

Kimlun Corporation Berhad  
[Registration No.: 200901023978 (867077-X)]  
**Unaudited Condensed Consolidated Statement of Comprehensive Income**  
For the 3rd Quarter Ended 30 September 2025

	Individual Quarter		Cumulative Period	
	Current Year Quarter 30/09/2025 RM'000	Preceding Year Quarter 30/09/2024 RM'000	Current Year To Date 30/09/2025 RM'000	Preceding Year To Date 30/09/2024 RM'000
<b>Revenue</b>	466,752	323,866	1,358,673	811,201
Cost of sales	(418,635)	(296,363)	(1,195,837)	(749,381)
<b>Gross profit</b>	48,117	27,503	162,836	61,820
Other operating income	1,109	1,599	2,766	47,134
Selling and administrative expenses	(15,549)	(18,149)	(46,810)	(42,947)
Finance costs	(10,562)	(6,384)	(28,445)	(17,593)
Share of gain of joint ventures	838	105	1,725	7
Share of loss of associate company	(551)	-	(718)	-
<b>Profit before tax</b>	23,402	4,674	91,354	48,421
Income tax expense	(4,947)	(1,964)	(24,281)	(14,199)
<b>Profit net of tax</b>	18,455	2,710	67,073	34,222
<b>Other comprehensive (loss)/income</b>	(4)	56	(2)	56
<b>Total comprehensive income for the period</b>	<b>18,451</b>	<b>2,766</b>	<b>67,071</b>	<b>34,278</b>
<b>Profit/(loss) attributable to :</b>				
Owners of the Company	18,233	2,776	67,083	34,607
Non-controlling interests	222	(66)	(10)	(385)
	<b>18,455</b>	<b>2,710</b>	<b>67,073</b>	<b>34,222</b>
Profit Per Share (Sen)				
- Basic (2)	4.98	0.79	18.76	9.79
- Diluted (2)	4.98	0.79	18.76	9.79
<b>Total comprehensive income/(loss) attributable to :</b>				
Owners of the Company	18,229	(5,596)	67,081	34,663
Non-controlling interests	222	8,362	(10)	(385)
	<b>18,451</b>	<b>2,766</b>	<b>67,071</b>	<b>34,278</b>

**Notes:**

(1) The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying notes attached to the interim financial statements.

(2) Please refer to Note B11 for details.

Kimlun Corporation Berhad  
[Registration No.: 200901023978 (867077-X)]  
Unaudited Condensed Consolidated Statements of Financial Position  
As at 30 September 2025

	Unaudited As at 30/09/2025 RM'000	Audited As at 31/12/2024 RM'000
<b>Assets</b>		
<b>Non- current assets</b>		
Property, plant and equipment	315,147	268,531
Right-of-use asset	5,353	7,112
Land held for property development	364,988	360,917
Investment properties	122	126
Other investments	75	75
Investment in associate company	-	160
Investment in joint ventures	2,956	2,119
Deferred tax assets	6,716	12,534
Goodwill	16	16
	<u>695,373</u>	<u>651,590</u>
<b>Current assets</b>		
Property development costs	411,579	329,658
Inventories	99,562	78,667
Trade and other receivables	750,509	541,726
Prepayment	11,102	10,781
Contract assets	501,633	383,547
Cash and bank balances	91,905	69,669
	<u>1,866,290</u>	<u>1,414,048</u>
<b>TOTAL ASSETS</b>	<u><u>2,561,663</u></u>	<u><u>2,065,638</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Current liabilities</b>		
Loans and borrowings	530,298	423,238
Lease liability	3,062	3,859
Trade and other payables	632,411	507,759
Contract liabilities	93,331	45,916
Current tax liabilities	24,769	1,808
Provisions	21,072	15,000
	<u>1,304,943</u>	<u>997,580</u>
<b>Net current assets</b>	<u>561,347</u>	<u>416,468</u>
<b>Non-current liabilities</b>		
Loans and borrowings	335,670	248,298
Lease liabilities	2,464	3,442
Other payables	16,745	21,148
Deferred tax liabilities	-	7,256
	<u>354,879</u>	<u>280,144</u>
<b>TOTAL LIABILITIES</b>	<u>1,659,822</u>	<u>1,277,724</u>
<b>Net assets</b>	<u>901,841</u>	<u>787,914</u>
<b>Equity</b>		
Share capital	297,509	255,953
Treasury shares	(24)	(24)
Other reserves	(678)	(676)
Retained earnings	577,663	506,349
<b>Equity attributable to owners of the Company</b>	<u>874,470</u>	<u>761,602</u>
Non-controlling interests	27,371	26,312
<b>Total equity</b>	<u>901,841</u>	<u>787,914</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>2,561,663</u></u>	<u><u>2,065,638</u></u>
Net Assets Per Share Attributable to owners of the Company (RM)	2.25	2.16

**Notes:**

(1) The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying notes attached to the interim financial statements.

Kimlun Corporation Berhad  
[Registration No.: 200901023978 (867077-X)]  
Unaudited Condensed Consolidated Statement of Changes in Equity  
As at 30 September 2025

	Attributable to owners of the Company							Total Equity RM'000
	Non-distributable				Distributable	Sub-Total RM'000	Non-controlling interest (NCI) RM'000	
	Share capital RM'000	Treasury shares RM'000	Warrants reserve RM'000	Foreign currency translation reserve RM'000	Retained earnings RM'000			
<b>YTD ended September 2025</b>								
<b>Balance At 1/1/2025</b>	255,953	(24)	-	(676)	506,349	761,602	26,312	787,914
Total comprehensive income for the period	-	-	-	(2)	67,083	67,081	(10)	67,071
<b>Transactions with owner</b>								
Dividend (as detailed in Note B10)	-	-	-	-	(7,067)	(7,067)	-	(7,067)
Issuance of ordinary shares pursuant to private placement (as detailed in Note B8(b))	42,050	-	-	-	-	42,050	-	42,050
Share issue expenses	(494)	-	-	-	-	(494)	-	(494)
Accretion from dilution of stake in a subsidiary	-	-	-	-	11,298	11,298	2,034	13,332
Acquisition of a subsidiary	-	-	-	-	-	-	(965)	(965)
<b>At 30/09/2025</b>	<b>297,509</b>	<b>(24)</b>	<b>-</b>	<b>(678)</b>	<b>577,663</b>	<b>874,470</b>	<b>27,371</b>	<b>901,841</b>
<b>YTD ended 30 September 2024</b>								
<b>Balance At 1/1/2024</b>	255,944	(24)	34,194	(718)	424,446	713,842	26,524	740,366
Total comprehensive income for the period	-	-	-	56	34,607	34,663	(385)	34,278
<b>Transactions with owner</b>								
Conversion of warrants	9	-	(2)	-	-	7	-	7
Expiry of warrants	-	-	(34,192)	-	34,192	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	211	211
NCI's share of fair value adjustment of assets	-	-	-	-	-	-	1	1
Dividend (as detailed in Note B10)	-	-	-	-	(3,534)	(3,534)	-	(3,534)
<b>At 30/09/2024</b>	<b>255,953</b>	<b>(24)</b>	<b>-</b>	<b>(662)</b>	<b>489,711</b>	<b>744,978</b>	<b>26,351</b>	<b>771,329</b>

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

**Kimlun Corporation Berhad**  
[Registration No.: 200901023978 (867077-X)]  
**Unaudited Condensed Consolidated Statement of Cash Flow**  
**For The Period Ended 30 September 2025**

	<b>Current Year To Date 30/09/2025 RM'000</b>	<b>Preceding Year To Date 30/09/2024 RM'000</b>
<b>Operating activities</b>		
Profit before tax	91,354	48,421
Adjustment for :		
Investment expenses written off	-	1
Loss on disposal of a subsidiary	-	277
Gain on remeasurement of equity investment	-	(908)
Reversal of allowance for impairment on trade receivables and contract asset	-	(43,519)
Unrealised foreign exchange loss	834	9,401
Depreciation of property, plant and equipment	33,444	18,775
Depreciation of right-of-use assets	3,145	2,786
Depreciation of investment properties	5	5
Amortisation of quarry development expenditure	157	126
Provision for defect liabilities costs	6,072	2,624
Gain on disposal of property, plant and equipment	(707)	(448)
Loss on disposal of properties held for sale	-	455
Gain on derecognition of right-of-use assets	(1)	(41)
Fixed asset written off	35	85
Interest expenses	28,445	17,593
Interest income	(1,968)	(2,186)
Share of loss of associate company	718	-
Share of gain of joint ventures	(1,725)	(8)
Operating cash flows before changes in working capital	<u>159,808</u>	<u>53,439</u>
<b>Changes in working capital</b>		
Property development costs	18,898	(60,740)
Inventories	(20,895)	(1,734)
Receivables	(212,488)	(3,780)
Other current assets	(110,007)	(72,727)
Payables	124,128	75,982
Other current liabilities	47,710	28,700
Cash flows generated from operations	<u>7,154</u>	<u>19,140</u>
Interest paid	(31,836)	(22,870)
Tax paid	(2,690)	(1,966)
Interest received	1,349	2,391
Net cash flows used in operating activities	<u>(26,023)</u>	<u>(3,305)</u>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(49,957)	(63,244)
Net cash inflow/(outflow) on acquisition of a subsidiary	2,695	(10,983)
Proceeds from disposal of shares in a subsidiary	13,333	-
Net cash disposed on sale of a subsidiary	-	(144)
Additions to land held for property development	(515)	(280)
Proceeds from disposal of property, plant & equipment	1,714	515
Proceeds from disposal of properties held for sale	-	2,100
Incidental expenses on disposal of property held for sale	-	(155)
Net cash flows used in investing activities	<u>(32,730)</u>	<u>(72,191)</u>
<b>Financing activities</b>		
Dividends paid on ordinary shares	(7,067)	(3,534)
Proceeds from conversion of warrants	-	6
Proceeds from issuance of shares	42,050	-
Share issue expenses	(494)	-
Proceeds from loans and borrowings	94,612	118,502
Advance from a corporate shareholder of a subsidiary	1,981	1,089
Repayment to joint venture	-	(4,975)
Advance to associate company	(11,665)	-
Repayment to a shareholder of a subsidiary company	(6,059)	-
Repayment to former shareholder of a subsidiary	(17,654)	-
Repayment to hire purchase creditors	(17,649)	(10,526)
Repayment of lease liabilities	(3,161)	(2,695)
Placement of fixed deposit with licensed banks	(2,131)	(440)
Net cash flows generated from financing activities	<u>72,763</u>	<u>97,427</u>
<b>Net increase in cash and cash equivalents</b>	14,010	21,931
<b>Effects of exchange rate changes on cash and cash equivalents</b>	(736)	(943)
<b>Cash and cash equivalents at beginning of financial period</b>	<u>57,912</u>	<u>58,715</u>
<b>Cash and cash equivalents at end of financial period</b>	<u>71,186</u>	<u>79,703</u>
<b>Cash and cash equivalents at end of the financial period comprise the following:</b>		
Cash and bank balances	91,905	84,684
Less: Pledge of fixed deposit with licensed banks	(7,824)	(4,981)
Bank overdrafts (included within short term borrowings)	<u>(12,895)</u>	<u>-</u>
	<u>71,186</u>	<u>79,703</u>

**Notes:**

(1) The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying notes attached to the interim financial statements

**KIMLUN CORPORATION BERHAD (867077-X)  
UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER  
2025**

**NOTES TO THE REPORT**

**PART A – EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING**

**A1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with MFRS 134: Interim Financial Reporting and Appendix 9B Part A of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”). It contains condensed combined financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group. The interim combined financial report and notes thereon do not include all the information required for a full set of financial statements prepared in accordance with MFRSs.

The interim financial report should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2024 (“FY2024 AFS”).

**A2. Changes in accounting policies**

The significant accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the Group’s FY2024 AFS except for the adoption of the following amendments to MFRS that are mandatory for annual financial periods beginning on or after 1 January 2025:

Amendments to MFRS 121: The Effects of Changes in Foreign Exchange Rates - Lack of Exchangeability

The directors are of the opinion that the Standards and Amendments above would not have any material impact on the financial statements in the year of initial adoption.

**A3. Auditor's report on preceding annual financial statements**

There was no qualification to the audited financial statements of the Company and its subsidiaries for the financial year ended 31 December 2024.

**A4. Seasonal or Cyclical Factors**

The business operations of the Group were not significantly affected by any seasonal or cyclical factor.

**A5. Items of Unusual Nature**

There were no material unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial year-to-date.

**A6. Material Changes in Estimates**

There were no changes in estimates of amounts reported in prior financial years that have had a material effect in the financial year-to-date.

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER**  
**2025**

**A7. Changes in Debt and Equity Securities**

Save as disclosed below, there were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial year-to-date;

- (a) Redemption of 8 tranches of Islamic commercial papers (“ICP”) with nominal value of RM97.76 million;
- (b) issuance of 10 tranches of ICP with tenure of 3 months to 12 months, and with aggregate nominal value of RM88.21 million; and
- (c) Issuance of 35,336,200 new ordinary shares in the Company for cash pursuant to the private placement as detailed in the ensuing Note B8(b).

**A8. Dividend Paid**

The final single-tier dividend of 2.0 sen per share in respect of the financial year ended 31 December 2024 was paid on 24 July 2025.

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

There was no valuation of property, plant and equipment in the current financial quarter.

**A10. Capital commitments**

Capital commitment for property, plant and equipment not provided for as at 30 September 2025 are as follows:

	RM'000
Approved and contracted for	<u>4,856</u>

The capital commitment is mainly for the purchase of heavy machinery and tunnel forms.

**A11. Property, Plant and Equipment**

The Group acquired property, plant and equipment (“PPE”) amounting to RM81.26 million during the financial year-to-date, mainly for the purchase of heavy machinery and tunnel forms to meet the needs of construction projects.

**A12. Material events subsequent to the end of period reported**

There were no material events subsequent to the end of the current financial quarter up to 20 November 2025, being the latest practicable date (“LPD”), which is not earlier than 7 days from the date of issuance of this quarterly report, that have not been reflected in this quarterly report.

**A13. Changes in composition of the group**

Save as disclosed below, there were no changes in the composition of the Group during the current financial year up to the LPD:

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER**  
**2025**

- (i) Kimlun Land Sdn Bhd, a wholly owned subsidiary of the Company, acquired 50% of the issued ordinary shares of Sun Sakura Sdn Bhd (“SSSB”) at a total consideration of RM1,000,000, after which SSSB became an indirect subsidiary of the Company; and
- (ii) SPC Industries Sdn Bhd, a wholly owned subsidiary of the Company, acquired 51% of the issued ordinary shares of Zenwatt FPV Sdn Bhd (“Zenwatt”) at a total consideration of RM51, after which Zenwatt became a joint venture of the Company.

**A14. Contingent liabilities or contingent assets**

There were no material contingent liabilities or contingent assets to be disclosed as at the date of this report.

**A15. Significant Related Party Transactions**

There was no significant related party transaction during the current quarter under review.

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**A16. Segmental Information**

The Group is organized into the following operating segments:-

- a) Construction;
- b) Manufacturing and trading of building materials;
- c) Property development; and
- c) investment

The segment revenue and results for the financial period ended 30 September 2025:

	Construction RM'000	Manufacturing & Trading RM'000	Property Development RM'000	Investment RM'000	Elimination RM'000	Consolidated RM'000
<b>REVENUE</b>						
External sales	1,010,742	180,826	166,950	155	0	1,358,673
Inter-segment sales	114,588	64,818	0	37,964	(217,370)	0
Total revenue	<u>1,125,330</u>	<u>245,644</u>	<u>166,950</u>	<u>38,119</u>	<u>(217,370)</u>	<u>1,358,673</u>
<b>RESULTS</b>						
Gross profit/(loss)	82,244	52,847	45,961	38,119	(56,335)	162,836
Other operating income						2,766
Selling and administrative expenses						(46,810)
Finance costs						(28,445)
Share of profit of joint ventures						1,725
Share of loss of associate company						(718)
Profit before tax						<u>91,354</u>
Income tax expense						<u>(24,281)</u>
<b>Profit net of tax</b>						<u>67,073</u>
<b>Segment Assets</b>	1,501,103	478,025	996,022	482,557	(896,044)	2,561,663
<b>Segment Liabilities</b>	1,082,647	203,955	774,519	111,723	(513,022)	1,659,822

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

The segment revenue and results for the financial period ended 30 September 2024:

<b>REVENUE</b>	Construction RM'000	Manufacturing & Trading RM'000	Property Development RM'000	Investment RM'000	Elimination RM'000	Consolidated RM'000
<b>External sales</b>	677,555	129,752	3,883	11	0	811,201
Inter-segment sales	82,416	57,224	0	8,419	(148,059)	0
<b>Total revenue</b>	<b>759,971</b>	<b>186,976</b>	<b>3,883</b>	<b>8,430</b>	<b>(148,059)</b>	<b>811,201</b>
<b>RESULTS</b>						
Gross profit/(loss)	39,617	37,302	-141	8,430	(23,388)	61,820
Other operating income						47,134
Selling and administrative expenses						(42,947)
Finance costs						(17,593)
Share of loss of a joint venture						7
(Loss) before tax						48,421
Income tax credit						(14,199)
<b>(Loss) net of tax</b>						<b>34,222</b>
<b>Segment Assets</b>	<b>1,037,309</b>	<b>438,368</b>	<b>680,338</b>	<b>443,303</b>	<b>(701,414)</b>	<b>1,897,904</b>
<b>Segment Liabilities</b>	<b>643,536</b>	<b>204,629</b>	<b>480,598</b>	<b>138,018</b>	<b>(340,207)</b>	<b>1,126,574</b>

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**PART B – ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)**

	Individual Quarter (Quarter 3)		Changes		Cumulative Period		Changes		Preceding Quarter 30/6/2025 RM'000	Current quarter compared to preceding quarter	
	Current Year Quarter 30/9/2025 RM'000	Preceding Year Quarter 30/9/2024 RM'000	Amount RM'000	%	Current Year To Date 30/9/2025 RM'000	Preceding Year To Date 30/9/2024 RM'000	Amount RM'000	%		Amount RM'000	%
<b>Revenue</b>											
Construction	425,006	304,003	121,003	39.8%	1,125,330	759,971	365,359	48.1%	354,090	70,916	20.0%
Manufacturing & Trading	93,654	67,220	26,434	39.3%	245,644	186,976	58,668	31.4%	77,090	16,564	21.5%
Property Development	15,778	360	15,418	4283%	166,950	3,883	163,067	4199%	45,941	(30,163)	-65.7%
Investment	31,695	5,496	26,199	476.7%	38,119	8,430	29,689	352.2%	4,972	26,723	537.5%
Elimination	(99,381)	(53,213)	(46,168)	86.8%	(217,370)	(148,059)	(69,311)	46.8%	(49,880)	(49,501)	99.2%
Consolidated revenue	466,752	323,866	142,886	44.1%	1,358,673	811,201	547,472	67.5%	432,213	34,539	8.0%
<b>Gross profit/(loss) ("GP")</b>											
Construction	35,308	18,963	16,345	86.2%	82,244	39,617	42,627	107.6%	23,884	11,424	47.8%
Manufacturing & Trading	21,734	15,012	6,722	44.8%	52,847	37,302	15,545	41.7%	15,935	5,799	36.4%
Property Development	4,067	30	4,037	13457%	45,961	(141)	46,102	32697%	12,658	(8,591)	-67.9%
Investment	31,695	5,496	26,199	476.7%	38,119	8,430	29,689	352.2%	4,972	26,723	537.5%
Elimination	(44,687)	(11,998)	(32,689)	272.5%	(56,335)	(23,388)	(32,947)	140.9%	(3,908)	(40,779)	1044%

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

	Individual Quarter (Quarter 3)		Changes		Cumulative Period		Changes		Preceding Quarter 30/6/2025 RM'000	Current quarter compared to preceding quarter	
	Current Year Quarter 30/9/2025 RM'000	Preceding Year Quarter 30/9/2024 RM'000	Amount RM'000	%	Current Year To Date 30/9/2025 RM'000	Preceding Year To Date 30/9/2024 RM'000	Amount RM'000	%		Amount RM'000	%
Consolidated GP	48,117	27,503	20,614	75.0%	162,836	61,820	101,016	163.4%	53,541	(5,424)	-10.1%
<b>GP margin</b>											
Construction	8.3%	6.2%			7.3%	5.2%			6.7%		
Manufacturing & Trading	23.2%	22.3%			21.5%	20.0%			20.7%		
Property Development	25.8%	8.3%			27.5%	-3.6%			27.6%		
Investment	100.0%	100.0%			100.0%	100.0%			100.0%		
Consolidated GP margin	10.3%	8.5%			12.0%	7.6%			12.4%		
Other income	1,109	1,599	(490)	-30.6%	2,766	47,134	(44,368)	-94.1%	782	327	41.8%
Selling & administrative expenses	(15,549)	(18,149)	2,600	-14.3%	(46,810)	(42,947)	(3,863)	9.0%	(12,960)	(2,589)	20.0%
Finance costs	(10,562)	(6,384)	(4,178)	65.4%	(28,445)	(17,593)	(10,852)	61.7%	(9,169)	(1,393)	15.2%
Share of profit/(loss) of joint ventures	838	105	733	698.1%	1,725	7	1,718	24543%	473	365	77.2%
Share of loss of associate company	(551)	-	(551)	∞	(718)	-	(718)	∞	(7)	(544)	7771%
<b>Profit/(loss) before tax</b>	23,402	4,674	18,728	400.7%	91,354	48,421	42,933	88.7%	32,660	(9,258)	-28.3%
<b>Profit/(loss) net of tax</b>	18,455	2,710	15,745	581.0%	67,073	34,222	32,851	96.0%	23,559	(5,104)	-21.7%

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**NOTES TO REPORT**

**PART B – ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)**

**B1. Operating Segments Review**

- (a) Quarter 3 Financial Year Ending 31 December (“FY”) 2025 (“current quarter”) vs Quarter 3 FY2024

Consolidated revenue of RM466.75 million for the current quarter was RM142.88 million (44.1%) higher compared to RM323.87 million recorded in Quarter 3 FY2024. Consolidated gross profit (“GP”) of RM48.12 million for the current quarter was RM20.62 million (75.0%) higher compared to RM27.50 million recorded in Quarter 3 FY2024.

Other income of RM1.11 million for the current quarter was RM0.49 million (30.6%) lower against Quarter 3 FY2024.

Selling and administrative (“S&A”) expenses of RM15.55 million for the current quarter was RM2.60 million (14.3%) lower compared to Quarter 3 FY2024.

Finance costs of RM10.56 million for the current quarter were RM4.18 million (65.4%) higher compared to Quarter 3 FY2024.

Share of profit of joint ventures of RM0.84 million for the current quarter was RM0.73 million (698.1%) higher compared to Quarter 3 FY2024. There was a share of loss of an associate company of RM0.55 million during the current quarter.

Due to the variances stated above, the Group recorded a higher profit before tax (“PBT”) of RM23.40 million for the current quarter against RM4.67 million of Quarter 3 FY2024. Profit net of tax (“PAT”) of RM18.46 million was recorded in the current quarter against RM2.71 million of Quarter 3 FY2024.

- (b) Year to date FY2025 (“YTD 2025”) compared to year to date FY2024 (“YTD 2024”)

Consolidated revenue of RM1.36 billion for YTD 2025 was RM547.48 million (67.5%) higher compared to RM811.20 million recorded in YTD 2024. Consolidated GP of RM162.84 million for YTD 2025 was RM101.02 million (163.4%) higher compared to RM61.82 million recorded in YTD 2024.

Other income of RM2.77 million for YTD 2025 was lower compared to RM47.13 million of YTD 2024.

S&A expenses of RM46.81 million for YTD 2025 were RM3.86 million (9.0%) higher compared to YTD 2024.

Finance costs of RM28.45 million for YTD 2025 were RM10.85 million (61.7%) higher compared to YTD 2024.

Share of profit of joint ventures of RM1.73 million for YTD 2025 was RM1.72 million higher compared to YTD 2024. There was a share of loss of an associate company of RM0.72 million during YTD 2025

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

Due to the variances stated above, the Group recorded a higher PBT of RM91.35 million for YTD 2025 against RM48.42 million of YTD 2024. PAT was accordingly higher at RM67.07 million for YTD 2025 against RM34.22 million of YTD 2024.

(c) Performance review

For the current quarter and YTD 2025, the increase in the consolidated revenue was attributable to the increase in external sales revenue (“external revenue”) generated by all the active business divisions.

The construction division’s external revenue was higher in the current quarter and YTD 2025 mainly attributable to revenue contribution from the sizable balance order of RM3.1 billion brought down from 31 December 2024.

The M&T division’s external revenue was higher in the current quarter and YTD 2025 mainly attributable to the acceleration of the production and sales of orders in hand supported by higher production capacity after the expansion of manufacturing plant.

The property development (“PD”) division’s external revenue was multifold higher in the current quarter and YTD 2025 attributable to the launching and sales of Pinegate Residency Phase 1 service apartment project in Johor Bahru (“Pinegate Phase 1 Project”).

The improvement in consolidated GP for the current quarter and YTD 2025 was driven by higher GP contributions across all active business divisions, supported by increased revenue. A larger proportion of revenue was generated from the more profitable PD division, further enhancing overall margins.

Other income was significantly lower in YTD 2025 compared to last year’s corresponding period as there was a significant reversal of allowance of impairment on trade receivable and contract asset aggregating RM43.52 million in relation to a customer in last year’s corresponding period.

S&A expenses were lower in the current quarter, primarily due to reduced foreign exchange losses, partly offset by higher human resources costs in line with the increased scale of operations. For YTD 2025, S&A expenses were higher, mainly attributable to increased human resources costs and agent commissions related to the sales of the Pinegate Phase 1 Project, partially offset by lower foreign exchange losses.

Finance costs were higher in the current quarter and YTD 2025 mainly due to higher utilization of bank facilities to fund larger scale of operation.

Share of profit of joint ventures was higher in the current quarter and YTD 2025 due to higher profit contribution from the quarry business.

(d) Group Cash Flow Review

RM26.02 million net cash was used in operating activities, in line with working capital requirements of larger scale of operation and preliminary costs of new projects. RM32.73 million net cash was used in investing activities, mainly for the acquisition of PPE. RM72.76 million net cash was generated from financing activities, mainly contributed by the proceeds from issuance of shares and loans and borrowings.

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**B2. Material Changes In The Quarterly Results Compared To The Results Of The Preceding Quarter**

Consolidated revenue recorded in the current quarter was RM34.54 million (8.0%) higher compared to the preceding quarter attributable to higher revenue generated by the construction and M&T divisions, partly offset by the decline in revenue generated by the PD division. Lower revenue was generated by the PD division in the current quarter as lesser apartment units were sold due to the international lots of the Pinegate Phase 1 Project were substantially sold during the last 2 quarters.

GP in the current quarter was RM5.42 million (10.1%) lower compared to the preceding quarter, reflecting lower revenue contribution from the more profitable PD division.

S&A expenses in the current quarter were RM2.59 million (20.0%) higher compared to the preceding quarter, primarily due to higher foreign exchange losses and increased human resources costs.

The higher finance costs in the current quarter were mainly caused by the factors stated in section B1(c) above.

Overall, the Group recorded a lower PBT and PAT for the current quarter compared to the preceding quarter.

**B3. Prospects For 2025**

The Group has an estimated construction and manufacturing balance order book of approximately RM4.2 billion and RM0.3 billion respectively as at 30 September 2025, contributed by numerous construction contracts and supply contracts. The balance order book provides a good earnings visibility to the Group and is expected to keep the Group busy for the next 2 to 3 years.

Our on-going projects and sales orders comprises contracts secured from, amongst other, Samling Resources Sdn Bhd, Eco World Development Group Berhad group, UEM Sunrise Bhd Group, S P Setia Bhd Group and China Communications Construction Company Ltd. Our on-going projects and sales orders include the following:

- (a) the SSRL Project for a contract sum of RM0.78 billion. The estimated completion period of the project is year 2026;
- (b) Design and build project for 1 block of service apartment and amenities in Johor for a contract sum of RM98.85 million. The estimated completion period of the project is year 2026; and
- (c) Few sales orders for the supply of IBS components and tunnel lining segments ("TLS") to Singapore MRT project. The estimated completion period of these sales orders is year 2026.

The Board is optimistic that the construction sector of Malaysia and Singapore will continue to be vibrant in 2025, thus offer order book replenishment prospects.

***Malaysia Construction Sector***

The Group expects some tender opportunities from the following public sector projects in 2025:

Road upgrading works in Johor;

Penang LRT projects; and

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

Affordable housing projects

Further, the Group's construction arm will undertake construction works for in-house property developments projects as detailed in the ensuing section of this report. Meanwhile, the Group will be selective and remain cautious in the bidding of other private sector projects, to mitigate credit risks.

***Singapore Construction Sector***

The Building and Construction Authority (BCA) projects the total construction demand, i.e. the value of construction contracts to be awarded, to range between S\$47 billion and S\$53 billion in nominal terms in 2025.

The strong demand is underpinned by the expected award of contracts for several large-scale developments, such as Changi Airport Terminal 5 (T5) and the expansion of the Marina Bay Sands Integrated Resort, alongside public housing development and upgrading works. Other contributors include high-specification industrial buildings, educational developments, healthcare facilities, Mechanical and Engineering contracts for the Thomson-East Coast Line Extension (TEL) and Cross Island Line (CRL), and infrastructure works for the Woodlands Checkpoint extension and the Tuas Port.

Over the medium-term, BCA expects the total construction demand to reach an average of between S\$39 billion and S\$46 billion per year from 2026 to 2029.

Our subsidiary SPC Industries Sdn Bhd ("SPC") has very strong track record in the supply of precast components including TLS, concrete rail sleepers and jacking pipes to large public sector infrastructure projects in Singapore including Singapore MRT projects, Deep Tunnel Sewerage System Phase 2 and Singapore Power's underground cable tunnel.

Further, SPC has been a frequent supplier of IBS components to various projects in Singapore.

With its strong track record in Singapore, SPC is well positioned to compete for further potential sales orders from Singapore.

***Property Development Division***

The Group began the sales of Pinegate Phase 1 Project in Masai, Johor, with estimated gross development value ("GDV") of approximately RM320 million, in January 2025.

Further, its associate company, Astaka Kimlun Sdn Bhd, launched a service apartment development project in Johor Bahru, Johor, namely Arden Residence, with estimated GDV of approximately RM800 million, in March 2025.

The developments received good take up rate and will contribute positively to the Group's profit.

The Group also launched the following developments:

- (a) Pinegate Residency Phase 2, with estimated GDV of approximately RM330 million, in October 2025; and
- (b) Taman Nusa Melati, with estimated GDV of approximately RM248 million, in August 2025.

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**B4. Profit Forecast And Profit Estimate**

The Group did not issue any profit forecast or profit estimate previously in any public document.

**B5. Profit Before Tax**

The following items have been included in arriving at profit before tax:

	<b>Current Quarter 3 months ended 30.9.2025 RM'000</b>	<b>Cumulative Quarter 9 months ended 30.9.2025 RM'000</b>
(a) interest income	697	1,968
(b) other income including investment Income	(201)	91
(c) interest expense	10,561	28,444
(d) depreciation and amortization	13,684	36,751
(e) provision for and write off of receivables	100	100
(f) provision for and write off of inventories	0	0
(g) (gain) or loss on disposal of quoted or unquoted investments or properties	(283)	(707)
(h) impairment of assets	0	0
(i) foreign exchange (gain) or loss	1,145	1,341
(j) gain or loss on derivatives	0	0
(k) exceptional items	0	0

**B6. Taxation**

	<b>Current Quarter 3 months ended 30.9.2025 RM'000</b>	<b>Cumulative Quarter 9 months ended 30.9.2025 RM'000</b>
In respect of the current period		
- Income tax	9,291	25,880
- Deferred tax	(3,472)	(375)
	5,819	25,505
In respect of prior year		
- Income tax	(160)	(160)
- Deferred tax	(712)	(1,064)
	4,947	24,281

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

The effective tax rate for the period under review was higher than the statutory rate applicable to the Group as certain expenses were disallowed for tax deduction under tax regulations, and potential deferred tax benefits on unutilized tax losses were not recognised on prudent basis.

**B7. Group Borrowings and Debts Securities**

The Group's borrowings and debts securities as at 30 September 2024 are as follows:

	<b>Interest rate per annum YTD 2025</b>	<b>As at 30.9.2025 RM'000</b>	<b>As at 30.9.2024 RM'000</b>
<b>Long term borrowings</b>			
<u>Secured:</u>			
Hire purchase creditors	1.88% to 3.61%	42,361	35,814
Term loans	5.52% to 7.39%	263,309	178,340
<u>Unsecured:</u>			
IMTN	5.06%	30,000	55,000
		335,670	269,154
<b>Short term borrowings</b>			
<u>Secured:</u>			
Bank overdraft	5.01% to 7.89%	12,895	0
Hire purchase creditors	1.88% to 3.61%	25,396	15,801
Bankers' acceptance	4.00% to 4.87%	69,442	74,360
Invoice financing	2.49% to 7.70%	287,583	109,368
Term loans and revolving credits	4.55% to 7.39%	59,222	30,724
<u>Unsecured:</u>			
ICP	4.87% to 5.25%	75,760	80,310
		530,298	310,563

The borrowings are denominated in the following currencies:

	<b>As at 30.9.2025 RM'000</b>	<b>As at 30.9.2024 RM'000</b>
<b>Long term borrowings</b>		
Ringgit Malaysia	335,670	269,154
<b>Short term borrowings</b>		
Ringgit Malaysia	528,360	306,714
Singapore Dollar	1,938	3,849
	530,298	310,563

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

All borrowings, other than hire purchase financing, IMTN and ICP which are based on fixed interest rate, are based on floating interest rate.

**B8. Status of Corporate Proposals**

- (a) At the Annual General Meeting held on 3 June 2025 ("16th AGM"), the shareholders approved the declaration of a final single tier dividend of RM0.02 per ordinary share in respect of the financial year ended 31 December 2024 ("FYE 2024 Final Dividend"). The FYE 2024 Final Dividend was paid on 24 July 2025; and
- (b) The Company proposed to undertake a private placement of up to 35,336,200 new ordinary shares in the Company ("Placement Share"), representing up to approximately 10% of the total number of issued shares of the Company (excluding treasury shares), pursuant to Sections 75 and 76 of the Companies Act 2016 ("Proposed Private Placement"). The issue price was fixed at RM1.19 per Placement Share ("Issue Price"), which represents a discount of approximately RM0.0476 or 3.8% to the 5-day volume weighted average market price of the Company's shares up to and including 18 August 2025 of RM1.2376.

The Private Placement has been completed on 29 August 2025 following the listing of and quotation for 35,336,200 Placement Shares on the Main Market of Bursa Securities, raising gross proceeds of RM42,050,078 ("Gross Proceeds").

The status of utilization of the Gross Proceeds is as follows:

Purpose	Intended timeframe for utilisation from the date of listing of the Placement Shares	Proposed Utilisation	Actual Utilisation	Balance		Explanation (if the deviation is 5% or more)
		RM'000	RM'000	RM'000	%	
Property development expenditure for the Group's property development projects	Within 12 months	30,000	12,600	17,400	58.0%	(1)
Staff costs		7,000	520	6,480	92.6%	
Marketing and general operating expenses		4,430	2,128	2,302	52.0%	
Estimated expenses in relation to the Proposed Private Placement	Within 1 month	620	494	126	20.3%	(2)
<b>Total Proceeds</b>		<b>42,050</b>	<b>15,742</b>	<b>26,308</b>		

**KIMLUN CORPORATION BERHAD (867077-X)**  
**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 2025**

**Note:-**

- (1) Private Placement proceeds will be utilized within the estimated timeframe. The Group does not expect any material deviation as at the date of this report.
- (2) The deviation is due to the actual professional fees is lesser than the estimated fees. The difference will be utilised for working capital.

**B9. Material Litigation**

There was no material litigation as at the LPD.

**B10. Dividends**

- (a) The FYE 2024 Final Dividend was approved by the Shareholders at the 16th AGM, as detailed in Note B7(b).
- (b) The Board of Directors does not recommend the payment of any interim dividend for the financial quarter ended 30 September 2025.
- (c) Dividend declared during the previous year's corresponding period:

A final single-tier dividend of RM0.01 per share in respect of the financial year ended 31 December 2023.

**B11. Earnings/(Loss) Per Share ("ELPS")**

	Current Quarter Ended		Year to-Date Ended	
	30.9.2025	30.9.2024	30.9.2025	30.9.2024
Profit/(loss) attributable to owners of the Company (RM'000)	18,233	2,776	67,083	34,607
Weighted average number of ordinary shares in issue ('000)	366,038	353,360	357,634	353,360
Assumed shares issued from the exercise of warrants ('000)	0	0	0	0
Adjusted weighted average number of ordinary shares in issue ('000)	366,038	353,360	357,634	353,360
Basic earnings/(loss) per share ("BELPS") (Sen)	4.98	0.79	18.76	9.79
Diluted earnings/(loss) per share ("DELPS") (Sen)	4.98	0.79	18.76	9.79

BELPS is calculated by dividing the loss or profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period.

DELPS is calculated by dividing the loss or profit attributable to owners of the Company by the adjusted weighted average number of ordinary shares in issue during the financial period.