Kimlun Corporation Berhad
[Registration No.: 200901023978 (867077-X)
Unaudited Condensed Consolidated Statement of Comprehensive Income
For the 4th Quarter Ended 31 December 2025

	Individual Quarter		Cumulative Period	
	Current Year Quarter 31/12/2025 RM'000	Preceding Year Quarter 31/12/2024 RM'000	Current Year To Date 31/12/2025 RM'000	Preceding Year To Date 31/12/2024 RM'000
Revenue	565,391	396,211	1,924,064	1,207,412
Cost of sales	(484,792)	(359,558)	(1,680,629)	(1,108,939)
Gross profit	80,599	36,653	243,435	98,473
Other operating income	1,210	4,926	3,976	52,060
Selling and administrative expenses	(25,584)	(14,179)	(72,394)	(57,126)
Finance costs	(10,205)	(7,731)	(38,650)	(25,324)
Share of gain of joint ventures	650	637	2,375	644
Share of loss of associate company	(656)	(329)	(1,374)	(329)
Profit before tax	46,014	19,977	137,368	68,398
Income tax expense	(4,443)	(3,417)	(28,724)	(17,616)
Profit net of tax	41,571	16,560	108,644	50,782
Other comprehensive (loss)/income	(26)	(15)	(28)	41
Total comprehensive income for the period	41,545	16,545	108,616	50,823
Profit/(loss) attributable to :				
Owners of the Company	39,323	16,638	106,406	51,245
Non-controlling interests	2,248	(78)	2,238	(463)
	41,571	16,560	108,644	50,782
Profit Per Share (Sen)				
- Basic (2)	10.12	4.71	29.12	14.50
- Diluted (2)	10.12	4.71	29.12	14.50
Total comprehensive income/(loss) attributable to :				
Owners of the Company	39,297	16,623	106,378	51,286
Non-controlling interests	2,248	(78)	2,238	(463)
	41,545	16,545	108,616	50,823

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 31 December 2025

	Unaudited As at 31/12/2025 RM'000	Audited As at 31/12/2024 RM'000
Assets		
Non- current assets		
Property, plant and equipment	314,898	268,531
Right-of-use asset	4,910	7,112
Land held for property development	413,070	360,918
Investment properties	120	126
Other investments	75	75
Investment in associate company	-	160
Investment in joint ventures	3,650	2,118
Deferred tax assets	12,190	12,534
Goodwill	16	16
	748,929	651,590
Current assets		
Property development costs	344,043	329,658
Inventories	80,285	78,667
Trade and other receivables	676,216	541,726
Prepayment	11,229	10,781
Contract assets	545,491	383,547
Cash and bank balances	119,065	69,668
	1,776,329	1,414,047
TOTAL ASSETS	2,525,258	2,065,637
EQUITY AND LIABILITIES		
Current liabilities		
Loans and borrowings	491,299	423,238
Lease liability	2,700	3,859
Trade and other payables	669,343	507,759
Contract liabilities	72,456	45,916
Current tax liabilities	18,339	1,808
Provisions	23,400	15,000
	1,277,537	997,580
Net current assets	498,792	416,467
Non-current liabilities		
Loans and borrowings	286,004	248,298
Lease liabilities	2,406	3,442
Other payables	15,970	21,148
Deferred tax liabilities	-	7,256
	304,380	280,144
TOTAL LIABILITIES	1,581,917	1,277,724
Net assets	943,341	787,913
Equity		
Share capital	297,509	255,953
Treasury shares	(24)	(24)
Other reserves	(704)	(677)
Retained earnings	616,974	506,349
Equity attributable to owners of the Company	913,755	761,601
Non-controlling interests	29,586	26,312
Total equity	943,341	787,913
TOTAL EQUITY AND LIABILITIES	2,525,258	2,065,637
Net Assets Per Share Attributable to owners of the Company (RM)	2.35	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 31 December 2025

	Attributable to owners of the Company							
	<--------------- Non-distributable			----------------->	Distributable			
	Share capital	Treasury shares	Warrants reserve	Foreign currency translation reserve	Retained earnings	Sub-Total	Non-controlling interest (NCI)	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
YTD ended December 2025								
Balance At 1/1/2025	255,953	(24)	-	(676)	506,349	761,602	26,312	787,914
Total comprehensive income for the period	-	-	-	(28)	106,406	106,378	2,238	108,616
Transactions with owner								
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 non-controlling interest	-	-	-	-	(12)	(12)	-	(12)
Acquisition of a subsidiary	-	-	-	-	-	-	(998)	(998)
At 31/12/2025	**297,509**	**(24)**	**-**	**(704)**	**616,974**	**913,755**	**29,586**	**943,341**
YTD ended 31 December 2024								
Balance At 1/1/2024	255,944	(24)	34,194	(718)	424,446	713,842	26,524	740,366
Total comprehensive income for the period	-	-	-	41	51,245	51,286	(463)	50,823
Transactions with owner								
Acquisition of subsidiaries	-	-	-	-	-	-	434	434
Disposal of a subsidiary	-	-	-	-	-	-	(183)	(183)
Conversion of warrants	9	-	(2)	-	-	7	-	7
Expiry of warrants	-	-	(34,192)	-	34,192	-	-	-
Dividend (as detailed in Note B10)	-	-	-	-	(3,534)	(3,534)	-	(3,534)
At 31/12/2024	**255,953**	**(24)**	**-**	**(677)**	**506,349**	**761,601**	**26,312**	**787,913**

(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 31 December 2025

	Current Year To Date 31/12/2025 RM'000	Preceding Year To Date 31/12/2024 RM'000
Operating activities		
Profit before tax	137,368	68,398
Adjustment for :		
Allowance for impairment on trade receivables	1,894	107
Reversal of allowance for impairment on :		
- contract assets	-	(25,391)
- trade receivables	-	(18,184)
Write back of land held for development	-	(1,500)
Unrealised foreign exchange loss	4,385	7,387
Depreciation of :		
- property, plant and equipment	46,585	27,861
- right-of-use assets	4,240	3,820
- investment properties	7	7
Provision for defect liabilities costs	8,400	5,020
Gain on disposal of property, plant and equipment	(1,026)	(515)
Gain on Disposal of land	(18,235)	-
Gain on derecognition due to lease modification	(1)	(42)
Gain on remeasurement of financial liabilities	-	(1,007)
Gain on deemed disposal of investment in joint ventures	-	(1,837)
Loss on disposal of :		
- assets held for sale	-	455
- subsidiaries	-	273
Fixed asset written off	58	86
Interest expenses	38,650	25,324
Interest income	(2,796)	(2,588)
Share of loss of associate company	1,374	330
Share of gain of joint ventures	(2,375)	(644)
Operating cash flows before changes in working capital	218,528	87,360
Changes in working capital		
Property development costs	66,474	(79,565)
Inventories	(1,618)	787
Receivables	(114,204)	(112,340)
Other current assets	(156,074)	(66,619)
Payables	145,196	148,847
Other current liabilities	27,314	26,422
Cash flows generated from operations	185,616	4,892
Interest paid	(43,974)	(32,366)
Tax paid	(19,033)	(4,619)
Interest received	3,217	2,507
Net cash flows generated from/(used in) operating activities	125,826	(29,586)
Investing activities		
Purchase of property, plant and equipment	(61,442)	(92,153)
Additions to land held for property development	(62,731)	(46,326)
Proceeds from disposal of property, plant & equipment	2,286	809
Proceeds from disposal of development land	55,000	-
Proceeds from disposal of properties held for sale	-	1,945
Net cash disposed on sale of a subsidiary	-	(143)
Investment in joint venture	(1)	-
Investment in an associate	-	(490)
Net cash outflow on acquisition of a subsidiary	(599)	(11,086)
Proceeds from disposal of shares in a subsidiary	13,333	-
Repayment from joint venture	-	650
Advances to associate	-	(6,027)
Net cash flows used in investing activities	(54,154)	(152,821)
Financing activities		
Dividends paid on ordinary shares	(7,067)	(3,534)
Proceeds from conversion of warrants	-	7
Proceeds from issuance of shares	42,050	-
Share issue expenses	(494)	-
Proceeds from loans and borrowings	19,818	203,136
Advance from a corporate shareholder of a subsidiary	3,064	1,998
Advance to associate company	(25,823)	-
Repayment to a shareholder of a subsidiary company	(6,059)	-
Repayment to former shareholder of a subsidiary	(19,315)	-
Repayment to hire purchase creditors	(24,783)	(15,079)
Repayment of lease liabilities	(4,233)	(3,686)
Placement of fixed deposit with licensed banks	(2,752)	(1,153)
Net cash flows (used in)/generated from financing activities	(25,594)	181,689
Net increase/(decrease) in cash and cash equivalents	46,078	(718)
Effects of exchange rate changes on cash and cash equivalents	(1,356)	(85)
Cash and cash equivalents at beginning of financial period	57,912	58,715
Cash and cash equivalents at end of financial period	102,634	57,912
Cash and cash equivalents at end of the financial period comprise the following:		
Cash and bank balances	119,065	69,668
Less: Pledge of fixed deposit with licensed banks	(11,696)	(5,694)
Bank overdrafts (included within short term borrowings)	(4,735)	(6,062)
	102,634	57,912

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

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.

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 9 tranches of Islamic commercial papers ("ICP") with nominal value of RM102.86 million;

(b) issuance of 10 tranches of ICP with tenure of 3 months to12 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 31 December 2025 are as follows:

	RM'000
Approved and contracted for	20,473

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 RM94.27 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 19 February 2026, 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:

(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.

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 31 December 2025:

	Construction RM'000	Manufacturing & Trading RM'000	Property Development RM'000	Investment RM'000	Elimination RM'000	Consolidated RM'000
REVENUE						
External sales	1,419,427	238,729	265,421	487	0	1,924,064
Inter-segment sales	140,847	90,711	0	39,603	(271,161)	0
Total revenue	1,560,274	329,440	265,421	40,090	(271,161)	1,924,064
RESULTS						
Gross profit/(loss)	111,135	70,157	77,042	40,090	(54,989)	243,435
Other operating income						3,976
Selling and administrative expenses						(72,394)
Finance costs						(38,650)
Share of profit of joint ventures						2,375
Share of loss of associate company						(1,374)
Profit before tax						137,368
Income tax expense						(28,724)
Profit net of tax						108,644
Segment Assets	1,491,801	466,525	971,620	463,753	(868,441)	2,525,258
Segment Liabilities	1,061,425	181,278	732,993	93,174	(486,953)	1,581,917

The segment revenue and results for the financial period ended 31 December 2024:

	Construction	Manufacturing & Trading	Property Development	Investment	Elimination	Consolidated
REVENUE	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
External sales	998,764	200,065	8,564	19	0	1,207,412
Inter-segment sales	105,713	79,359	0	9,938	(195,010))	0
Total revenue	1,104,477	279,424	8,564	9,957	(195,010)	1,207,412
RESULTS						
Gross profit/(loss)	62,909	56,520	-125	9,957	(30,788)	98,473
Other operating income						52,060
Selling and administrative expenses						(57,126)
Finance costs						(25,324)
Share of loss of a joint venture						644
Share of loss of associate company						(329)
(Loss) before tax						68,398
Income tax credit						(17,616)
(Loss) net of tax						50,782
Segment Assets	1,180,896	460,668	738,783	433,766	(748,476)	2,065,637
Segment Liabilities	776,361	214,850	540,255	129,198	(382,940)	1,277,724

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

	Individual Quarter (Quarter 4)		Changes		Cumulative Period		Changes			Current quarter compared to preceding quarter	
	Current Year Quarter 31/12/2025 RM'000	Preceding Year Quarter 31/12/2024 RM'000	Amount RM'000	%	Current Year To Date 31/12/2025 RM'000	Preceding Year To Date 31/12/2024 RM'000	Amount RM'000	%	Preceding Quarter 30/9/2025 RM'000	Amount RM'000	%
Revenue											
Construction	434,944	344,506	90,438	26.3%	1,560,274	1,104,477	455,797	41.3%	425,006	9,938	2.3%
Manufacturing & Trading	83,796	92,448	(8,652)	-9.4%	329,440	279,424	50,016	17.9%	93,654	(9,858)	-10.5%
Property Development	98,471	4,681	93,790	2004%	265,421	8,564	256,857	2999%	15,778	82,693	524.1%
Investment	1,971	1,527	444	29.1%	40,090	9,957	30,133	302.6%	31,695	(29,724)	-93.8%
Elimination	(53,791)	(46,951)	(6,840)	14.6%	(271,161)	(195,010)	(76,151)	39.0%	(99,381)	45,590	-45.9%
Consolidated revenue	565,391	396,211	169,180	42.7%	1,924,064	1,207,412	716,652	59.4%	466,752	98,639	21.1%
Gross profit/(loss) ("GP")											
Construction	28,891	23,292	5,599	24.0%	111,135	62,909	48,226	76.7%	35,308	(6,417)	-18.2%
Manufacturing & Trading	17,310	19,218	(1,908)	-9.9%	70,157	56,520	13,637	24.1%	21,734	(4,424)	-20.4%
Property Development	31,081	17	31,064	182729 %	77,042	(125)	77,167	-61734%	4,067	27,014	664.2%
Investment	1,971	1,527	444	29.1%	40,090	9,957	30,133	302.6%	31,695	(29,724)	-93.8%
Elimination	1,346	(7,401)	8,747	-118.2%	(54,989)	(30,788)	(24,201)	78.6%	(44,687)	46,033	-103%

KIMLUN CORPORATION BERHAD (867077-X)
UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 DECEMBER 2025

	Individual Quarter (Quarter 4)		Changes		Cumulative Period		Changes			Current quarter compared to preceding quarter	
	Current Year Quarter 31/12/2025 RM'000	Preceding Year Quarter 31/12/2024 RM'000	Amount RM'000	%	Current Year To Date 31/12/2025 RM'000	Preceding Year To Date 31/12/2024 RM'000	Amount RM'000	%	Preceding Quarter 30/9/2025 RM'000	Amount RM'000	%
Consolidated GP	80,599	36,653	43,946	119.9%	243,435	98,473	144,962	147.2%	48,117	32,482	67.5%
GP margin											
Construction	6.6%	6.8%			7.1%	5.7%			8.3%		
Manufacturing & Trading	20.7%	20.8%			21.3%	20.2%			23.2%		
Property Development	31.6%	0.4%			29.0%	-1.5%			25.8%		
Investment	100.0%	100.0%			100.0%	100.0%			100.0%		
Consolidated GP margin	14.3%	9.3%			12.7%	8.2%			10.3%		
Other income	1,210	4,926	(3,716)	-75.4%	3,976	52,060	(48,084)	-92.4%	1,109	101	9.1%
Selling & administrative expenses	(25,584)	(14,179)	(11,405)	80.4%	(72,394)	(57,126)	(15,268)	26.7%	(15,549)	(10,035)	64.5%
Finance costs	(10,205)	(7,731)	(2,474)	32.0%	(38,650)	(25,324)	(13,326)	52.6%	(10,562)	357	-3.4%
Share of profit/(loss) of joint ventures	650	637	13	2.0%	2,375	644	1,731	-268.8%	838	(188)	-22.4%
Share of loss of associate company	(656)	(329)	(327)	99.4%	(1,374)	(329)	(1,045)	-317.6%	(551)	(105)	19.1%
Profit/(loss) before tax	46,014	19,977	26,037	130.3%	137,368	68,398	68,970	100.8%	23,402	22,612	96.6%
Profit/(loss) net of tax	41,571	16,560	25,011	151.0%	108,644	50,782	57,862	113.9%	18,455	23,116	125.3%

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 4 Financial Year Ending 31 December (“FY”) 2025 (“current quarter) vs Quarter 4 FY2024

The Group recorded consolidated revenue of RM565.39 million in Quarter 4 FY2025, an increase of RM169.18 million (42.7%) compared to RM396.21 million in Quarter 4 FY2024. Consolidated gross profit (“GP”) rose sharply to RM80.60 million, up RM43.95 million (119.9%) from RM36.65 million of Quarter 4 FY2024.

Other income amounted to RM1.21 million, a decline of RM3.72 million (75.4%) compared to Quarter 4 FY2024. Selling and administrative (“S&A”) expenses increased to RM25.58 million, higher by RM11.41 million (80.4%) quarter-on-quarter. Finance costs also rose to RM10.21 million, an increase of RM2.47 million (32.0%).

The Group’s share of profit from joint ventures stood at RM0.65 million, broadly consistent with Quarter 4 FY2024. A share of loss of RM0.66 million was recorded from the associate company during the current quarter.

Overall, the Group delivered a stronger performance, achieving a profit before tax (“PBT”) of RM46.01 million, more than double the RM19.98 million reported in Quarter 4 FY2024. Profit after tax (“PAT”) similarly improved to RM41.57 million, compared to RM16.56 million in Quarter 4 FY2024.

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

For FY2025, consolidated revenue reached RM1.92 billion, an increase of RM716.65 million (59.4%) compared to RM1.21 billion in FY2024. Consolidated GP rose significantly to RM243.43 million, higher by RM144.96 million (147.2%) against RM98.47 million in YTD 2024.

Other income declined to RM3.98 million, compared to RM52.06 million in YTD 2024. S&A expenses increased to RM72.39 million, up RM15.27 million (26.7%) year-on-year. Finance costs rose to RM38.65 million, an increase of RM13.33 million (52.6%).

Share of profit from joint ventures improved to RM2.38 million, higher by RM1.73 million compared to YTD 2024. A share of loss of RM1.37 million was recorded from the associate company during YTD 2025.

Overall, the Group achieved a higher PBT of RM137.37 million, nearly double the RM68.40 million reported in YTD 2024. PAT correspondingly increased to RM108.64 million, compared to RM50.78 million in YTD 2024.

(c) Performance review

The increase in consolidated revenue for both the current quarter and YTD 2025 was primarily driven by higher external sales from the construction and property development ("PD") divisions.

- Construction Division: External revenue was higher due to contributions from the sizable balance order of RM3.1 billion carried forward from 31 December 2024, coupled with record-high new projects secured amounting to RM2.8 billion during YTD 2025.

- PD Division: External revenue rose significantly, supported by the launch and sales of the Pinegate Residency serviced apartment project in Johor Bahru ("Pinegate Project").

- Manufacturing & Trading (M&T) Division: External revenue was higher in YTD 2025, driven by accelerated production and sales of existing orders, supported by expanded manufacturing capacity. However, revenue in the current quarter was lower due to raw material supply bottlenecks impacting production.

The improvement in consolidated GP was mainly attributable to stronger contributions from the construction and PD divisions, underpinned by higher revenue.

Other income was lower in:

(i) the current quarter as there was a gain on remeasurement of financial liabilities and write back of land held for development totaling RM2.51 million in Quarter 4 FY2024 ("Remeasurement and Write Back");

(ii) YTD 2025 due to the Remeasurement and Write Back and a significant reversal of allowance of impairment on trade receivable and contract asset totaling RM43.52 million in relation to a customer in YTD 2024.

S&A expenses were higher in both the current quarter and FY2025, primarily due to increased human resource costs, agent commissions and other sales-related expenses for development properties, and provision for doubtful debts.

Finance costs rose in line with higher utilization of bank facilities to support the Group's larger scale of operations.

Share of profit from joint ventures improved, reflecting stronger contributions from the quarry business.

(d) Group Cash Flow Review

Net cash generated from operating activities amounted to RM125.83 million, reflecting the higher profit achieved during the year. Net cash used in investing activities totaled RM54.15 million, primarily attributable to acquisitions of property, plant and equipment ("PPE"), additions to land held for property development, and partially offset by proceeds from the disposal of land held for property development. Net cash used in financing activities stood at RM25.59 million, mainly due to advances extended to an associate company.

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

Consolidated revenue and GP for the current quarter were higher than those of the preceding quarter, mainly driven by increased external revenue contributions from the construction and PD divisions. S&A expenses also rose during the quarter, primarily due to higher human resource costs, agent commissions and other sales-related expenses for development properties, provisions for doubtful debts, as well as foreign exchange losses arising from the strengthening of the Ringgit Malaysia against the Singapore Dollar. Finance costs for the current quarter were broadly in line with those of the preceding quarter. Overall, the Group recorded higher PBT and PAT compared to the preceding quarter.
.

B3. Prospects For 2026

As at 31 December 2025, the Group's outstanding order book stood at approximately RM4.47 billion for construction and RM0.26 billion for manufacturing, contributed by numerous construction and supply contracts. This sizeable balance order book provides strong earnings visibility and is expected to sustain the Group's activities over the next two to three 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) Main building works for 2 blocks of serviced apartments and ancillary buildings in Mukim of Pulai, Daerah Johor Bahru, Johor for a contract sum of RM271.55 million. The estimated completion period of the project is year 2028; 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 2026, thus offer order book replenishment prospects.

Malaysia Construction Sector

The construction sector is expected to remain stable in 2026 by recording a growth of 6.1%, underpinned by positive performance across all subsectors. The realisation of approved strategic investments under national policies and commencement of projects under the Thirteenth Plan, will further support the sector's performance. Within the subsectors, major infrastructure and utilities development such as LRT Mutiara Line, Hybrid Hydro Floating Solar and ASEAN Power Grid will steer the civil engineering subsector's performance. In addition, the non-residential buildings subsector is anticipated to be driven by sustained demand for industrial facilities, logistics hubs and data centres, in line with the expansion of high technologies as well as digitalisation. Meanwhile, the residential buildings subsector is expected to benefit from government-led affordable housing programmes and targeted home ownership initiatives supported by policy measures under the Thirteenth Plan as well as new projects by private sectors. On the other hand, specialised construction activities subsector is projected to grow in tandem with other subsectors' performance supported by sustained demand for site preparation, mechanical and electricals, as well as finishing works. *(Source: Economic Outlook published by Ministry of Finance Malaysia)*.

The Group therefore expects further project replenishment in 2026

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.

Singapore Construction Sector

The Building and Construction Authority (BCA) projects total construction demand to remain steady at S$47-53 billion in nominal terms for 2026, similar to 2025.

The sustained construction demand expected in 2026 is supported by the expected awarding of additional construction packages for Changi Terminal 5 (T5) Development, for Marina Bay Sands Integrated Resort (MBS IR2) expansion, New Tengah General & Community Hospital, Downtown Line 2 Extension and Thomson-East Coast Line Extension.

Over the medium-term, BCA projects construction demand to reach an average of between $39 billion and $46 billion per year from 2027 to 2030. Besides the Changi T5 development and HDB's Build-To-Order construction, medium term construction demand is anticipated to be supported by a strong pipeline of various large developments such as the redevelopment of NUH at Kent Ridge, various Junior Colleges, and the development of the new Singapore University of Social Sciences (SUSS) City Campus.

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

In 2025,

(i) the Group launched the Pinegate Project and Taman Nusa Melati, with a combined estimated gross development value ("GDV") of approximately RM890 million. As at 31 December 2025, future revenue to be recognised from secured sales amounted to RM143 million.

(ii) The Group's associate company, Astaka Kimlun Sdn Bhd ("AKSB"), launched a service apartment development in Johor Bahru, Johor, known as Arden Residence, with an estimated GDV of approximately RM810 million. As at 31 December 2025, future revenue to be recognised by AKSB from secured sales stood at RM540 million.

Barring unforeseen circumstances and subject to approvals from the State Authority, the Group anticipates launching additional development in the last quarter of year 2026

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:

	Current Quarter 3 months ended 31.12.2025 RM'000	Cumulative Quarter 12 months ended 31.12.2025 RM'000
(a) interest income	828	2,796
(b) other income including investment Income	64	155
(c) interest expense	10,205	38,650
(d) depreciation and amortization	14,081	50,832
(e) provision for and write off of receivables	1,894	1,994
(f) provision for and write off of inventories	0	0
(g) (gain) or loss on disposal of quoted or unquoted investments or properties	(319)	(1,026)
(h) impairment of assets	0	0
(i) foreign exchange (gain) or loss	2,504	3,845
(j) gain or loss on derivatives	0	0
(k) exceptional items	0	0

B6. Taxation

	Current Quarter 3 months ended 31.12.2025 RM'000	Cumulative Quarter 12 months ended 31.12.2025 RM'000
In respect of the current period		
- Income tax	12,848	38,728
- Deferred tax	(5,398)	(5,773)
	7,450	32,955
In respect of prior year		
- Income tax	(2,932)	(3,092)
- Deferred tax	(75)	(1,139)
	4,443	28,724

The effective tax rate for the period under review was lower than the statutory rate applicable to the Group due to the recognition of reinvestment allowance.

B7. Group Borrowings and Debts Securities

The Group's borrowings and debts securities as at 31 December 2025 are as follows:

	Interest rate per annum YTD 2025	As at 31.12.2025 RM'000	As at 31.12.2024 RM'000
Long term borrowings			
Secured:			
Hire purchase creditors	1.88% to 3.61%	39,084	35,772
Term loans	5.52% to 7.39%	246,920	182,526
Unsecured:			
IMTN	5.06%	-	30,000
		286,004	248,298
Short term borrowings			
Secured:			
Bank overdraft	5.01% to 7.89%	4,735	6,062
Hire purchase creditors	1.88% to 3.61%	23,066	16,765
Bankers' acceptance	3.99% to 4.87%	73,466	81,891
Invoice financing	2.49% to 7.70%	244,567	198,241
Term loans and revolving credits	4.56% to 7.39%	69,805	34,969
Unsecured:			
IMTN and ICP	4.87% to 5.25%	75,660	85,310
		491,299	423,238

The borrowings are denominated in the following currencies:

	As at 31.12.2025 RM'000	As at 31.12.2024 RM'000
Long term borrowings		
Ringgit Malaysia	286,004	248,298
Short term borrowings		
Ringgit Malaysia	486,123	415,251
Singapore Dollar	5,176	7,987
	491,299	423,238

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 RM'000	Actual Utilisation RM'000	Balance RM'000	Balance %	Explanation (if the deviation is 5% or more)
Property development expenditure for the Group's property development projects	Within 12 months	30,000	26,758	3,242	10.8%	(1)
Staff costs	Within 12 months	7,000	7,000	0	0.0%	(1)
Marketing and general operating expenses	Within 12 months	4,430	2,954	1,476	33.3%	(1)
Estimated expenses in relation to the Proposed Private Placement	Within 1 month	620	494	126	20.3%	(2)
Total Proceeds		42,050	37,206	4,844		

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 B8(a).

(b) The Board of Directors recommend the payment of a final single-tier dividend of 4 sen per share in respect of the financial year ended 31 December 2025 which is subject to the approval of the shareholders at the forthcoming Annual General Meeting.

(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**	
	31.12.2025	**31.12.2024**	**31.12.2025**	**31.12.2024**
Profit/(loss) attributable to owners of the Company (RM'000)	39,323	16,638	106,406	51,245
Weighted average number of ordinary shares in issue ('000)	388,699	353,363	365,464	353,362
Assumed shares issued from the exercise of warrants ('000)	0	0	0	0
Adjusted weighted average number of ordinary shares in issue ('000)	388,699	353,363	365,464	353,362
Basic earnings/(loss) per share ("BELPS") (Sen)	10.12	4.71	29.12	14.50
Diluted earnings/(loss) per share ("DELPS") (Sen)	10.12	4.71	29.12	14.50

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.