (formerly known as Deloitte PLT) who have indicated their willingness, as Auditors of the Company, and to hold office until the conclusion of the next AGM of the Company and to authorise the Directors to fix their remuneration		
Ordinary Resolution 5	Authority to allot and issue shares		
Ordinary Resolution 6	Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature in respect of Sale of Trading Stock Properties		
Ordinary Resolution 7	Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature in respect of Construction Related Services and Project Management Services		

Please indicate with an "X" in the relevant boxes for each resolution. Unless voting instructions are indicated as above, the proxy may abstain from voting as he/she deems fit.

Signature(s) /Common Seal of member (s)

Date:

Notes:

- Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolutions set out in the Notice of the 30th AGM of the Company shall be put to vote by poll. A Poll Administrator and Independent Scrutineer will be appointed to conduct the polling process and verify the results of the poll respectively.
- A member of the Company who is entitled to attend, participate and vote at the 30th AGM of the Company is entitled to appoint a proxy (or in the case of a corporation, to appoint a representative) to attend, participate and vote in his stead. A member shall not be entitled to appoint more than 2 proxies to attend, participate and vote at the same meeting. Where a member appoints 2 proxies, he shall specify in the instrument appointing the proxies the proportions of his shareholdings to be represented by each proxy.
- Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("SICDA"), it shall not be entitled to appoint more than 2 proxies in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account to attend, participate and vote at the same meeting. Where 2 proxies are appointed, it shall specify the proportion of shareholdings to be represented by each proxy.
- Where an exempt authorised nominee appoints proxies, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.
- The proxy form must be signed by the appointor or his attorney duly authorised in writing or in the case of a corporation, executed under its common seal or by a duly authorised attorney.
- All proxy forms must be deposited at the share registrar of the Company, ShareWorks Sdn Bhd at No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Malaysia not less than 48 hours before the time appointed for holding the meeting.
- Only members registered in the Record of Depositors as at 18 November 2025 shall be eligible to attend, participate and vote at the 30th AGM or appoint a proxy to attend, participate and vote on his/her behalf.

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AFFIX
STAMP

The Share Registrar
SHAREWORKS SDN BHD
No. 2-1, Jalan Sri Hartamas 8
Sri Hartamas
50480 Kuala Lumpur

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www.malton.com.my

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