TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS

FOR THE QUARTER ENDED 30 JUNE 2026

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Quarter		Year to Date	
		Current Year Quarter	Preceding Year Corresponding Quarter	**Current Year to Date**	Preceding Year Corresponding Period
		30/06/2026	30/06/2025	**30/06/2026**	30/06/2025
		RM'000	RM'000	**RM'000**	RM'000
Revenue		**850,768**	330,177	**1,164,448**	590,539
Cost of sales		**(741,664)**	(247,550)	**(970,714)**	(415,075)
Gross profit		**109,104**	82,627	**193,734**	175,464
Other income		**21,229**	24,253	**42,262**	33,647
Selling and marketing expenses		**(7,157)**	(8,770)	**(12,569)**	(16,245)
Administrative expenses		**(52,994)**	(55,378)	**(111,246)**	(109,008)
Other expenses		**(13,389)**	(761)	**(30,380)**	(8,102)
Operating profit		**56,793**	41,971	**81,801**	75,756
Finance income		**2,275**	1,247	**3,363**	4,529
Finance costs		**(36,844)**	(34,654)	**(75,975)**	(66,147)
Share of results of joint ventures		**(348)**	2,086	**(99)**	1,834
Profit before tax		**21,876**	10,650	**9,090**	15,972
Income tax	B5	**(39,413)**	(169)	**(42,725)**	6,461
(Loss)/profit for the period		**(17,537)**	10,481	**(33,635)**	22,433
Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent period:					
Foreign currency translation		**178**	(202)	**232**	(246)
Total comprehensive (loss)/income		**(17,359)**	10,279	**(33,403)**	22,187
(Loss)/profit attributable to:					
Owners of the parent		**(12,697)**	1,246	**(35,817)**	2,563
Holders of perpetual bond		**6,792**	8,799	**15,544**	17,502
Non-controlling interests		**(11,632)**	436	**(13,362)**	2,368
		(17,537)	10,481	**(33,635)**	22,433

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Quarter		Year to Date	
		Current Year Quarter	Preceding Year Corresponding Quarter	**Current Year to Date**	Preceding Year Corresponding Period
		30/06/2026	30/06/2025	**30/06/2026**	30/06/2025
		RM'000	RM'000	**RM'000**	RM'000
Total comprehensive (loss)/income attributable to:					
Owners of the parent		**(12,519)**	1,044	**(35,585)**	2,317
Holders of perpetual bond		**6,792**	8,799	**15,544**	17,502
Non-controlling interests		**(11,632)**	436	**(13,362)**	2,368
		(17,359)	10,279	**(33,403)**	22,187
(Loss)/earnings per share attributable to owners of the parent: (sen per share)					
- Basic	B10	**(0.53)**	0.05	**(1.49)**	0.10
- Diluted	B10	**(0.51)**	0.05	**(1.44)**	0.10

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Note	As At 30/06/2026 RM'000	As At 31/12/2025 RM'000
Assets			
Non-current assets			
Property, plant and equipment		**362,062**	369,402
Biological assets		**6,531**	5,844
Investment properties		**524,347**	506,461
Inventories		**5,522,326**	5,206,345
Right-of-use assets		**39,798**	41,193
Investments in joint ventures		**251,868**	251,967
Intangible assets		**5,552**	5,574
Other investments		**887**	887
Deferred tax assets		**191,107**	108,448
Trade and other receivables		**6,458**	6,356
		6,910,936	6,502,477
Current assets			
Inventories		**1,538,627**	1,820,391
Trade and other receivables		**904,110**	815,872
Contract assets		**225,600**	452,824
Contract cost assets		**142,451**	297,243
Tax recoverable		**5,989**	7,960
Other investments		**140,444**	164,912
Cash and bank balances		**735,098**	656,586
		3,692,319	4,215,788
Total assets		**10,603,255**	10,718,265

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Note	**As At 30/06/2026 RM'000**	As At 31/12/2025 RM'000
Equity and liabilities			
Equity attributable to owners of the parent			
Share capital		**3,309,330**	3,309,330
Irredeemable convertible preference shares		**81,554**	81,554
Treasury shares		**(119,938)**	(108,227)
Other reserves		**615,115**	650,700
		3,886,061	3,933,357
Perpetual bond		**407,393**	499,201
Non-controlling interests		**713,228**	726,590
Total equity		**5,006,682**	5,159,148
Non-current liabilities			
Deferred tax liabilities		**508,595**	443,080
Borrowings	B7	**1,664,154**	1,667,572
Trade and other payables		**369,871**	335,925
Irredeemable convertible preference shares		**6,063**	7,192
Contract liabilities		**117,191**	117,300
Lease liabilities		**1,907**	2,050
		2,667,781	2,573,119
Current liabilities			
Borrowings	B7	**980,742**	1,086,543
Trade and other payables		**1,882,753**	1,728,912
Irredeemable convertible preference shares		**2,209**	2,126
Contract liabilities		**11,616**	144,442
Tax payable		**49,614**	21,726
Lease liabilities		**1,858**	2,249
		2,928,792	2,985,998
Total liabilities		**5,596,573**	5,559,117
Total equity and liabilities		**10,603,255**	10,718,265
Net assets per share (RM)		**1.62**	1.63

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to owners of the parent									
			Non-distributable		Distributable					
	Share Capital RM'000	Irredeemable Convertible Preference Shares RM'000	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Total Reserves RM'000	Total RM'000	Perpetual Bond RM'000	Non-controlling Interests RM'000	Total Equity RM'000
As at 1 January 2025	3,309,330	81,554	(47,257)	(452)	770,306	769,854	4,113,481	498,961	769,489	5,381,931
Total comprehensive (loss)/income	-	-	-	(246)	2,563	2,317	2,317	-	2,368	4,685
Distribution for the financial year	-	-	-	-	-	-	-	17,502	-	17,502
Distribution paid for the financial year	-	-	-	-	-	-	-	(17,528)	-	(17,528)
Transaction with owners:										
Purchase of treasury shares	-	-	(34,455)	-	-	-	(34,455)	-	-	(34,455)
Total transaction with owners	-	-	(34,455)	-	-	-	(34,455)	-	-	(34,455)
As at 30 June 2025	3,309,330	81,554	(81,712)	(698)	772,869	772,171	4,081,343	498,935	771,857	5,352,135
As at 1 January 2026	**3,309,330**	**81,554**	**(108,227)**	**(781)**	**651,481**	**650,700**	**3,933,357**	**499,201**	**726,590**	**5,159,148**
Total comprehensive income/(loss)	**-**	**-**	**-**	**232**	**(35,817)**	**(35,585)**	**(35,585)**	**-**	**(13,362)**	**(48,947)**
Distribution for the financial year	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**15,544**	**-**	**15,544**
Distribution paid for the financial year	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(17,922)**	**-**	**(17,922)**
Redemption of perpetual bond	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(89,430)**	**-**	**(89,430)**
Transaction with owners:										
Purchase of treasury shares	**-**	**-**	**(11,711)**	**-**	**-**	**-**	**(11,711)**	**-**	**-**	**(11,711)**
Total transaction with owners	**-**	**-**	**(11,711)**	**-**	**-**	**-**	**(11,711)**	**-**	**-**	**(11,711)**
As at 30 June 2026	**3,309,330**	**81,554**	**(119,938)**	**(549)**	**615,664**	**615,115**	**3,886,061**	**407,393**	**713,228**	**5,006,682**

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构

[Registration No.197901003695 (47908-K)]

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	30/06/2026 RM'000	30/06/2025 RM'000
Cash flows from operating activities		
Profit before tax	**9,090**	15,972
Adjustments for:		
Depreciation of property, plant and equipment	**11,534**	11,314
Depreciation of right-of-use assets	**2,324**	2,771
Amortisation of intangible assets	**22**	22
Finance income	**(3,363)**	(4,529)
Finance costs	**75,975**	66,147
Fair value (gain)/loss on investment properties	**(1,911)**	27
Fair value gain on other investments	**(55)**	(110)
Fair value loss/(gain) on quoted shares	**22,776**	(13,902)
Share of results of joint ventures	**99**	(1,834)
Reversal of impairment loss on trade and other receivables	**(1,104)**	(1)
Net gain on disposal of:		
- property, plant and equipment	**(363)**	(56)
- right-of-use assets	**(18)**	(7)
- assets classified as held for sale	**-**	(3,000)
Net loss on disposal of quoted shares	**368**	128
Property, plant and equipment written off	**259**	2
Amortisation of deferred license fees	**(2,763)**	(2,870)
Amortisation of security retainers accumulation fund	**6**	6
Impairment loss on trade and other receivables	**17**	-
Bad debt written off	**63**	-
Dividend income from other investments	**(35)**	(348)
(Reversal of)/inventories written down	**(19,975)**	4,904
Unrealised foreign exchange loss/(gain)	**236**	(4,282)
Unrealised returns on security retainers accumulation fund	**(108)**	(108)
Operating profit before working capital changes	**93,074**	70,246
Changes in working capital:		
Trade and other receivables	**(87,302)**	(150,289)
Contract assets	**227,224**	(91,552)
Inventories	**75,193**	(14,190)
Contract cost assets	**60,333**	(41,223)
Contract liabilities	**(296)**	607
Biological assets	**(687)**	(392)
Trade and other payables	**51,503**	203,216
Cash generated from/(used in) operations	**419,042**	(23,577)
Finance costs paid	**(76,157)**	(63,294)
Net taxes paid	**(30,008)**	(21,762)
Net cash generated from/(used in) operating activities	**312,877**	(108,633)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	30/06/2026 RM'000	30/06/2025 RM'000
Cash flows from investing activities		
Purchase of property, plant and equipment	**(4,592)**	(5,154)
Purchase of investment properties	**(700)**	(15,622)
Proceeds from disposal of property, plant and equipment	**379**	80
Proceeds from disposal of assets classified as held for sale	**-**	29,750
Proceeds from disposal of quoted shares	**1,369**	7,120
Proceeds from disposal of right-of-use assets	**92**	131
Proceeds from redemption of other investments	**10**	-
Redemption of preference shares from joint venture	**-**	13,005
Acquisition of quoted shares	**-**	(4,066)
(Addition)/disposal of right-of-use assets	**(59)**	211
Dividend income received	**35**	348
Expenditure incurred in relation to assets classified as held for sale	**-**	(4)
Finance income received	**3,363**	4,529
Net cash inflow on acquisition of subsidiaries	**-**	27
Net cash (used in)/generated from investing activities	**(103)**	30,355
Cash flows from financing activities		
Payment of borrowing costs	**(2,303)**	(13,684)
Drawdown from borrowings	**496,818**	385,024
Repayment of borrowings	**(675,231)**	(405,825)
Repayment of principal portion of lease liabilities	**(1,514)**	(1,895)
Repayment of Islamic Medium Term Notes	**(133,200)**	(123,500)
Uplift of debt service reserve, escrow accounts and deposits with licensed banks not available for use	**5,419**	61,423
Redemption of perpetual bond	**(89,430)**	-
Proceeds from issuance of Islamic Medium Term Notes	**200,000**	100,000
Purchase of treasury shares	**(11,711)**	(34,455)
Perpetual bond distribution paid	**(17,922)**	(17,528)
Net cash used in financing activities	**(229,074)**	(50,440)
Net increase/(decrease) in cash and cash equivalents	**83,700**	(128,718)
Effects of foreign exchange rate changes	**232**	(246)
Cash and cash equivalents at beginning of financial period	**525,574**	451,860
Cash and cash equivalents at end of financial period*	**609,506**	322,896

* Cash and cash equivalents at end of financial period comprise the following:

Cash and bank balances	**735,098**	513,376
Less: Cash and cash equivalents not available for use	**(125,592)**	(170,488)
Less: Bank overdrafts	**-**	(19,992)
Total cash and cash equivalents at end of financial period	**609,506**	322,896

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to the interim financial statements.

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134

A1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and other MFRSs issued by the Malaysian Accounting Standard Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

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

A2. Changes in accounting policies arising from adoption of new standards and amendments

The accounting policies adopted for the interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 December 2025 except for the adoption of the following new amendments to MFRSs:

Effective for financial periods beginning on or after 1 January 2026:

Amendments to MFRS 7 and MFRS 9	Classification and Measurement of Financial Instruments
Amendments to MFRS 7 and MFRS 9	Contract Referencing Nature-dependent Electricity

The adoption of the above amendments to MFRSs did not result in material impact to the interim financial statements of the Group.

The followings are new standards and amendments that have been issued by the MASB but have not been early adopted by the Group:

Effective for financial periods beginning on or after 1 January 2027:

MFRS 18	Presentation and Disclosure in Financial Statements
MFRS 19	Subsidiaries without Public Accountability: Disclosures
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency

Effective date deferred to a date to be determined by MASB:

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

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134

A3. Comments about seasonal or cyclical factors

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

A4. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that is unusual because of their nature, size or incidence

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

A5. Material changes in estimates

There were no material changes in estimates for the financial period ended 30 June 2026.

A6. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period under review except as follows:

1) The Company has repurchased its equity securities of 10,631,800 ordinary shares at an average price of RM1.09 per share. As at 30 June 2026, the number of treasury shares held was 112,206,743 ordinary shares.

A7. Dividends

No dividend was paid during the current quarter under review.

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134

A8. Segmental information

Segmental information is presented in respect of the Group's principal business segments - property development, property management, property investment, recreation and resort and investment holding and others. The geographical information is not presented as the Group's activities are carried out predominantly in Malaysia.

Business segment analysis for the quarter and financial period ended:

Business Segments	Property development and property management RM'000	Property investment, recreation and resort RM'000	Investment holding and others RM'000	Total RM'000
Individual Quarter				
30 June 2026				
Revenue	**830,259**	**18,787**	**1,722**	**850,768**
Results from operations	**71,988**	**2,289**	**(17,484)**	**56,793**
Net finance costs	**(6,988)**	**(1,151)**	**(26,430)**	**(34,569)**
Share of results of joint ventures	**(348)**	**-**	**-**	**(348)**
Profit/(loss) before tax	**64,652**	**1,138**	**(43,914)**	**21,876**
30 June 2025				
Revenue	309,910	18,814	1,453	330,177
Results from operations	34,600	1,551	5,820	41,971
Net finance costs	(10,720)	(859)	(21,828)	(33,407)
Share of results of joint ventures	2,086	-	-	2,086
Profit/(loss) before tax	25,966	692	(16,008)	10,650

A8. Segmental information (cont'd.)

Business segment analysis for the quarter and financial period ended (cont'd.):

Business Segments	Property development and property management RM'000	Property investment, recreation and resort RM'000	Investment holding and others RM'000	Total RM'000
Year To Date				
30 June 2026				
Revenue	**1,122,538**	**38,734**	**3,176**	**1,164,448**
Results from operations	**119,387**	**8,042**	**(45,628)**	**81,801**
Net finance cost	**(18,689)**	**(2,244)**	**(51,679)**	**(72,612)**
Share of results of joint ventures	**(99)**	**-**	**-**	**(99)**
Profit/(loss) before tax	**100,599**	**5,798**	**(97,307)**	**9,090**
30 June 2025				
Revenue	549,171	38,254	3,114	590,539
Results from operations	77,256	6,398	(7,898)	75,756
Net finance cost	(17,808)	(1,722)	(42,088)	(61,618)
Share of results of joint ventures	1,834	-	-	1,834
Profit/(loss) before tax	61,282	4,676	(49,986)	15,972

A9. Material events subsequent to the end of interim period

There were no material events subsequent to the end of the current quarter up to the date of this report that have not been reflected in the interim financial statements under review.

A10. Changes in composition of the Group

There were no changes in the composition of the Group during the current quarter under review.

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134

A11. Changes in contingent liabilities or contingent assets

Since the last annual audited position as at 31 December 2025, the Group's contingent liabilities have changed due to the decrease of RM240.5 million in corporate guarantees (unsecured) issued by the Company to licensed financial institutions for banking facilities granted to the subsidiaries of the Group.

Save as disclosed above, there were no other changes in contingent liabilities of the Group.

A12. Capital commitments

The amount of commitments for capital expenditure as at 30 June 2026 is as follows:

	As at 30/06/2026 RM'000	As at 31/12/2025 RM'000
Capital expenditure:		
Approved and contracted for:		
- Property, plant and equipment	**2,236**	22
- Construction costs	**2,864**	3,135
- Investment properties	**4,146**	4,243
- Consultancy and professional costs	**231**	231
	9,477	7,631
Approved and not contracted for:		
- Property, plant and equipment	**-**	2,000
- Construction costs	**9,251**	5,752
- Investment properties	**2,827**	3,200
	12,078	10,952
	21,555	18,583

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

B1. Performance review

Quarterly Results

For the current quarter under review, the Group achieved an exceptional revenue of RM850.8 million, drove a growth of RM520.6 million or 157.7% compared with RM330.2 million in the corresponding quarter of the previous financial year. The recent conclusion of three parcels of land sale in Johor Bahru and Selangor resulted in a material surge in revenue for the current quarter with total consideration of RM513.8 million. Stripping out the completion of these land sales, the Group has seen a rise in revenue from core operations in the current quarter which mainly arose from the delivery of vacant possession of our projects in Tropicana Indah, Kota Damansara as well as Tropicana Cenang, Langkawi.

The Group reported a 105.4% year-over-year jump in profit before tax ("PBT") to RM21.9 million, up from RM10.7 million recorded in the corresponding quarter of the previous financial year. The significant growth in PBT in the current financial period was largely attributable to the higher progress billings across few of our key projects in the Klang Valley and Southern Regions coupled with the delivery of vacant possession as mentioned above.

Year-to-date Results

For the six-month financial period ended 30 June 2026, the Group's revenue rose 97.2% to RM1,164.4 million from RM573.9 million when compared to the preceding year. Higher revenue recorded in the current financial period was mainly contributed from the completion of three parcels of land sale coupled with higher progress billings arising from the advanced stages of construction work for the Group's ongoing projects.

Despite the increase in revenue, the Group recorded lower PBT of RM9.1 million as compared to RM16.0 million in the preceding year. The fall in profitability was mainly due to recognition of higher unrealised loss on quoted shares of RM23.1 million during the financial period ended 30 June 2026. Excluding this unrealised loss, the Group would have recorded a higher PBT of RM32.2 million, which is doubled compared to the previous financial year.

B2. Variation of results against preceding quarter

The Group's revenue of RM850.8 million in the current quarter represented a spike of RM537.1 million or 171.2% compared to RM313.7 million recorded in the preceding quarter ended 31 March 2026. Higher revenue recognised in the current quarter reflected the completion of the disposals of three parcels of land in Johor Bahru and Selangor for a total consideration of RM513.8 million as well as delivery of vacant possession of our projects as mentioned above.

B2. Variation of results against preceding quarter (cont'd.)

The Group recorded a PBT of RM21.9 million in the current quarter as compared to a loss before tax of RM12.8 million in the preceding quarter ended 31 March 2026. The improvement in profitability was mainly attributed to the cost rationalisation measures undertaken by the Group in the current quarter. Furthermore, the Group's finance costs decreased in line with its ongoing strategy to reduce overall debt levels through asset monetisation initiatives.

B3. Prospects

Malaysia's property market continued to demonstrate underlying resilience amid selective purchasing conditions. Based on the latest available JPPH data for the first quarter of 2026, the market recorded 89,966 transactions valued at RM51.09 billion. While transaction volume moderated by 8.0% year-on-year, the corresponding transaction value declined by only 0.6%. The Malaysian House Price Index also increased by 1.7%, with the average house price rising to RM507,533 per unit. These indicators suggest that property values remained broadly resilient, with purchasers continuing to prioritise well-located, appropriately priced and higher-quality developments. This environment is favourable to established developers with recognised brands, mature townships and the ability to align product offerings with prevailing market demand.

The level of completed unsold properties remains an industry-wide consideration, with more than 32,000 residential units and 19,263 serviced apartment units recorded as at the first quarter of 2026. Nevertheless, the increasingly selective market reinforces the importance of product differentiation, strategic location, infrastructure connectivity and disciplined supply management. Against this backdrop, the Group will continue to focus on targeted sales initiatives, inventory monetisation, demand-led launches and the delivery of products that meet the requirements of owner-occupiers and investors.

The monetary and financing environment remained stable during the quarter, with the Overnight Policy Rate maintained at 2.75%. Government measures under Budget 2026 are also expected to progressively support housing demand, including RM20 billion in housing credit guarantees under the Housing Credit Guarantee Scheme and the extension of the full stamp duty exemption for first-time homebuyers purchasing properties priced up to RM500,000 until the end of 2027. These initiatives should improve access to home financing, particularly among first-time purchasers and buyers who may not meet conventional income documentation requirements.

The Ringgit remained comparatively resilient despite periods of external market volatility. A relatively stable domestic currency supports household purchasing power, provides greater visibility for investment planning and helps moderate imported construction and operating cost pressures. Together with a stable interest-rate environment, this provides a constructive backdrop for domestic consumer confidence and longer-term investment activity.

B3. Prospects (cont'd.)

Infrastructure delivery was a significant positive development during the quarter. The Shah Alam LRT Line commenced operations on 29 June 2026, connecting Bandar Utama to Johan Setia through 20 stations across a 37.8-kilometre alignment. The commencement of services is expected to enhance accessibility, expand population catchments and support the long-term value of developments within the Klang Valley corridor. This provides a direct and tangible catalyst for the Group's established presence in the Klang Valley.

In Johor, the Johor Bahru–Singapore Rapid Transit System Link continued to progress into its final systems installation, integration and commissioning stages. The project remains targeted for completion by the end of 2026, with passenger operations scheduled to commence in January 2027. Once operational, the RTS Link is expected to significantly improve cross-border mobility, stimulate economic activity and strengthen the attractiveness of Johor Bahru as a destination for property investment, tourism, commercial activity and regional businesses. This represents a major long-term catalyst for the Group's strategically located Johor landbank and developments.

The industrial, logistics and digital infrastructure segments continued to offer attractive growth prospects, supported by foreign direct investment, advanced manufacturing activities, data centre requirements and the continued development of the Johor–Singapore Special Economic Zone. The expansion of these sectors present opportunities for the Group to unlock the value of our landbank through strategic partnerships, joint ventures and capital-efficient development structures.

The commencement of the Shah Alam LRT Line is expected to improve connectivity and support economic activity across the western Klang Valley corridor. This provides a favourable backdrop for the Group's developments and future launches within the broader Subang Jaya, Kota Kemuning and Shah Alam catchments, including Tropicana Metropark and Tropicana Aman.

Looking ahead to the third quarter of 2026, market sentiment is expected to be supported by the ramp-up of the Shah Alam LRT Line, the continued commissioning of the RTS Link, further investment commitments associated with the Johor–Singapore Special Economic Zone and the progressive implementation of government homeownership initiatives. While global geopolitical developments and selective financing conditions may continue to influence near-term sentiment, infrastructure delivery and sustained domestic economic activity are expected to provide more durable support for well-positioned developments.

B3. Prospects (cont'd.)

Supported by its diversified development portfolio, strategically located landbank, established brand presence and expanding pipeline of strategic partnerships and recurring-income initiatives, the Group remains positive about its growth prospects. Tropicana is well positioned to capture opportunities arising from improving connectivity, sustained demand for well-located developments and the continued expansion of key growth corridors. The Group will maintain its focus on accelerating sales conversion, monetising selected assets, executing projects efficiently and optimising its capital structure. These initiatives are expected to strengthen cash flow, progressively reduce gearing and unlock the value of the Group's landbank, thereby supporting sustainable growth and enhancing long-term shareholder value.

B4. Profit forecast or profit guarantee

No profit forecast or profit guarantee was issued for the financial period.

B5. Income tax

	Individual Quarter		**Year to Date**	
	30/06/2026	30/06/2025	**30/06/2026**	30/06/2025
	RM'000	RM'000	**RM'000**	RM'000
Tax expense for the period	**(45,362)**	(9,907)	**(60,166)**	(16,511)
(Over)/underprovision of tax for previous financial period	**(27)**	(688)	**874**	(3,813)
Real property gain tax	**(1)**	(1)	**(318)**	(142)
Deferred tax transfers	**5,977**	10,427	**16,885**	26,927
Total Group's tax (expense)/benefit	**(39,413)**	(169)	**(42,725)**	6,461

The Group's effective tax rate was higher than the statutory tax rate mainly due to non-allowable expenses for tax deduction.

B6. Corporate Proposals

Status of corporate proposals

The following corporate proposals announced by the Company has not been completed as at 20 August 2026, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report:

1) On 15 April 2013, Tropicana Aman Sdn Bhd (“TASB”), a wholly-owned subsidiary of the Company, entered into a sale and purchase cum development agreement with Menteri Besar Selangor (Pemerbadanan) (”MBI”) and Permodalan Negeri Selangor Berhad (“PNSB”) for the proposed acquisition cum development of 11 parcels of leasehold land, all in Mukim Tanjong Duabelas, District of Kuala Langat, State of Selangor measuring approximately 1,172.26 acres for a total cash consideration of RM1,297,259,264 (“Proposed Acquisition”).

   MBI, PNSB and TASB had entered into supplementary agreements in respect of the Proposed Acquisition on 7 August 2014 and 12 March 2015 respectively. As at the date of this report, TASB has paid for 25 sub-divided parcels. The acquisitions for 25 sub-divided parcels are completed. There are remaining 3 parcels of land to be paid.

2) On 1 November 2021 and 5 November 2021, the Company has announced that Tropicana Alam Sdn Bhd, a wholly-owned subsidiary of the Company, have on 1 November 2021, entered into a joint venture agreement with Puncak Alam Housing Sdn Bhd, a non-related party, to form an unincorporated joint venture for the purpose of developing three parcels of leasehold land, all situated in Mukim of Ijok, District of Kuala Selangor, State of Selangor, having an aggregate area of approximately 362.74 acres for a total cash consideration of RM334,539,928.80.

3) On 26 August 2024, Tropicana Firstwide Sdn Bhd (“TFSB”), a wholly-owned subsidiary of the Company, entered into a SPA with the following purchasers for the proposed disposal of a parcel of freehold land, situated in Mukim Pulai, District of Johor Bahru, State of Johor measuring approximately 68.457 acres for a total cash consideration of RM383,131,544.40:

   (a) NTT Global Data Centers JHB1 Campus Sdn Bhd;
   (b) NTT Global Data Centers JHB1A Sdn Bhd;
   (c) NTT Global Data Centers JHB1B Sdn Bhd;
   (d) NTT Global Data Centers JHB1C Sdn Bhd;
   (e) NTT Global Data Centers JHB1D Sdn Bhd;
   (f) NTT Global Data Centers JHB1E Sdn Bhd; and
   (g) NTT Global Data Centers JHB1F Sdn Bhd.

B6. Corporate Proposals (cont'd.)

The Amalgamated Title measuring approximately 278,380.4 square metres was issued in April 2025 and accordingly, the consideration is adjusted to RM384,991,262.85 as the Amalgamated Title encompasses a larger area than the Agreed Land Area. The SPA has become unconditional on 27 March 2026.

4) On 9 October 2024, TFSB, a wholly-owned subsidiary of the Company, entered into a SPA with Computility Technology (Malaysia) Sdn Bhd, a wholly-owned by ZData Cloud Technology Pte Ltd, which in turn is an indirect wholly-owned subsidiary of ZData Technologies Co Ltd for the proposed disposal of a parcel of freehold land, situated in Mukim Pulai, District of Johor Bahru, State of Johor measuring approximately 38.527 acres for a total cash consideration of RM239,987,765.16.

5) On 29 December 2025, Tropicana Scenic Development Sdn Bhd, a wholly-owned subsidiary of the Company, entered into a SPA with Maya Elemen Sdn Bhd for the proposed acquisition of 14 parcels of land in Langkawi, Kedah measuring approximately 86,454 square metres in area for a total cash consideration of RM151,060,000.00.

6) On 29 December 2025, Tropicana Scenic Development Sdn Bhd, a wholly-owned subsidiary of the Company, entered into a SPA with Tanjung Mali Resort Development Sdn Bhd for the proposed acquisition of a parcel of leasehold land in Bandar Padang Mat Sirat, Daerah Langkawi, Negeri Kedah, measuring approximately 12,622 square metres in area for a total cash consideration of RM44,820,000.00.

B7. Borrowings

	As at 30/06/2026 RM'000	As at 31/12/2025 RM'000
Secured short term borrowings	**980,742**	1,086,543
Secured long term borrowings	**1,664,154**	1,667,572
	2,644,896	2,754,115

B8. Material litigation

1) On 26 August 2013 , the Company received an order from the Arbitral Tribunal to add the Company as a party to the arbitration proceedings between Dijaya-Malind JV (Mauritius) Limited ("DMML"), Dijaya-Malind Properties (India) Private Limited ("DMPPL") and Starlite Global Enterprise (India) Limited ("SGEIL") ("Order").

   The arbitration proceedings were previously instituted by DMML and DMPPL against SGEIL to seek the return of the deposit sum and damages arising from termination of the Deed of Novation cum Joint Development Agreement.

   The Company appealed to the City Civil Court of Hyderabad against the Order which was dismissed on 2 June 2014. As our legal counsel is in the opinion that the Order is erroneous and wrong in law, the Company has filed a further appeal to the High Court of Judicature of Andhra Pradesh and is pending a hearing date to be set.

2) On 25 August 2023, a suit ("Suit") was brought by RHB Trustees Berhad, Sunway REIT Management Sdn Bhd ("Sunway REIT") and Sunway Education Group Sdn Bhd ("Sunway Education") (collectively, "Plaintiffs") against the Company and Tropicana Education Management Sdn Bhd ("TEM") (collectively, "Defendants") in relation to the letter of offer concerning the proposed sale of all that piece of land where the St. Joseph's Institution International School Malaysia (Tropicana PJ Campus) is located ("Property") by TEM to Sunway REIT and the proposed sale of all the shares in Tropicana SJII Education Management Sdn Bhd ("TSEM") by the Company to a "Sunway Group of Company to be identified".

   On 10 October 2023, a counterclaim was brought by the Defendants against the Plaintiffs. On 11 October 2023, the Defendants filed a striking out application against the Suit which was dismissed by the Court on 7 March 2025. On 23 November 2023, the Defendants filed a leave application to file the Reply to Defence to Counterclaim which was allowed by the Court on 7 March 2025. On 2 February 2024, the Plaintiffs filed a notice of application for interrogatories which was withdrawn and struck off on 7 March 2025. On 2 February 2024, the Plaintiffs filed a notice of application for discovery which was dismissed by the Court on 7 March 2025. On 18 June 2024, TEM applied for leave to amend the Defence and Counterclaim which was allowed on 7 March 2025. On 20 March 2025, the Plaintiffs applied to amend their Suit ("Plaintiffs' Amendment Application") which was dismissed by the Court on 13 June 2025 and the Plaintiffs have appealed against the dismissal and is fixed for hearing on 29 September 2026. Trial dates have been fixed on 1 March 2027 to 3 March 2027 and 10 May 2027 to 11 May 2027.

B9. Dividend payable

There was no dividend proposed for the quarter under review.

B10. (Loss)/earnings per share

a) Basic (loss)/earnings per share

Basic (loss)/earnings per ordinary share were calculated by dividing (loss)/profit for the period attributable to owners of the parent by the weighted average number of ordinary shares outstanding during the financial year.

	Individual Quarter		Year to Date	
	30/06/2026	30/06/2025	**30/06/2026**	30/06/2025
(Loss)/profit attributable to owners of the parent (RM'000)	**(12,697)**	1,246	**(35,817)**	2,563
Weighted average number of ordinary shares ('000)	**2,410,230**	2,443,485	**2,411,459**	2,450,354
Basic (loss)/earnings per share (sen)	**(0.53)**	0.05	**(1.49)**	0.10

b) Diluted (loss)/earnings per share

For the purpose of calculating diluted (loss)/profit per share, the net (loss)/profit for the period attributable to owners of the parent and the weighted average number of ordinary shares and ICPS outstanding during the period have been adjusted for the dilutive effects of all potential ordinary shares.

	Individual Quarter		Year to Date	
	30/06/2026	30/06/2025	**30/06/2026**	30/06/2025
(Loss)/profit attributable to owners of the parent (RM'000)	**(12,697)**	1,246	**(35,817)**	2,563
Weighted average number of ordinary shares ('000) for the purpose of diluted earnings per share	**2,410,230**	2,443,485	**2,411,459**	2,450,354
Effect of conversion of ICPS to ordinary shares	**79,750**	79,750	**79,750**	79,750
Adjusted weighted average number of ordinary shares in issue ('000) for the purpose of diluted earnings per share	**2,489,980**	2,523,235	**2,491,209**	2,530,104
Diluted (loss)/earnings per share (sen)	**(0.51)**	0.05	**(1.44)**	0.10

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

B11. Notes to the statements of comprehensive income

	Individual Quarter 30/06/2026 RM'000	Year to Date 30/06/2026 RM'000
Loss for the period/year is arrived at after (crediting)/charging:-		
Finance income	(2,275)	(3,363)
Finance costs	36,844	75,975
Amortisation of intangible assets	11	22
Depreciation of property, plant and equipment	5,830	11,534

B12. Auditors' report on preceding annual financial statements

The auditors' report of the financial statements for the financial year ended 31 December 2025 was not subject to any qualification.

B13. Authorisation for issue

The interim financial statements were authorised for issuance by the Board of Directors in accordance with the Directors' resolution dated 27 August 2026.