SUSTAINABILITY STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

ABOUT THIS STATEMENT

This Sustainability Statement has been prepared in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and guided by the Sustainability Reporting Guide (3rd Edition) .

Compliance with the IFRS Sustainability Disclosure Standards (IFRS S1 and IFRS S2) will be applicable to Avillion Berhad for the Annual Report FY2027, in accordance with the phased implementation approach under the National Sustainability Reporting Framework (NSRF). This statement serves as our continuing commitment towards full standards-aligned reporting in the upcoming financial year.

REPORTING SCOPE AND BASIS

Business divisions covered under this report are:

Division	Properties/Projects
Hotel	- Avillion Port Dickson, Negeri Sembilan - Avillion Admiral Cove, Port Dickson, Negeri Sembilan
Property	- Admiral Marina & Leisure Club - Desa Impian, Bandar Tenggara, Johor Darul Takzim
Travel	- Hong Kong business operations
Corporate	- Kuala Lumpur, Federal Territory

Other business operations or assets deemed to be of minimal significance or non-revenue generating are not included in this report.

This statement refers to the financial period from 1 April 2025 to 31 March 2026.

All data collection in this statement has been verified by the respective management teams of the business divisions and reviewed by Management and approved by the Board of Directors.

We welcome feedback or suggestions from our stakeholders to improve on this statement at info@avillionberhad.com.

SUSTAINABILITY GOVERNANCE STRUCTURE

Sustainability is a core value at Avillion Berhad ("Avillion"). The Board of Directors plays a crucial role in driving sustainability initiatives across the organisation. The Board acknowledges the need to balance business sustainability with responsible environmental and social considerations.

The Group's ultimate goal towards achieving its business objectives is to operate its businesses in an economically, environmentally and socially responsible manner with an effective governance structure and business ethics in the stakeholders' interests. Our stakeholders comprise shareholders, customers, employees, bankers, suppliers and contractors, government and regulatory authorities.

The Board is supported by various committees, such as the Audit, Remuneration, and Nomination Committees, which assist in monitoring organisational performance, enhancing risk management, and strengthening internal controls.

To further streamline its sustainability efforts, Avillion is in the process of forming a dedicated Sustainability Working Committee, which will concentrate specifically on the company's sustainability and ESG-related objectives, policies, and practices.

Board of Directors

↓

Audit Committee
Remuneration Committee
Nomination Committee

↓

Managing Director / Chief Executive Officer

↓

Sustainability Working Committee
(To established in end FY 2027)

BOARD AND MANAGEMENT OVERSIGHT

Role	Responsibility
Board of Directors	Overall accountability for sustainability strategy, materiality assessment, and performance monitoring. Approves Sustainability Statement.
Audit Committee	Reviews internal controls and risk management related to sustainability reporting. Oversees assurance processes.
CEO & Management	Implements sustainability strategies, manages risks and opportunities, and ensures data accuracy.
Sustainability Working Committee (to be formed)	Dedicated oversight of ESG objectives, policies, and practices.

STAKEHOLDER ENGAGEMENT

All stakeholders' interests form an integral part of the Group's sustainability initiatives. The stakeholder groups comprise those parties who are directly or indirectly impacted by its business operations, or can significantly impact the business operations.

The effectiveness of sustainability initiatives is dependent on whether the needs of diverse stakeholder groups can be assessed and successfully addressed. Therefore, ongoing engagement activities with stakeholders are carried out to understand their insights and address their concerns to reinforce sustainability measures.

A summary of the engagement activities held with respective stakeholders and the Group's responses is as follows:

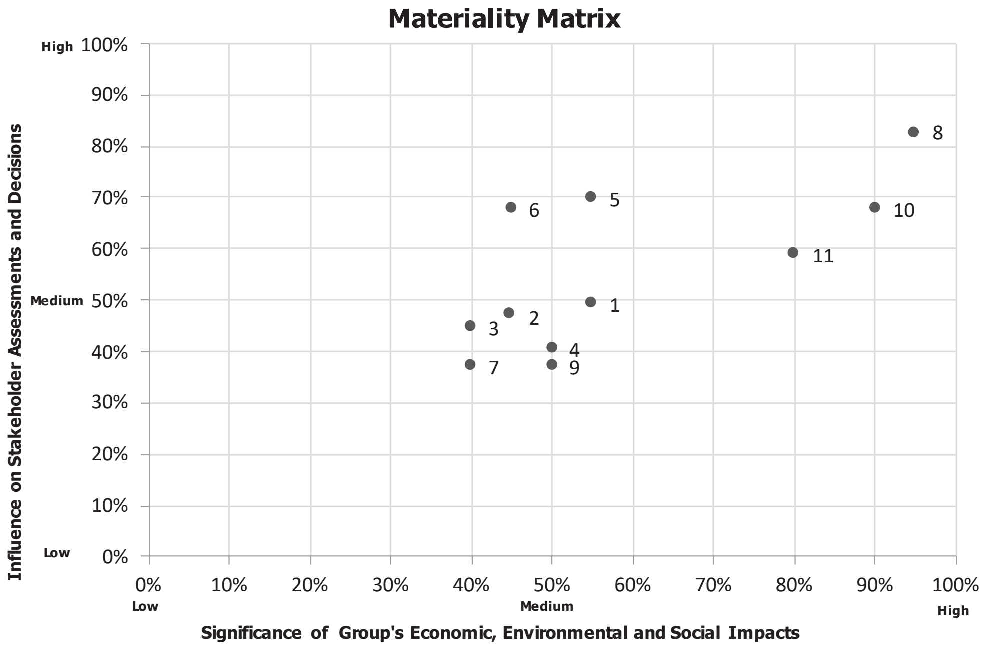
Stakeholder	Engagement Approach	Frequency	Stakeholder Expectations	Group's Responses / Initiatives
a) Shareholders & Investors	• Corporate website • Annual & quarterly reports • Corporate announcements • Annual General Meeting • Extraordinary General Meeting	• Quarterly • Annual • As required	• Financial performance & transparency • Business sustainability • Corporate governance • Market position & reputation	• Improve growth trajectory for sustainable returns • Adopt best practices in governance & social responsibility • Shareholder & investor engagement
b) Financiers	• Corporate website • Annual & quarterly reports • Corporate announcements • Institutional briefings & presentations	• Quarterly • Annual • As required	• Financial performance & transparency • Business sustainability • Corporate governance • Market position & reputation	• Business strategy management, risk assessment & responsible business practices
c) Customers	• Corporate website • Customer relationship management • Customer satisfaction surveys • Multiple channels (meetings, events, social media)	• Ongoing	• Product & service quality • Customer satisfaction • Effective complaint resolution • Safety, security & data protection	• Service excellence in guest experience • Events & competitions • Online/offline communication channels
d) Employees	• Annual performance reviews • Training needs analysis • Management meetings • Multiple channels (meetings, events, briefings, training, team building)	• Ongoing	• Financial performance & business direction • Remuneration & benefits • Training & career development • Occupational safety & security	• Performance•oriented appraisal culture • Staff training & development • Engagement & feedback sessions • Safe working environment
e) Suppliers / Contractors	• Corporate website • Supplier evaluation • Quotation requests • Tender/bidding • Multiple channels (site visits, meetings)	• Ongoing	• Ethical & efficient supplier management • Market position & reputation	• Responsible supplier management • Transparent procurement policies • Online/offline communication
f) Regulatory / Government Authorities	• Corporate website • Reporting • Multiple channels (consultations, meetings, seminars, forums)	• Periodically • As required	• Regulatory compliance • Support for government policies	• Annual Report • Compliance with regulatory requirements
g) Associations / Media / Local Communities	• Corporate website • Multiple channels (meetings, events, social media)	• Periodically • As required	• Community engagement & support • Social responsibility	• Association events & sponsorships • Social contribution & community service

ASSESSMENT OF MATERIAL SUSTAINABILITY MATTERS

Materiality assessment is a crucial and ongoing aspect of sustainability management. The Management and respective division heads conduct evaluation of key sustainability areas, risks and opportunities annually or when required, based on the changing business and risk environment, internal policies, regulatory developments, and stakeholders' feedback.

With the Board's continuing support and Management's commitment, the renewed materiality assessment enables the Group to be mindful of diverse stakeholder expectations and concerns to ensure sustainable value creation. In the pursuit of business objectives and growth, the Group adopts a precautionary approach to minimise any negative environmental and social impact arising.

The material sustainability matters were ranked based on the relative importance to the Group's business operation and to its stakeholders.



Material Sustainability Matters

Environmental	Social	Governance
(1) Energy Management	(4) Diversity, Equality & Inclusion	(8) Economic Performance
(2) Water Management	(5) Health and Safety	(9) Supply Chain Management
(3) Waste Management	(6) Labour Practices and Standards	(10) Business Integrity & Anti-Corruption
	(7) Community Investment	(11) Data Privacy and Security

For each material matter, we have provided an explanation of why it is material, our management approach, policies and procedures, measures taken, and relevant performance indicators for the last 3 financial years.

ENVIRONMENTAL

ENERGY MANAGEMENT

Why material to us

Efficient energy management has a direct impact on sustainability and creates a positive impact on air and water quality and climate change.

Energy cost can take out a significant portion of our bottom line. Implementing energy-efficient measures in our hotel properties can lead to financial and environmental benefits.

We aim to reduce energy use and greenhouse gas (GHG) emissions as part of our commitment to operating efficiency and maintaining our reputation as a socially responsible organisation.

Our approach

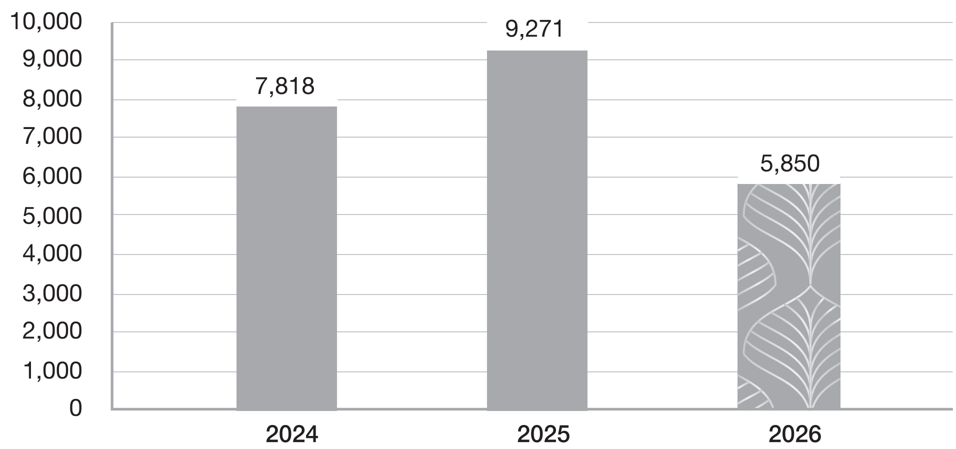
The majority of our energy consumption is from our hotels. For FY2025 and FY2026, electricity consumption rose due to revitalised business activities and increased occupancy in our hotels following promotions.

Despite this, we remain firmly committed to reducing our energy consumption and continually seeking ways to enhance efficiency. Measures taken include:

- Embarking on a programme to change all light bulbs used in our hotels and corporate office from regular light bulbs to energy-saving light bulbs.
- Changing workplace energy culture and encouraging employees to adopt sustainable practices and conserve electricity.
- Exploring renewable energy production for our properties for its suitability and feasibility.

Lower energy consumption equates to less energy and resources wasted in the day-to-day running of our hotels.

Total Energy Consumption (MW)



Note: Energy consumption data is based on electricity consumption from the two hotels and corporate office. The Group plans to develop energy intensity metrics in FY2027 to enable more meaningful performance tracking.

WATER MANAGEMENT

Why material to us

Water is important for our business. We use water for facility maintenance, cooling systems, sanitation, cooking and leisure activities.

Effective water management has a direct impact on sustainability and helps to ensure the continued availability of this resource for business needs.

We aim to implement effective water conservation measures as part of our commitment to contribute to sustainability goals and maintain our reputation as a socially responsible organisation.

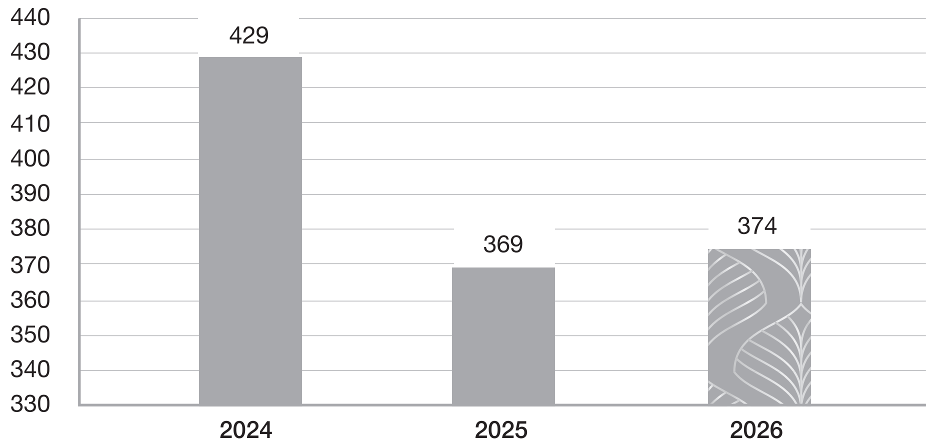
Our approach

The majority of our water consumption is from our hotels. Based on the trend, water consumption has been increased year by year in line with the company's effort for sustainability.

Our hotels have introduced various means to restrain water usage:

- Installation of water-saving flush systems and other water-saving devices.
- Encouraging guests to reuse towels and linen to reduce water consumption.
- Regular maintenance checks to prevent water leakages due to old age of pipes.

Total Water Consumption (ML)



WASTE MANAGEMENT

Why material to us

Effective waste management practices contribute to cost reduction and operational efficiency by minimising waste generation and implementing recycling programs. As such, companies can reduce disposal costs and optimise resource utilisation.

Our dedication to proper waste disposal is unwavering, as we strive to safeguard our natural resources and ensure the well-being of our communities through vigilant and sustainable practices.

Our approach

We recognise the significance of our waste generation and its environmental impact. The Group remains committed to minimising waste through the implementation of sustainable waste management practices. To mitigate waste generation, the Group's waste management strategy prioritises minimising the use of plastics and paper wherever feasible.

We advocate for the principles of reduce, reuse and recycle, which form the cornerstone of our efficient waste management strategy.

We plan to conduct stricter monitoring and data collection of our waste management practices and outputs in FY2027. This will enable us to compile comprehensive data for reporting and to implement initiatives based on data obtained.

Note: The Group is establishing waste monitoring systems and expects to report comprehensive waste data from FY2027 onwards.

SOCIAL

DIVERSITY, EQUALITY AND INCLUSION

Why material to us

Avillion embraces diversity at the Board level and in the workforce. A diverse workplace boosts innovation and creativity within an organisation. This diversity of talent means a broader range of skills among employees and a variety of experiences and perspectives, which increases the potential for increased productivity, improvement in overall business performance and enhances our business reputation.

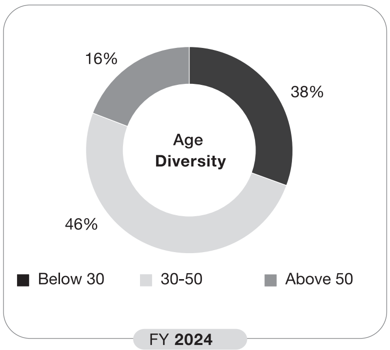
Our approach

We are mindful that a diverse and inclusive workforce is vital for our business growth and sustainability.

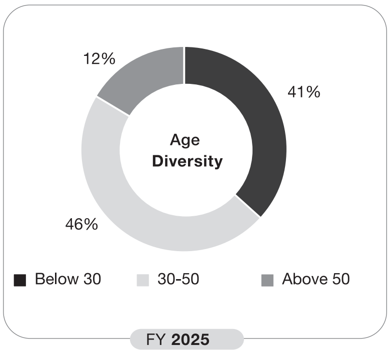
Our employees are hired based on merit and credibility. We do not condone any form of discrimination based on personal characteristics such as gender, race, religion, age, and marital status.

We are unwavering in our commitment to maintain a harmonious relationship with our employees and are guided by our policies such as the Human Resources Policy and Code of Conduct and Business Ethics Policy.

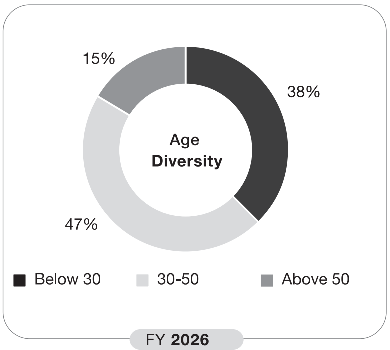
Employee Breakdown by Age and Gender



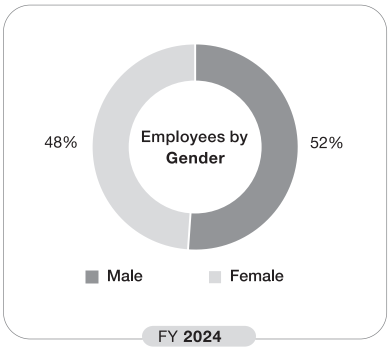
FY 2024



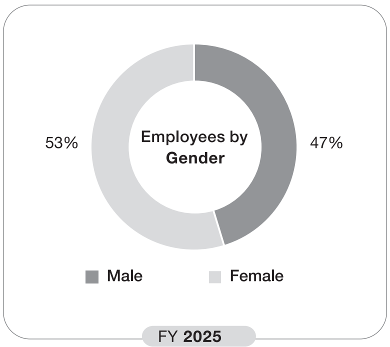
FY 2025



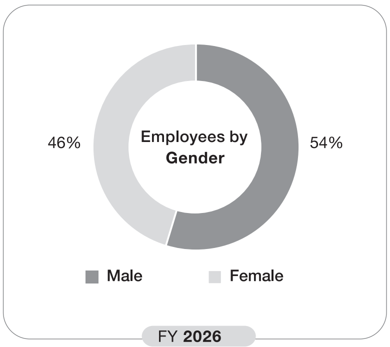
FY 2026



FY 2024



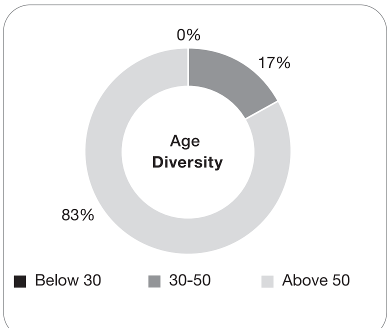
FY 2025



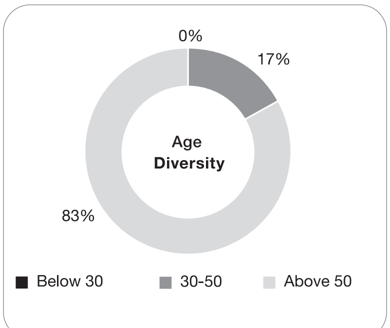
FY 2026

Note: The above data is based on data recorded at the end of the financial year.

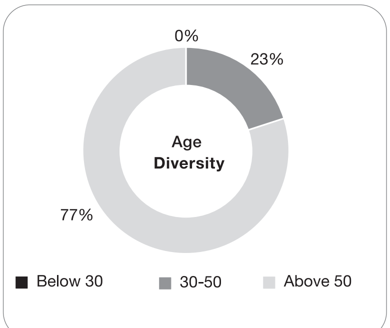
Director Breakdown by Age and Gender



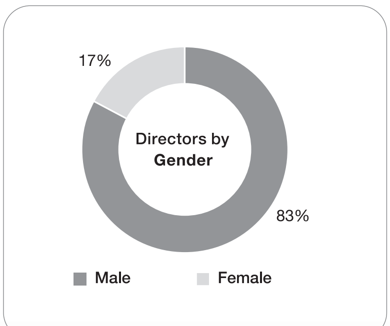
FY 2024



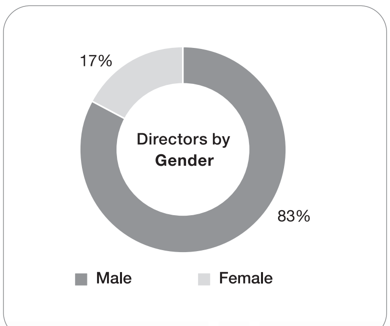
FY 2025



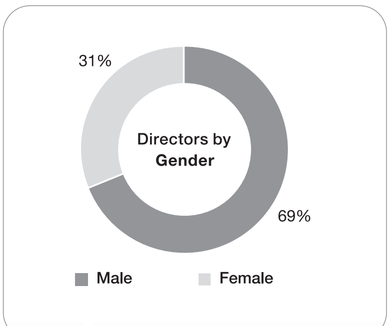
FY 2026



FY 2024



FY 2025



FY 2026

Note: The above data is based on data recorded at the end of the financial year.

HEALTH AND SAFETY

Why material to us

The Group prioritises the health and safety of our employees by providing a safe, healthy, and conducive working environment. This will ultimately lead to the increase in efficiency and productivity.

Our approach

We place emphasis on the health and safety aspects of our employees. We maintain a conducive work environment to ensure the safety of the workplace and freedom from any disruptive influence due to internal and external conditions.

To promote occupational health and safety awareness, safety training programmes are organised on a regular basis.

We recognise the importance of a positive lifestyle, promoting sports and cultivating teamwork amongst employees through recreational events and sports activities.

Indicator	Measurement Unit	FY2024	FY2025	FY2026
Number of work-related fatalities	Number	0	0	0
Lost time incident rate ("LTIR")	Rate	0.67	N/A	N/A
Number of employees trained on health and safety standards	Number	58	81	64

LABOUR PRACTICES AND STANDARDS

Why material to us

The Group believes that our workforce is our greatest asset. Building employee capability is a key focus for our business. We allocate resources to learning and development initiatives and ensure they align with our business requirements.

Our approach

We organise a wide range of service and functional skills training activities for all grades of employees. Leadership development programmes are also offered at various levels, assisting staff to achieve growth within the organisation.

The Group provides orientation programmes for new hotel employees. Orientation is conducted every fortnight at the hotel level. A monthly briefing session is conducted for our hotel employees to refresh their product knowledge and latest progress in the Group and hotel management.

Our employees' benefits adhere to the Employment Act 1955 and extend beyond, including various allowances, medical coverage, and insurance benefits.

Employee turnover can be costly for companies in terms of lost productivity, recruitment, and training costs. We regularly monitor employee turnover rates in order to better understand the reasons for turnover and to develop strategies to retain employees, such as creating a positive work culture and providing opportunities for growth and development.

Indicator	Measurement Unit	FY2024	FY2025	FY2026
Total training hours by employee category				
Management	Hours	78	38	169
Executive	Hours	562	1,143	1,547
Non-Executive/Technical Staff	Hours	912	1,252	2,008
Staff turnover by employee category				
Management	Number	5	5	8
Executive	Number	30	21	23
Non-Executive/Technical Staff	Number	109	140	119
Percentage of employees that are contractors or temporary staff	Percentage	17%	12%	10%
Number of substantiated complaints concerning human rights violations	Number	0	0	0

Note on turnover decrease (FY2026): The Group has implemented enhanced retention strategies, including competitive remuneration reviews and career development programmes, to address the concern of higher turnover in FY2025.

COMMUNITY & SOCIETY

Why material to us

As a responsible organisation, we strive to contribute to and care for the communities in which we operate.

Our approach

The Group has a long-standing relationship with the local communities where we do business. Our hotels have always cared for and celebrated with the local communities, especially the needy.

It has been a tradition of Avillion Port Dickson and Avillion Admiral Cove to organise Corporate Social Responsibility (CSR) programmes annually. We continuously encourage our people to get involved in our CSR programmes to make an impact on the communities around us.

Below are the CSR programmes executed throughout the last 3 financial years:

Date	Activity
22 March 2025	Hosted a Majlis Berbuka Puasa bersama Rumah Yatim Rembau, Ampangan. Children were given duit raya and goodie bags.
18 December 2025	Visited the Pusat Kebajikan Semalaysia (Old Folks' Home) in collaboration with Christmas Festival.

Date	Activity
30 January 2026	Refurbishment and revitalisation of Spice Garden in Avillion Port Dickson under the Sustainable Development Goals.
20 February 2026	Organised 'Bubur Lambuk' event during Ramadhan month attended by Local Authorities. Distributed to nearby homes.
13 March 2026	Hosted a Majlis Berbuka Puasa with a local Orphanage Home.

Indicator	Measurement Unit	FY2024	FY2025	FY2026
Total amount invested in the community	MYR	6,000	0	6,752
Total number of beneficiaries	Number	125	0	573

Below are some of the CSR programmes organised by the Group:

18 December 2025
Pusat Kebajikan Semalaysia

30 January 2026
Spice Garden in Avillion Port Dickson

20 February 2026
'Bubur Lambuk' event

13 March 2026
Majlis Berbuka Puasa with a Orphanage Home

GOVERNANCE

ECONOMIC PERFORMANCE

Economic performance is crucial to achieving sustainable value and advancing our sustainability goals.

During the financial year ended 31 March 2026, the Group achieved RM55 million in revenue. The Group's historical summary of financial performance is disclosed in the 5-Year Financial Highlights section of this Annual Report.

Moving forward, we remain committed to optimising our financial performance while advancing ESG objectives.

SUPPLY CHAIN MANAGEMENT

Avillion is committed to fostering a sustainable supply chain that supports local economy and community development. By engaging local suppliers, we contribute to the economic value and growth of local communities, demonstrating the company's commitment to sustainable development.

Throughout the financial year under review, our hotels supported local suppliers, with almost 100% of their total spending being on suppliers from within Malaysia.

ANTI-CORRUPTION AND WHISTLEBLOWING

Business ethics and compliance is our paramount focus. Avillion maintains a strict zero-tolerance policy against bribery and corruption. Our vendors and suppliers are made aware of our Anti-Bribery & Anti-Corruption Policy and are requested to acknowledge the Policy.

To raise awareness, we communicate our Anti-Bribery & Anti-Corruption Policy and Whistleblowing Policy to all employees via multiple channels which include physical posters in all offices, the Avillion Berhad website, and staff briefings. We have also provided a dedicated phone line for directors and employees to raise concerns or disclose any wrongdoing that may adversely impact the Group since 2024.

There were no corruption-related cases or wrongdoing cases reported during the financial year under review.

DATA PRIVACY AND SECURITY

We are committed to safeguarding our guests' personal information and upholding individuals' right to privacy. Safeguarding personal data is crucial for ensuring compliance with all applicable laws and regulations, including the Personal Data Protection Act (PDPA) 2010.

Our Group has implemented the following enhanced security controls across its hotel properties and offices over the last few years:

a) Anti-Virus controls
b) Password controls
c) Email security controls
d) Domain name system
e) Perimeter firewall
f) Backup and restoration protocols
g) Remote access controls
h) Web surfing protection

There are no substantiated complaints concerning breaches of customer privacy and loss of customer data over the last 3 years.

IMPORTANT NOTICE REGARDING THE CSI PRESCRIBED TABLE PRESENTATION

Avillion Berhad has reproduced the following Sustainability Statement (Pages 64 to 68) exactly as generated by the Bursa Malaysia Centralised Sustainability Intelligence (CSI) platform, in strict compliance with the Main Market Listing Requirements (BMLR) Transition Period directives.

Stakeholders and readers are kindly advised that the visual strikethroughs and technical logs appearing on these tables (such as "*This row has been deleted*") are unalterable platform system artifacts. These indicators were generated automatically by the platform's layout engine following the company's manual deletion of duplicate system entries during data consolidation. The underlying data for all disclosed metrics—including Anti-corruption and Community/Society matters—is fully accurate, complete, and legally valid as presented in the finalized rows.

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
~~Anti-corruptio~~	~~Confirmed incidents of corruption and action taken~~	~~Number of incidents~~	~~0~~	~~0~~	~~External (Limited)~~	~~No assurance~~
Footnote Sustainability Matter	This row has been deleted.					
~~Community/Society~~	~~Total amount invested in the community where the target beneficiaries are external to the listed issuer~~	~~MYR~~	~~0~~	~~6752~~	~~Undertake at least one community engagement initiative annually~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
* Diversity	* Percentage of employees by gender and age group for each employee category	* Percentage	* Management - 58% Male and 42% Female Executive - 25% Male and 73% Female Non-executive - 30% Male and 70% Female Management age 20-50 62% and above 50 38% Executive age 20-50 100% Non-executive age 20-50 100%	* Management - 58% Male and 42% Female Executive - 25% Male and 73% Female Non-executive - 30% Male and 70% Female Management age 20-50 62% and above 50 38% Executive age 20-50 100% Non-executive age 20-50 100%	* Maintain at least 30% participation of women in leadership roles at the management level for FYE 2027	* External (Limited)
Footnote Sustainability Matter	This row has been added.					
Footnote Sustainability Matter	Diversity					
Footnote Metric	Percentage of employees by gender and age group for each employee category					
Footnote Measurement Unit	Percentage					
Footnote 2025	Management - 58% Male and 42% Female Executive - 25% Male and 73% Female Non-executive - 30% Male and 70% Female Management age 20-50 62% and above 50 38% Executive age 20-50 100% Non-executive age 20-50 100%					
Footnote 2026	Management - 58% Male and 42% Female Executive - 25% Male and 73% Female Non-executive - 30% Male and 70% Female Management age 20-50 62% and above 50 38% Executive age 20-50 100% Non-executive age 20-50 100%					

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Footnote Target	Maintain at least 30% participation of women in leadership roles at the management level for FYE 2027					
Footnote Assurance	External (Limited)					
Diversity	Percentage of directors by gender and age group	Percentage	83% is male and 17% is female Age 30-50 is 23% and age above 50 is 77%	69% is male and 31% is female Age 30-50 is 20% and age above 50 is 80%	-	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Labour practices and standards	Total hours of training by employee category	Hours	Management - 38 hours Executive - 1,143 hours Non-executive - 1,252 hours	Management - 169 hours Executive - 1,547 hours Non-executive - 2,008 hours	At least 2 hours of essential role-specific training	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Labour practices and standards	Percentage of employees that are contractors or temporary staff	Percentage	12%	10%	-	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Labour practices and standards	Total number pf employee turnover by employee category	Number	Management - 5 Executive - 21 Non-executive - 140	* Management - 8 Executive - 23 Non-executive - 119	-	* External (Limited)
Footnote Sustainability Matter	This row has been added.					
Footnote 2026	Labour practices and standards					
Footnote Assurance	Management - 8 Executive - 23 Non-executive - 119					
Data privacy and security	Number of substantiated complains concerning breaches of customer privacy and losses of customer data	Number	0	0	Zero complaint	External (Limited)

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Footnote Sustainability Matter	This row has been added.					
Supply chain management	Proportion of spending on local suppliers	Percentage	100%	100%	-	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Energy Management	The total energy consumption	Megawatt	9,271	5,850	-	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Waste Management	Total volume of water used	Megalitres	369	374	-	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Anti-corruption	Confirmed incidents of corruption and actions taken	Number of incidents	0	0	Zero confirmed incident of corruption	External (Limited)
Footnote Sustainability Matter	This row has been added.					
Community/Society	Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	0	6,752	Undertake at least one community engagement initiative annually	External (Limited)
Footnote Sustainability Matter	This row has been added.					

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
~~Anti-corruption~~	~~Confirmed incidents of corruption and action taken~~	~~Number of incidents~~	~~0~~	~~0~~	~~Zero confirmed incidents of corruption~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Community/Society~~	~~Total amount invested in the community where the target beneficiaries are external to the listed issuer~~	~~MYR~~	~~0~~	~~6,752~~	~~Undertake at least one community engagement initiative annually~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of employees by gender and age group for each employee category~~	~~Percentage~~	~~Management - 58% Male and 42% Female~~ ~~Executive - 25% Male and 73% Female~~ ~~Non-executive - 30% Male and 70% Female~~ ~~Management age 20-50 62% and above 50 38%~~ ~~Executive age 20-50 100%~~ ~~Non-executive age 20-50 100%~~	~~Management - 58% Male and 42% Female~~ ~~Executive - 25% Male and 73% Female~~ ~~Non-executive - 30% Male and 70% Female~~ ~~Management age 20-50 62% and above 50 38%~~ ~~Executive age 20-50 100%~~ ~~Non-executive age 20-50 100%~~	~~Maintain at least 30% participation of women in leadership roles at the management level for FYE 2027~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Diversity~~	~~Percentage of directors by gender and age group~~	~~Percentage~~	~~83% is male and 17% is female~~ ~~Age 30-50 is 23% and age above 50 is 77%~~	~~69% is male and 31% is female~~ ~~Age 30-50 is 20% and age above 50 is 80%~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total hours of training by employee category~~	~~Hours~~	~~Management - 38 hours~~ ~~Executive - 1,143 hours~~ ~~Non-executive - 1,252 hours~~	~~Management - 169 hours~~ ~~Executive - 1,547 hours~~ ~~Non-executive - 2,008 hours~~	~~At least 2 hours of essential role-specific training~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
~~Labour practices and standards~~	~~Percentage of employees that are contractors or temporary staff~~	~~Percentage~~	~~12%~~	~~10%~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Labour practices and standards~~	~~Total number pf employee turnover by employee category~~	~~Number~~	~~Management - 5~~ ~~Executive - 21~~ ~~Non-executive - 140~~	~~Management - 8~~ ~~Executive - 23~~ ~~Non-executive - 119~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Data privacy and security~~	~~Number of substantiated complains concerning breaches of customer privacy and losses of customer data~~	~~Number~~	~~0~~	~~0~~	~~Zero complaint~~	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Supply chain management~~	~~Proportion of spending on local suppliers~~	~~Percentage~~	~~100%~~	~~100%~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Energy Management~~	~~The total energy consumption~~	~~Megawatt~~	~~9,271~~	~~5,850~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					
~~Waste Management~~	~~Total volume of water used~~	~~Megalitres~~	~~369~~	~~374~~	—	~~External (Limited)~~
Footnote Sustainability Matter	This row has been deleted.					

CONCLUSION

The sustainability challenge for the Group is to ensure that sustainability activities remain undisrupted regardless of changes in the business operating environment and promote a harmonised way of working towards sustainable development.

Moving forward, the Group will continue to explore and implement sustainable business practices and processes, as appropriate, to safeguard shareholders' interests and deliver practical and tangible outcomes.

We remain committed to enhancing our sustainability reporting in line with the evolving regulatory landscape and international best practices. The Group is on track to comply with IFRS S1 and IFRS S2 for the Annual Report FY2027.

STATEMENT OF ASSURANCE

In accordance with Bursa Malaysia's Main Market Listing Requirements:

The Sustainability Statement has been subjected to internal review by the Group's Internal Audit function. The review covered the accuracy of reported data and consistency with the Group's policies and procedures.

Disclaimer: This Sustainability Statement has been prepared in good faith and is subject to the limitations of data collection and estimation methodologies. The Group will continue to refine its data collection and reporting processes in future reporting cycles.

STATEMENT OF
DIRECTORS' RESPONSIBILITY

The Directors of the Company are required to prepare the financial statements for each financial year which give a true and fair view of the financial position and financial performance of the Company and the Group.

The Directors are responsible for ensuring that the Company and the Group keep proper accounting records to enable the Company and the Group to disclose, with reasonable accuracy and without any material misstatement, the financial position of the Company and the Group as at 31 March 2026 and the financial performance and cash flows of the Company and the Group for the financial year ended on that date.

In preparing the financial statements for the financial year ended 31 March 2026, the Directors have:

a) adopted the relevant and appropriate accounting policies consistently;

b) made judgments and estimates that are reasonable and prudent;

c) adopted applicable accounting standards, subject to any material departures, if any, which will be disclosed and explained in the financial statements; and

d) prepared the financial statements on the assumption that the Company and the Group will operate as a going concern.

In assessing the adequacy and effectiveness of the system of internal control and accounting control procedures of the Group, the Audit Committee reports to the Board its activities, significant results, findings and the necessary recommendations or changes.

This Statement of Directors' Responsibility has been approved by the Board of Avillion Berhad on 30 July 2026.

REPORTS AND FINANCIAL STATEMENTS

DIRECTORS'
REPORT

The directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial year ended 31 March 2026.

PRINCIPAL ACTIVITIES

The principal activities of the Company are investment holding and provision of management services.

The principal activities of its subsidiaries include hotel and resort management, development of hotels, resort and tourism related projects, operating and managing spa and health centre, property development, investment and property holding, operation of a marina club including berthing facilities, travel services and tours, advertising and media services and administrative and provision of information technology products and services.

There have been no significant changes in the nature of the principal activities during the financial year.

RESULTS

	Group RM'000	Company RM'000
Loss for the financial year, net of tax	(14,883)	(3,371)
Attributable to:		
Owners of the Company	(13,777)	(3,371)
Non-controlling interests	(1,106)	-
	(14,883)	(3,371)

DIVIDENDS

No dividend has been paid or declared by the Company since the end of the previous financial year.

The directors do not recommend the payment of any dividends in respect of the financial year ended 31 March 2026.

RESERVES OR PROVISIONS

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

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts.

At the date of this report, the directors are not aware of any circumstances which would render the amount written off for bad debts or the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

CURRENT ASSETS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ensure that any current assets which were unlikely to be realised in the ordinary course of business including their values as shown in the accounting records of the Group and of the Company had been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

CONTINGENT AND OTHER LIABILITIES

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

(i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; and

(ii) any contingent liabilities in respect of the Group or of the Company which have arisen since the end of the financial year.

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

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF MATERIAL AND UNUSUAL NATURE

In the opinion of the directors, except as disclosed in the financial statements,

(i) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

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

AUDITORS' REMUNERATION AND INDEMNITY

The auditors' remuneration of the Group and the Company during the financial year were RM421,000 and RM106,000 respectively.

The Company has agreed to indemnify the auditors of the Company as permitted under Section 289 of the Companies Act 2016 in Malaysia.

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company issued 283,000,000 new ordinary shares at a price of RM0.04 per ordinary share via private placement exercise for working capital purposes.

The new ordinary shares issued during the financial year ranked pari passu in all respects with the existing ordinary shares of the Company.

During the financial year, no new issue of debentures was made by the Company.

OPTIONS GRANTED OVER UNISSUED SHARES

No options were granted to any person to take up unissued shares of the Company during the financial year.

DIRECTORS

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

Datin Norizan Binti Idris	
Dato' Seri Jamil Bin Bidin	
Ho Soo Woon	
Yeo Tek Ling	(Appointed on 13 August 2025)
Datuk Lim Chai Hock	(Appointed on 12 September 2025)
Lim Bay Gie	(Appointed on 12 September 2025)
Lee En Dian (Alternate Director to Lim Bay Gie)	(Appointed on 12 September 2025)
Tan Chee Wan	(Appointed on 3 November 2025)
Datuk Dr. Yacob Bin Mustafa	(Appointed on 16 January 2026)

DIRECTORS' REPORT (CONTINUED)

DIRECTORS (CONTINUED)

The directors in office during the financial year and during the period from the end of the financial year to the date of this report are (continued):

Rungit Singh A/L Jaswant Singh	(Resigned on 20 May 2025)
Stephen Geh Sim Whye	(Resigned on 20 May 2025)
Fong Wai Leong	(Retired on 11 September 2025)
Li, Anwei	(Appointed on 16 May 2025 and retired on 11 September 2025)
Christopher Lawrence Bachran	(Resigned on 24 April 2026)

Other than as stated above, the names of directors of the subsidiaries of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Chan Mei Han	
Ahmad Nizam Bin Mohamed Amin	
Muhammad Azrul Bin Abdul Hamid	
Fong Wai Leong	
Mohd Amzar Bin Mohd Azhar	
Tan Wee Hoon	(Appointed on 11 September 2025)
Megat Khairulazhar Bin Khairodin	(Appointed on 9 January 2026)
Chin Qian Hui	(Resigned on 31 July 2025)
Mohammed Suhaimi Bin Yaacob	(Resigned on 9 January 2026)

DIRECTORS' INTERESTS

According to the Register of Directors' Shareholdings required to be kept by the Company under Section 59 of the Companies Act 2016 in Malaysia, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows:

Interests in the Company

	Number of ordinary shares			
	At date of appointment/ 1.4.2025	**Bought**	**Sold**	**At 31.3.2026**
Direct interests:				
Datuk Lim Chai Hock	213,000,000	-	-	213,000,000
Indirect interests:				
Lim Bay Gie	213,000,000	-	-	213,000,000

* *Deemed interests by virtue of her parent's direct shareholdings in the Company.*

Other than as stated above, none of the other directors in office at the end of the financial year had any interest in ordinary shares or debentures of the Company and its related corporations during the financial year.

DIRECTORS' REPORT (CONTINUED)

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director of the Company has received or become entitled to receive any benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable by the directors as shown below) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest, other than any deemed benefit which arises from transactions as shown below.

The directors' benefits of the Group and of the Company were as follows:

	2026	
	Group RM'000	Company RM'000
Directors of the Company		
Executive director:		
- Salaries	443	394
- Other emoluments	13	13
- Defined contribution plans	35	35
	491	442
Non-executive directors:		
- Fees	276	276
- Other emoluments	57	57
	333	333
	824	775

Neither during, nor at the end of the financial year, was the Company a party to any arrangements where the object was to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

INDEMNITY TO DIRECTORS AND OFFICERS

During the financial year, the total amount of indemnity coverage and insurance premium paid for the directors and certain officers of the Company were RM20,000,000 and RM40,375 respectively.

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES

The details of the Company's subsidiaries are as follows:

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	Effective equity interest 2025 %	Principal activities
Subsidiaries				
Hotel Division				
Direct subsidiaries				
Fortune Valley Sdn. Bhd.	Malaysia	100	100	Development and management of hotels
Avillion Hotel Group Sdn. Bhd.	Malaysia	100	100	Hotel and resort management
Indirect subsidiaries held through Avillion Hotel Group Sdn. Bhd.				
Avillion Hotels International Sdn. Bhd.	Malaysia	100	100	Hotel and resort management
Avi Spa Sdn. Bhd.	Malaysia	100	100	Operate and manage spa and health centre
Avillion Suite Hotel (PD) Sdn. Bhd.	Malaysia	100	100	Provision of management services for hotel suites and service apartments
Avillion Vista Hotel Sdn. Bhd.	Malaysia	100	100	Provision of management services for hotel suites and service apartments
Avillion Hotel (KL) Sdn. Bhd.	Malaysia	100	100	Provision of marketing for resorts and hotels
PT Avillion Indonesia #	Indonesia	100	100	Management and advisory consultancy in hotel, property and tourism industry
Property Division				
Direct subsidiary				
RPB Development Sdn. Bhd.	Malaysia	100	100	Hotel and resort development

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES (CONTINUED)

The details of the Company's subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	2025 %	Principal activities
Subsidiaries (continued)				
Property Division (continued)				
Indirect subsidiaries held through RPB Development Sdn. Bhd.				
Mela Lifestyle Sdn. Bhd.	Malaysia	100	100	Property development
Meridian Haven Sdn. Bhd.	Malaysia	100	100	Investment holding
Nesline Sdn. Bhd.	Malaysia	100	100	Investment holding
Festive Place Sdn. Bhd.	Malaysia	100	100	Development and management of tourism related projects and property investment
Admiral Cove Development Sdn. Bhd.	Malaysia	80	80	Property and resort development
Admiral Hill Hotel Sdn. Bhd.	Malaysia	80	80	Property and resort development
Indirect subsidiary held through Meridian Haven Sdn. Bhd.				
Golden Envoy (M) Sdn. Bhd.	Malaysia	100	100	Property development
Indirect subsidiary held through Nesline Sdn. Bhd.				
Taman Unik Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiary held through Festive Place Sdn. Bhd.				
Vast Access Sdn. Bhd.	Malaysia	100	100	Investment and property holding

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES (CONTINUED)

The details of the Company's subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	Effective equity interest 2025 %	Principal activities
Subsidiaries (continued)				
Property Division (continued)				
Indirect subsidiaries held through Admiral Cove Development Sdn. Bhd.				
Admiral Marina Berhad	Malaysia	80	80	Operation of a marina club including berthing facilities
Genius Field Sdn. Bhd.	Malaysia	80	80	Investment holding
Travel division				
Direct subsidiaries				
RPB Holdings (Overseas) Limited	British Virgin Islands	100	100	Investment holding
Reliance E-Com Sdn. Bhd.	Malaysia	100	100	Investment company in relation to electronic commerce
Indirect subsidiary held through Reliance E-Com Sdn. Bhd.				
Reliance Shipping & Travel Agencies (Perak) Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiaries held through RPB Holdings (Overseas) Limited				
Reliance Travel Agencies (S) Pte. Ltd *	Singapore	100	100	Travel services, outbound tours and other related services
Vacation Singapore DMC Pte. Ltd *	Singapore	100	100	Travel services, outbound tours and other related services
Reliance Travel (Hong Kong) Limited *	Hong Kong	100	100	Travel services and tours
Vacation Asia (HK) Limited *	Hong Kong	100	100	Travel services and tours

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES (CONTINUED)

The details of the Company's subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	Effective equity interest 2025 %	Principal activities
Subsidiaries (continued)				
<u>Support companies</u>				
Direct subsidiary				
RPB Capital Holdings Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiaries held through RPB Capital Holdings Sdn. Bhd.				
Avi Agro Sdn. Bhd.	Malaysia	100	100	Advertising and media services
OS Resources Sdn. Bhd.	Malaysia	100	100	Office services, administrative and provision of information technology products and services and property investment

* *Audited by auditors other than Baker Tilly Monteiro Heng PLT.*
\# *The Company is not required to be audited in its country of incorporation.*

The auditors' reports on the accounts of the subsidiaries that are available did not contain any qualification.

AUDITORS

The auditors, Messrs Baker Tilly Monteiro Heng PLT, have expressed their willingness to continue in office.

DIRECTORS' REPORT (CONTINUED)

This report was approved and signed on behalf of the Board of Directors in accordance with a resolution of the directors:

……………………………………………………………..
DATUK LIM CHAI HOCK
Director

……………………………………………………………
YEO TEK LING
Director

Date: 30 July 2026

STATEMENTS OF **FINANCIAL POSITION**

AS AT 31 MARCH 2026

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
ASSETS					
Non-current assets					
Property, plant and equipment	5	175,802	174,113	48	24
Right-of-use assets	6(a)	49,454	52,281	-	-
Investment properties	7	2,164	2,206	-	-
Inventories	8	43,421	43,421	-	-
Intangible asset	9	-	2	-	-
Investment in subsidiaries	10	-	-	198,481	198,481
Other receivables	11	-	-	-	-
Total non-current assets		270,841	272,023	198,529	198,505
Current assets					
Inventories	8	63,457	65,544	-	-
Trade and other receivables	11	3,753	4,455	10	10
Prepayments		721	837	2	- *
Amounts owing by subsidiaries	12(a)	-	-	5,566	714
Current tax assets		893	1,222	8	15
Cash and short-term deposits	13	7,104	5,240	5,080	2,764
		75,928	77,298	10,666	3,503
Assets classified as held for sale	14	-	11,794	-	-
Total current assets		75,928	89,092	10,666	3,503
TOTAL ASSETS		346,769	361,115	209,195	202,008

STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2026 (CONTINUED)

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	15	247,415	236,095	247,415	236,095
Other reserves	16	107,778	112,977	-	-
Accumulated losses		(143,733)	(134,835)	(172,128)	(168,757)
		211,460	214,237	75,287	67,338
Non-controlling interests	10(a)	168	1,274	-	-
TOTAL EQUITY		211,628	215,511	75,287	67,338
Non-current liabilities					
Loans and borrowings	17	26,610	34,477	26,400	32,400
Deferred tax liabilities	18	35,534	37,144	-	-
Lease liabilities	6(b)	-	320	-	-
Amount owing to a subsidiary	12(b)	-	-	45,761	42,667
Total non-current liabilities		62,144	71,941	72,161	75,067
Current liabilities					
Loans and borrowings	17	40,802	42,908	28,091	29,890
Trade and other payables	19	28,892	22,288	11,967	5,562
Current tax liabilities		227	1,540	-	-
Contract liabilities	20	2,708	4,420	-	-
Lease liabilities	6(b)	368	2,507	-	-
Amounts owing to subsidiaries	12(a)	-	-	21,689	24,151
Total current liabilities		72,997	73,663	61,747	59,603
TOTAL LIABILITIES		135,141	145,604	133,908	134,670
TOTAL EQUITY AND LIABILITIES		346,769	361,115	209,195	202,008

* *Representing amount less than RM1,000.*

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

AVILLION
BERHAD

STATEMENTS OF **COMPREHENSIVE INCOME**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

		Group		Company	
		2026	**2025**	**2026**	**2025**
	Note	**RM'000**	**RM'000 (Restated)**	**RM'000**	**RM'000**
Revenue	21	55,183	58,482	960	960
Cost of sales	22	(28,073)	(27,374)	-	-
Gross profit		27,110	31,108	960	960
Other income		2,217	861	958	705
Selling and promotion expenses		(1,894)	(1,645)	-	-
Administrative expenses		(32,835)	(32,995)	(3,625)	(2,952)
Other expenses		(4,954)	(801)	-	(15,447)
Net impairment (loss)/gain on trade and other receivables		(24)	64	-	-
Operating loss		(10,380)	(3,408)	(1,707)	(16,734)
Finance income	23	49	39	2,075	2,025
Finance costs	24	(4,881)	(5,649)	(3,739)	(5,921)
Loss before tax	25	(15,212)	(9,018)	(3,371)	(20,630)
Income tax credit	26	329	178	-	-
Loss for the financial year		(14,883)	(8,840)	(3,371)	(20,630)
Other comprehensive income/ (loss) for the financial year, net of tax:					
Items that will not be reclassified subsequently to profit or loss					
Revaluation gain on property, plant and equipment and right-of-use assets		687	-	-	-
Reduction in revaluation surplus of property, plant and equipment		-	(334)	-	-
		687	(334)	-	-
Items that may be reclassified subsequently to profit or loss					
Exchange differences on translation on foreign operations		(1,007)	(723)	-	-
		(1,007)	(723)	-	-
Other comprehensive loss for the financial year		(320)	(1,057)	-	-
Total comprehensive loss for the financial year		(15,203)	(9,897)	(3,371)	(20,630)

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
Loss attributable to:					
Owners of the Company		(13,777)	(6,708)	(3,371)	(20,630)
Non-controlling interests	10(a)	(1,106)	(2,132)	-	-
		(14,883)	(8,840)	(3,371)	(20,630)
Total comprehensive loss attributable to:					
Owners of the Company		(14,097)	(7,765)	(3,371)	(20,630)
Non-controlling interests	10(a)	(1,106)	(2,132)	-	-
		(15,203)	(9,897)	(3,371)	(20,630)
Loss per ordinary share attributable to owners of the Company (sen):					
- Basic	27(a)	(1.05)	(0.59)		
- Diluted	27(b)	(1.05)	(0.59)		

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

STATEMENTS OF **CHANGES IN EQUITY**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

	Note	Share capital RM'000	Foreign currency translation reserve RM'000	Revaluation reserve RM'000	Accumulated losses RM'000	Sub-total RM'000	Non-controlling interests RM'000	Total equity RM'000
		|-------------- Attributable to the owners of the Company -------------|						
Group								
At 1 April 2025		236,095	6,082	106,895	(134,835)	214,237	1,274	215,511
Total comprehensive loss for the financial year								
Loss for the financial year		-	-	-	(13,777)	(13,777)	(1,106)	(14,883)
Other comprehensive (loss)/income for the financial year		-	(1,007)	687	-	(320)	-	(320)
Total comprehensive (loss)/income		-	(1,007)	687	(13,777)	(14,097)	(1,106)	(15,203)
Transaction with owners								
Issue of ordinary shares	15	11,320	-	-	-	11,320	-	11,320
Total transaction with owners		11,320	-	-	-	11,320	-	11,320
Realisation of revaluation reserve		-	-	(4,879)	4,879	-	-	-
At 31 March 2026		247,415	5,075	102,703	(143,733)	211,460	168	211,628

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

	|------------- Attributable to the owners of the Company -------------|						
	Share capital RM'000	Foreign currency translation reserve RM'000	Revaluation reserve RM'000	Accumulated losses RM'000	Sub-total RM'000	Non-controlling interests RM'000	Total equity RM'000
Group							
At 1 April 2024	236,095	6,805	112,260	(133,158)	222,002	3,406	225,408
Total comprehensive loss for the financial year							
Loss for the financial year	-	-	-	(6,708)	(6,708)	(2,132)	(8,840)
Other comprehensive loss for the financial year	-	(723)	(334)	-	(1,057)	-	(1,057)
Total comprehensive loss	-	(723)	(334)	(6,708)	(7,765)	(2,132)	(9,897)
Realisation of revaluation reserve	-	-	(5,031)	5,031	-	-	-
At 31 March 2025	236,095	6,082	106,895	(134,835)	214,237	1,274	215,511

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

		|-- Attributable to the owners of the Company --|		
	Note	Share capital RM'000	Accumulated losses RM'000	Total equity RM'000
Company				
At 1 April 2024		236,095	(148,127)	87,968
Total comprehensive loss for the financial year		-	(20,630)	(20,630)
At 31 March 2025		236,095	(168,757)	67,338
Total comprehensive loss for the financial year		-	(3,371)	(3,371)
Transaction with owners				
Issue of ordinary shares	15	11,320	-	11,320
At 31 March 2026		247,415	(172,128)	75,287

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

STATEMENTS OF **CASH FLOWS**

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
Cash flows from operating activities					
Loss before tax		(15,212)	(9,018)	(3,371)	(20,630)
Adjustments for:					
Amortisation of intangible assets		2	6	-	-
Bad debts written off		23	-	-	-
Depreciation of:					
- investment properties		42	43	-	-
- property, plant and equipment		8,268	8,286	12	40
- right-of-use assets		3,040	2,985	-	-
Finance costs		4,881	5,649	3,739	5,921
Finance income		(49)	(39)	(2,075)	(2,025)
Gain on disposal of:					
- asset classified as held for sale		(3)	-	-	-
- investment properties		-	(15)	-	-
Loss on termination of lease contracts		-	99	-	-
Net impairment losses on:					
- loans that are part of net investments		-	-	-	15,447
- property, plant and equipment		4,879	801	-	-
Net impairment loss/(gain) on trade and other receivables		24	(64)	-	-
Net unrealised foreign exchange gain		(958)	(691)	(958)	(691)
Reversal of impairment loss on property, plant and equipment		(652)	-	-	-
Written off of property, plant and equipment		38	5	-	-
Operating profit/(loss) before changes in working capital, carried forward		4,323	8,047	(2,653)	(1,938)

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STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
Cash flows from operating activities (continued)					
Operating profit/(loss) before changes in working capital, brought forward		4,323	8,047	(2,653)	(1,938)
Changes in working capital:					
Inventories		2,087	1,772	-	-
Trade and other receivables		602	1,651	-	-
Prepayments		79	(322)	(2)	7
Trade and other payables		6,752	(1,748)	6,405	(1,126)
Contract liabilities		(1,712)	1,304	-	-
Net cash from/(used in) operations		12,131	10,704	3,750	(3,057)
Interest paid		(4,759)	(5,403)	(3,739)	(4,240)
Interest received		49	39	10	-
Income tax refunded		46	14	9	-
Income tax paid		(2,348)	(1,063)	(2)	(3)
Net cash from/(used in) operating activities		5,119	4,291	28	(7,300)
Cash flows from investing activities					
(Advances to)/Repayments from subsidiaries		-	-	(1,197)	8,117
Net change in cash held under sinking fund		(32)	(9)	-	-
Net placement of fixed deposits with licensed bank		42	17	-	-
Proceeds from disposal of:					
- asset classified as held for sale		100	-	-	-
- investment properties		-	162	-	-
Purchase of investment properties		-	(263)	-	-
Purchase of property, plant and equipment	(a)	(1,678)	(1,011)	(36)	(12)
Net cash (used in)/from investing activities		(1,568)	(1,104)	(1,233)	8,105

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

		Group		Company	
		2026	2025	2026	2025
	Note	RM'000	RM'000	RM'000	RM'000
Cash flows from financing activities					
Proceeds from issuance of ordinary shares		11,320	-	11,320	-
Drawdown of term loans	(b)	-	360	-	-
Net repayment of hire purchase payable	(b)	(3)	(4)	-	-
Net repayments of lease liabilities	(b)	(2,794)	(2,381)	-	-
Net repayments of revolving credit	(b)	-	(1,300)	-	(1,300)
Net repayments of term loans	(b)	(8,070)	(2,530)	(6,070)	(2,030)
Net cash from/(used in) financing activities		453	(5,855)	5,250	(3,330)
Net changes in cash and cash equivalents		4,004	(2,668)	4,045	(2,525)
Effects of exchange rate changes		(64)	(379)	-	-
Cash and cash equivalents at the beginning of the financial year		(17,172)	(14,125)	(8,956)	(6,431)
Cash and cash equivalents at the end of the financial year		(13,232)	(17,172)	(4,911)	(8,956)
Analysis of cash and cash equivalents:					
Cash and bank balances		6,506	4,600	5,080	2,764
Deposits with licensed banks		598	640	-	-
Bank overdrafts		(19,672)	(21,738)	(9,991)	(11,720)
Less:					
- Deposit pledged with licensed banks		(598)	(640)	-	-
- Cash held under sinking fund		(66)	(34)	-	-
		(13,232)	(17,172)	(4,911)	(8,956)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

(a) Purchase of property, plant and equipment

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Purchase of property, plant and equipment	1,844	1,011	36	12
Financed by way of hire purchase arrangement	(166)	-	-	-
Cash payments on purchase of property, plant and equipment	1,678	1,011	36	12

(b) Reconciliation of changes in liabilities arising from financing activities are as follows:

Group	At 1.4.2025 RM'000	Non-cash Acquisition RM'000	Non-cash Others RM'000	Cash flows RM'000	At 31.3.2026 RM'000
Hire purchase payable	-	166	-	(3)	163
Lease liabilities	2,827	213	122	(2,794)	368
Revolving credit	5,000	-	-	-	5,000
Term loans	50,647	-	-	(8,070)	42,577
	58,474	379	122	(10,867)	48,108

Group	At 1.4.2024 RM'000	Non-cash Acquisition RM'000	Non-cash Others RM'000	Cash flows RM'000	At 31.3.2025 RM'000
Hire purchase payable	4	-	-	(4)	-
Lease liabilities	4,975	361	(128)	(2,381)	2,827
Revolving credit	6,300	-	-	(1,300)	5,000
Term loans	52,817	-	-	(2,170)	50,647
	64,096	361	(128)	(5,855)	58,474

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026 (CONTINUED)

(b) Reconciliation of changes in liabilities arising from financing activities are as follows (continued):

Company	At 1.4.2025 RM'000	Cash flows RM'000	At 31.3.2026 RM'000
Revolving credit	5,000	-	5,000
Term loans	45,570	(6,070)	39,500
	50,570	(6,070)	44,500

Company	At 1.4.2024 RM'000	Cash flows RM'000	At 31.3.2025 RM'000
Revolving credit	6,300	(1,300)	5,000
Term loans	47,600	(2,030)	45,570
	53,900	(3,330)	50,570

(c) Total cash outflows for leases

During the financial year, the Group and the Company had total cash outflows for leases of RM3,199,000 and RM131,000 (2025: RM2,832,000 and RM131,000) respectively.

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

NOTES TO THE **FINANCIAL STATEMENTS**

1. CORPORATE INFORMATION

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

The registered office of the Company is located at No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur.

The principal place of business of the Company is located at Level 9, Wisma YPR, No. 1, Lorong Kapar, Off Jalan Syed Putra, 58000 Kuala Lumpur.

The principal activities of the Company are investment holding and provision of management services.

The principal activities of its subsidiaries include hotel and resort management, development of hotels, resort and tourism related projects, operating and managing spa and health centre, property development, investment and property holding, operation of a marina club including berthing facilities, travel services and tours, advertising and media services and administrative and provision of information technology products and services.

There have been no significant changes in the nature of the principal activities during the financial year.

The financial statements of the Group and of the Company were authorised for issuance by the Board of Directors in accordance with a resolution of the directors on 30 July 2026.

2. BASIS OF PREPARATION

2.1 Statement of compliance

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

2.2 Adoption of amendments to MFRS

The Group and the Company have adopted the following applicable amendments to MFRS for the current financial year:

<u>Amendments to MFRS</u>

MFRS 121	The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendments to MFRS did not have any significant effect on the financial statements of the Group and of the Company and did not result in significant changes to the Group's and the Company's existing accounting policies.

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRS and amendments to MFRSs that have been issued, but are yet to be effective

(a) The Group and the Company have not adopted the following new MFRS and amendments to MFRSs that have been issued, but are yet to be effective:

		Effective for financial periods beginning on or after
<u>New MFRS</u>		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
<u>Amendments to MFRSs</u>		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
MFRS 7	Financial Instruments: Disclosures	1 January 2026
MFRS 9	Financial Instruments	1 January 2026
MFRS 10	Consolidated Financial Statements	1 January 2026/ Deferred
MFRS 107	Statement of Cash Flows	1 January 2026
MFRS 121	The Effects of Changes in Foreign Exchange Rates	1 January 2027
MFRS 128	Investments in Associates and Joint Ventures	Deferred

(b) The Group and the Company plan to adopt the above applicable new MFRS and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRS and amendments to MFRSs that may be applicable to the Group and the Company are summarised below.

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 replaces MFRS 101 *Presentation of Financial Statements*. It retains many requirements from MFRS 101 without modification.

MFRS 18 introduces two subtotals which are to be presented in the statement of profit or loss – including “operating profit”, which has been specifically defined. Income and expenses shall be presented in five categories: operating, investing, financing, income taxes and discontinued operations.

MFRS 18 requires disclosure of explanations of the entity’s company-specific measures that are related to the statement of profit or loss, referred to as management-defined performance measures (“MPMs”). The entity is required to reconcile MPMs to a total or subtotal required by MFRS 18 or another MFRS Accounting Standards. MFRS 18 also requires other disclosures, including how each MPM is calculated, what the MPM communicates about the entity’s financial performance, and any changes made to the MPMs in the year.

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRS and amendments to MFRSs that have been issued, but are yet to be effective (continued)

(b) The Group and the Company plan to adopt the above applicable new MFRS and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRS and amendments to MFRSs that may be applicable to the Group and the Company are summarised below. (continued)

MFRS 18 Presentation and Disclosure in Financial Statements (continued)

MFRS 18 adds new principles for aggregation and disaggregation of information. It requires the entity to classify the expenses in the “operating” category in the profit or loss by nature or function, or both. The entity that classifies operating expenses by functions are required to disclose in the notes to the financial statements, the amount of depreciation, amortisation, employee benefits, impairment losses and write-downs of inventories included in each line in the operating category. Subject to materiality, MFRS 18 requires items presented or disclosed as “other” to be labelled and/or described in as faithfully representative and precise a way as possible.

Amendments to MFRS 9 Financial Instruments and MFRS 7 Financial Instruments: Disclosures

These narrow scope amendments to MFRS 9 clarify the classification and measurement requirements, including:

- clarify the classification of financial assets, particularly those with environmental, social and corporate governance and similar features. The Amendments clarify how the contractual cash flows on such financial assets should be assessed, specifically the assessment of interest focuses on what an entity is being compensated for, rather than how much compensation it receives. Nonetheless, the amount of compensation the entity receives may indicate that it is being compensated for something other than basic lending risks and costs.
- clarify the date on which a financial asset or a financial liability settled via electronic payment systems is derecognised. The Amendments permit an entity to derecognise a financial liability before it delivers cash on the settlement date if specified criteria are met.

Amendments to MFRS 7 introduces new disclosure requirements relating to investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features that do not relate directly to basic lending risks and costs.

(c) The initial application of the applicable new MFRS and amendments to MFRSs is not expected to have material financial impact to the current and prior years’ financial statements of the Group and the Company.

The Group and the Company are currently assessing the impact of MFRS 18, which among others, may result in changes to how information is grouped in the financial statements, the presentation structure of the statements of comprehensive income, certain items in the statements of cash flows and the additional disclosures required for MPMs, if any.

2. BASIS OF PREPARATION (CONTINUED)

2.4 Functional and presentation currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which they operate ("the functional currency"). The consolidated financial statements are presented in Ringgit Malaysia ("RM"), which is also the Company's functional currency, and has been rounded to the nearest thousand, unless otherwise stated.

2.5 Basis of measurement

The financial statements of the Group and the Company have been prepared on the historical cost basis, except as otherwise disclosed.

2.6 Fundamental accounting principle

The financial statements of the Group and the Company have been prepared on the assumption that the Group and the Company will continue as a going concern. The application of the going concern basis is based on the assumption that the Group and the Company will be able to realise their assets and discharge their liabilities in the normal course of business.

During the financial year ended 31 March 2026, the Group and the Company incurred a net loss of RM14,883,000 and RM3,371,000 and recorded negative cash and cash equivalents of RM13,232,000 and RM4,911,000 respectively, and as at that date, the Company's current liabilities exceed its current assets by RM51,081,000. These events or conditions indicate that a material uncertainty exists that may cast significant doubt on the Group's and the Company's ability to continue as a going concern.

The ability of the Group and the Company to continue as a going concern will be dependent on:

(a) The Group's efforts to continue to roll out innovative and attractive packages to further improve the occupancy and revenue of the hotel division;
(b) Disposal of low and/or non-yielding lands;
(c) Intensify sales and marketing efforts to sell the remaining units from the current development project and completed properties;
(d) Continuity and extension of banking facilities granted by financial institutions;
(e) Potential immediate sale of certain land classified under inventories of the Group; and
(f) Group restructuring and fund-raising exercises.

In the event that these are not forthcoming, the Group and the Company may be unable to realise their assets and discharge their liabilities in the normal course of business. Accordingly, the financial statements of the Group and the Company may require adjustments relating to the recoverability and classification of recorded assets and liabilities that may be necessary should the Group and the Company be unable to continue as a going concern.

The directors of the Company are of the opinion that the preparation of the financial statements of the Group and of the Company on a going concern basis remains appropriate as they believe the Group's business operations are gradually improving. Accordingly, the Group and the Company are able to realise their assets and discharge their liabilities in the normal course of business.

3. MATERIAL ACCOUNTING POLICY INFORMATION

Unless otherwise stated, the following material accounting policies information have been applied consistently to all the financial years presented in the financial statements of the Group and of the Company.

3.1 Basis of consolidation

(a) Subsidiaries and business combination

The Group applies the acquisition method to account for business combinations from the acquisition date when the acquired set of activities meets the definition of a business and control is transferred to the Group.

(b) Non-controlling interests

At the acquisition date, components of non-controlling interests of the Group are measured at their acquisition-date fair values.

3.2 Separate financial statements

In the Company's statement of financial position, investment in subsidiaries are measured at cost less any accumulated impairment losses.

Contributions to subsidiaries are amounts for which the settlement is neither planned nor likely to occur in the foreseeable future are, in substance, considered as part of the Company's investment in the subsidiaries.

3.3 Financial instruments

Financial assets - subsequent measurement and gains and losses

Debt instruments at amortised cost

The Group and the Company subsequently measure these assets at amortised cost under the effective interest method. The gross carrying amount is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial liabilities - subsequent measurement and gains and losses

The Group and the Company classify the financial liabilities at amortised cost or fair value through profit or loss. Financial liabilities are classified as fair value through profit or loss if it is classified as held for trading, it is a derivative, it is contingent consideration of an acquirer in a business combination or it is designated as such on initial recognition. Financial liabilities at fair value through profit or loss are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss.

The Group and the Company subsequently measure other financial liabilities at amortised cost under the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.4 Property, plant and equipment

Property, plant and equipment (other than land and buildings and right-of-use assets) are measured at cost less accumulated depreciation and any accumulated impairment losses.

Land and buildings are measured using revaluation model, based on valuations by external independent valuers, less accumulated depreciation on buildings and any impairment losses recognised after the date of revaluation. Valuations are performed with sufficient regularity to ensure that the fair value of the lands and buildings does not differ materially from the carrying amount. The gross carrying amount is restated and the difference compared to the revalued amount of asset is absorbed by the accumulated depreciation.

The revaluation reserve is transferred to retained earnings as the assets are used. The amount of revaluation reserve transferred is the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on the asset's original cost.

Upon disposal, any revaluation surplus relating to the particular asset being sold is transferred to retained earnings.

Freehold land has an unlimited useful life and therefore is not depreciated. All other property, plant and equipment (other than right-of-use assets) are depreciated on straight-line basis by allocating their depreciable amounts over their remaining useful lives using the following annual rates:

Buildings	2% to 4%
Condominium	2%
Motor vehicles	10% to 20%
Furniture and fittings	10%
Office equipment	10%
Data processing equipment	20%
Electrical installation	10%
Renovation	10%
Boats	15%

3.5 Leases

Lessee accounting

The Group presents right-of-use assets and lease liabilities that do not meet the definition of investment property as separate lines in the statements of financial position.

<u>Short-term leases and leases of low value assets</u>

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. Accordingly, the Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

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3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.5 Leases (continued)

Lessee accounting (continued)

Right-of-use assets

The right-of-use assets (other than leasehold lands that are measured using revaluation model) are measured at cost less accumulated depreciation and any accumulated impairment losses and adjusted for any remeasurement of the lease liabilities.

Leasehold lands are measured using revaluation model, based on valuations by external independent valuers, less accumulated depreciation on leasehold lands and buildings and any impairment losses recognised after the date of revaluation. Valuations are performed with sufficient regularity to ensure that the fair value of the leasehold lands does not differ materially from the carrying amount. The gross carrying amount is restated and the difference compared to the revalued amount of asset is absorbed by the accumulated depreciation.

The right-of-use assets are depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

Lease liabilities

The lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the incremental borrowing rate.

The Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

3.6 Investment properties

Investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses.

Investment properties are depreciated on straight-line basis by allocating their depreciable amounts over their remaining useful lives.

	Useful lives (years)
Leasehold buildings	50 years

3.7 Inventories

Inventories are measured at the lower of cost and net realisable value.

Costs incurred in bringing the inventories to their present location and condition are accounted for based on its purchase costs on a first-in-first out basis.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.7 Inventories (continued)

Properties held for property development

Properties held for property development consist of land where no significant development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Cost includes cost of land and attributable development expenditures.

Properties held for property development will be reclassified to properties under development when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

Properties under development and completed properties

Cost includes:

- freehold and leasehold rights for land;
- amounts paid to contractors and consultants for construction; and
- planning and design costs, costs for site preparation, professional fees for legal and other services, property transfer taxes, construction overheads and other related costs.

The cost of properties under development recognised in profit or loss is determined with reference to the specific costs incurred on the properties sold and an allocation of any non-specific costs based on the relative sale value of the properties sold.

The cost of unsold completed properties is determined on a specific identification basis.

3.8 Intangible assets

Intangible assets that are acquired by the Group, which have finite useful lives, are measured at cost less any accumulated amortisation and any accumulated impairment losses.

The amortisation methods used and the estimated useful lives are as follows:

	Method	**Useful lives**
Website development cost	Straight-line	2 years

3.9 Revenue and other income

Financing components

The Group and the Company have applied the practical expedient for not to adjust the promised amount of consideration for the effects of a significant financing component as the Group and the Company expect that the period between the transfer of the promised goods or services to the customer and payment by the customer will be one year or less.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.9 Revenue and other income (continued)

(a) Hotel and resort operations

The Group recognises the revenue received from guests on the services rendered which includes room sales and other ancillary services. There is distinct performance obligations for which prices invoiced to the guests are representative of their stand-alone selling price.

Revenue from the provision of room from hotel and resort operations are recognised over time upon services rendered to the customer and during the period of the stay in the hotel and resort.

Revenue from foods and beverages is recognised at a point in time when the products and services have been delivered or rendered to the customer.

Revenue from recreation and other operating services is recognised at a point in time upon services rendered to the customer.

(b) Travel services and tours

Revenue from hotel arrangements and air ticketing are recognised at a point in time upon services rendered to the customer.

Revenue from group travel services and tours are recognised over time upon services rendered to the customer.

(c) Property development

The Group develops and sells residential and commercial properties. Contracts with customers may include multiple distinct promises to customers and therefore are accounted for as separate performance obligations. If the contract with customer contains more than one performance obligation, when the stand-alone selling prices are not directly observable, they are estimated based on expected cost-plus margin approach.

For practical expediency, the Group applies revenue recognition to a portfolio of contracts (or performance obligations) with similar characteristics in the property development business if the Group reasonably expects that the effects on the financial statements would not differ materially from recognising revenue on each individual contract (or performance obligations) within that portfolio.

Revenue from residential and commercial properties are recognised as and when the control of the asset is transferred to the customer. Based on the terms of the contract and the laws that apply to the contract, control of the asset is transferred over time as the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to-date. The progress towards complete satisfaction of a performance obligation is determined by the proportion of property development costs incurred for work performed to-date bears to the estimated total property development costs (an input method).

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.9 Revenue and other income (continued)

(c) Property development (continued)

The consideration is due based on the scheduled payments in the contract, therefore, no element of financing is deemed present. When a particular milestone is reached in excess of the scheduled payments, a contract asset will be recognised for the excess of revenue recognised to-date under the input method over the progress billings to-date and include deposits or advances received from customers. When the progress billings to-date and include deposits or advances received from customers exceeds revenue recognised to-date, then the Group recognises a contract liability for the difference.

For residential and commercial properties, as part of the statutory requirements, the Group's obligations are to rectify any defects that become apparent within the defect liability period of 12 months for commercial properties and 24 months after the customer takes vacant possession of the properties. No provision for rectification costs has been made as at the end of the financial year as there has been no known material defect reported and only minimal costs have been incurred in the past.

(d) Sales of completed properties

The Group sells completed properties and the revenue from sales of completed properties is recognised at a point in time when control of properties has been transferred, when customer accepts the delivery of vacant possession of properties.

(e) Membership and subscription fees

Membership and subscription fees are recognised over time over the membership and subscription period.

(f) Management fee

Management fees are recognised over time as services are rendered based on time elapsed.

(g) Revenue from marina operations

Revenue from marina operations is recognised over time upon services are rendered because the customer receives and uses the benefits simultaneously.

(h) Revenue from club operations

Revenue from club operations is recognised at a point in time upon services rendered.

(i) Dividend income

Dividend income is accounted for in the profit or loss when the rights to receive have been established.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.9 Revenue and other income (continued)

(j) Interest income

Interest income is recognised using the effective interest method.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in conformity with MFRSs requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of the revenue and expenses during the reporting period. It also requires directors to exercise their judgement in the process of applying the Group's and the Company's accounting policies. Although these estimates and judgements are based on the directors' best knowledge of current events and actions, actual results may differ.

The areas involving a higher degree of judgement or complexity that have the most significant effect on the Group's and the Company's financial statements, or areas where assumptions and estimates that have a significant risk of resulting in a material adjustment to the Group's and the Company's financial statements within the next financial year are disclosed as follows:

(a) Going concern

The Group and the Company apply judgement and assumptions in determining their ability to continue as going concerns of at least 12 months from the end of the financial year which is subject to material uncertainty. The Group and the Company consider the facts and circumstances and make assumptions about the future, including their plan to realise their assets and discharge their liabilities in the normal course of business.

The details of material uncertainty related to going concern are disclosed in Note 2.6 to the financial statements.

(b) Inventories valuation

Property inventories are stated at the lower of cost and net realisable value.

Significant judgement is required in arriving at the net realisable value, particularly the estimated selling price of property inventories in the ordinary course of business. The Group has considered all available information, including but not limited to expected sales prices, property market conditions, locations of property inventories and target buyers.

Inventories are reviewed on a regular basis and the Group will make an allowance for excess or obsolete inventories based on the factors above.

The carrying amounts of inventories are disclosed in Note 8 to the financial statements.

5. PROPERTY, PLANT AND EQUIPMENT

Group	Buildings RM'000 (At valuation)	Freehold land RM'000 (At valuation)	Condominium RM'000	Motor vehicles RM'000	Furniture and fittings RM'000	Office equipment RM'000	Data processing equipment RM'000	Electrical installation RM'000	Boats RM'000	Renovation RM'000	Total RM'000
2026											
Cost/Valuation											
At 1 April 2025	165,527	7,650	427	767	8,639	12,931	3,206	1,833	91	22,220	223,291
Additions	-	-	-	178	359	926	174	161	-	46	1,844
Written off	-	-	-	-	(303)	(577)	(163)	(56)	-	(176)	(1,275)
Revaluation gain	723	-	-	-	-	-	-	-	-	-	723
Transfer from assets classified as held for sale	12,871	-	-	-	-	-	-	-	-	-	12,871
Exchange differences	(48)	-	-	-	-*	(11)	(2)	-	-	-	(61)
At 31 March 2026	179,073	7,650	427	945	8,695	13,269	3,215	1,938	91	22,090	237,393
Accumulated depreciation											
At 1 April 2025	6,743	-	94	767	8,399	9,727	2,948	1,300	81	19,119	49,178
Charge for the financial year	6,707	-	9	6	56	697	109	119	4	561	8,268
Written off	-	-	-	-	(300)	(561)	(159)	(42)	-	(175)	(1,237)
Transfer from assets classified as held for sale	39	-	-	-	-	-	-	-	-	-	39
Exchange differences	(11)	-	-	-	-*	(8)	-*	-	-	-*	(19)
At 31 March 2026	13,478	-	103	773	8,155	9,855	2,898	1,377	85	19,505	56,229

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Group	Buildings RM'000 (At valuation)	Freehold land RM'000 (At valuation)	Condominium RM'000	Motor vehicles RM'000	Furniture and fittings RM'000	Office equipment RM'000	Data processing equipment RM'000	Electrical installation RM'000	Boats RM'000	Renovation RM'000	Total RM'000
2026											
Accumulated impairment loss											
At 1 April 2025	-	-	-	-	-	-	-	-	-	-	-
Impairment loss	4,879	-	-	-	-	-	-	-	-	-	4,879
Reversal of impairment loss	(652)	-	-	-	-	-	-	-	-	-	(652)
Transfer from assets classified as held for sale	1,135	-	-	-	-	-	-	-	-	-	1,135
At 31 March 2026	5,362	-	-	-	-	-	-	-	-	-	5,362
Carrying amount											
At 31 March 2026	160,233	7,650	324	172	540	3,414	317	561	6	2,585	175,802
Representing:											
- Cost	-	-	324	172	540	3,414	317	561	6	2,585	7,919
- Valuation	160,233	7,650	-	-	-	-	-	-	-	-	167,883
	160,233	7,650	324	172	540	3,414	317	561	6	2,585	175,802

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Group	Buildings RM'000 (At valuation)	Freehold land RM'000 (At valuation)	Condominium RM'000	Motor vehicles RM'000	Furniture and fittings RM'000	Office equipment RM'000	Data processing equipment RM'000	Electrical installation RM'000	Boats RM'000	Renovation RM'000	Total RM'000
2025											
Cost/Valuation											
At 1 April 2024	178,596	7,650	427	767	9,144	12,741	3,075	1,722	91	22,137	236,350
Additions	-	-	-	-	102	446	174	191	-	98	1,011
Written off	-	-	-	-	(597)	(305)	(2)	(3)	-	-	(907)
Reclassification	-	-	-	-	-	77	-	(77)	-	-	-
Transfer to assets classified as held for sale	(13,021)	-	-	-	-	-	-	-	-	-	(13,021)
Exchange differences	(48)	-	-	-	(10)	(28)	(41)	-	-	(15)	(142)
At 31 March 2025	165,527	7,650	427	767	8,639	12,931	3,206	1,833	91	22,220	223,291
Accumulated depreciation											
At 1 April 2024	110	-	86	767	8,940	9,323	2,914	1,232	77	18,530	41,979
Charge for the financial year	6,730	-	8	-	65	696	77	103	4	603	8,286
Written off	-	-	-	-	(596)	(300)	(3)	(3)	-	-	(902)
Reclassification	-	-	-	-	-	32	-	(32)	-	-	-
Transfer to assets classified as held for sale	(92)	-	-	-	-	-	-	-	-	-	(92)
Exchange differences	(5)	-	-	-	(10)	(24)	(40)	-	-	(14)	(93)
At 31 March 2025	6,743	-	94	767	8,399	9,727	2,948	1,300	81	19,119	49,178
Carrying amount											
At 31 March 2025	158,784	7,650	333	-	240	3,204	258	533	10	3,101	174,113
Representing:											
- Cost	-	-	333	-	240	3,204	258	533	10	3,101	7,679
- Valuation	158,784	7,650	-	-	-	-	-	-	-	-	166,434
	158,784	7,650	333	-	240	3,204	258	533	10	3,101	174,113

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Office equipment RM'000	Furniture and fittings RM'000	Data processing equipment RM'000	Electrical installation RM'000	Renovation RM'000	Total RM'000
Company						
2026						
Cost						
At 1 April 2025	31	102	98	31	314	576
Additions	-	-	36	-	-	36
At 31 March 2026	31	102	134	31	314	612
Accumulated depreciation						
At 1 April 2025	30	101	82	28	311	552
Charge for the financial year	- *	- *	9	2	1	12
At 31 March 2026	30	101	91	30	312	564
Carrying amount						
At 31 March 2026	1	1	43	1	2	48
2025						
Cost						
At 1 April 2024	31	102	87	30	314	564
Additions	-	- *	11	1	-	12
At 31 March 2025	31	102	98	31	314	576
Accumulated depreciation						
At 1 April 2024	28	98	76	28	282	512
Charge for the financial year	2	3	6	- *	29	40
At 31 March 2025	30	101	82	28	311	552
Carrying amount						
At 31 March 2025	1	1	16	3	3	24

* *Representing amount less than RM1,000.*

5. **PROPERTY, PLANT AND EQUIPMENT (CONTINUED)**

(a) Fair value information

Level 3 fair value

The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the significant unobservable inputs used in the valuation models.

Description	Valuation technique	Significant unobservable inputs	Relationship of unobservable inputs to fair value	Date of valuation
Freehold land 1	Sales comparison approach	Price per square feet RM51 (2025: RM51)	The higher the price per square feet, the higher the fair value	13 May 2026
Freehold land 2	Sales comparison approach	Price per square feet RM277 (2025: RM261)	The higher the price per square feet, the higher the fair value	19 May 2025
Building 2	Cost approach	Price per square feet RM104 (2025: RM89)	The higher the cost of replacement per square feet, the higher the fair value	19 May 2025
Building 3	Cost approach	Price per square feet RM350 (2025: RM350)	The higher the construction costs per square feet, the higher the fair value	18 May 2026
Freehold land and building	Income approach	Estimated higher yield rate per room RM568,000 (2025: RM568,000)	The higher the yield rate per room, the higher the fair value	13 May 2026

There is no transfer between the level of fair value hierarchy during the financial year ended 31 March 2026.

Valuation processes applied by the Group

The fair values of the land and buildings are determined by external independent property valuers which are members of the Institute of Valuers in Malaysia and an external independent property valuer and a member of Masyarakat Profesi Penilai Indonesia, with appropriate recognised professional qualifications and recent experiences in the location and category of properties being valued.

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(a) Fair value information (continued)

Valuation processes applied by the Group (continued)

Sales price of comparable properties in close proximity are adjusted for differences in key attributes such as property size.

In the cost approach, the value of the land is added to the replacement cost of the building and other site improvements. The value of the site is determined by comparison with similar land that were sold recently and those currently offered for sale with appropriate adjustments made to reflect the dis-similarities.

For the income approach, market value of land and buildings were also derived from cash flows projections and implementation of appropriate yield rates.

There have been no changes to the valuation technique during the financial year.

Highest and best use

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

(b) Had the revalued freehold land and buildings been carried at historical cost less accumulated depreciation and accumulated impairment losses, the net carrying amount would have been as follows:

	Group	
	2026 RM'000	**2025 RM'000**
Freehold land	18,944	17,451
Buildings	42,867	50,221
	61,811	67,672

(c) Included in the Group's property, plant and equipment are certain land and buildings with the net carrying amount of RM122,328,000 (2025: RM127,789,000) pledged to secure banking facilities granted to the Group as disclosed in Note 17 to the financial statements.

(d) Included in the Group's property, plant and equipment are certain buildings registered under the name of third parties with carrying amounts of RM13,368,000 (2025: RM363,000).

(e) In the previous financial year, certain property, plant and equipment were transferred to the assets classified as held for sale with carrying amounts of RM11,794,000 related to assets that are used by PT Avillion Indonesia ("PTAI") and Reliance Shipping & Travel Agencies (Perak) Sdn. Bhd. respectively.

During the financial year, the assets previously classified as held for sale with a carrying amount of RM11,697,000 are reclassified back to property, plant and equipment as the Group is unable to satisfy the conditions imposed on the immediate sale of the properties.

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(f) Asset under hire purchase arrangement

The carrying amount of asset under hire purchase arrangement is as follows:

	2026 RM'000	2025 RM'000
Group		
Motor vehicle	172	-

(g) During the financial year, an impairment loss of RM4,879,000 was recognised in profit or loss under other expenses, representing the impairment loss of the damaged pontoon structure of a subsidiary, as result of a natural disaster.

In the previous financial year, an impairment loss of RM801,000 was recognised in profit or loss under other expenses, representing the write-down of a hotel land and building to their recoverable amount based on a potential offer received for the properties.

6. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES

(a) Right-of-use assets

	Leasehold lands RM'000 (At valuation)	Leased buildings RM'000	Total RM'000
Group			
Cost/Valuation			
2026			
At 1 April 2025	50,600	6,379	56,979
Additions	-	213	213
At 31 March 2026	50,600	6,592	57,192
Accumulated depreciation			
At 1 April 2025	714	3,984	4,698
Depreciation	714	2,326	3,040
At 31 March 2026	1,428	6,310	7,738
Carrying amount			
At 31 March 2026	49,172	282	49,454
Representing:			
- Cost	-	282	282
- Valuation	49,172	-	49,172
	49,172	282	49,454

6. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (CONTINUED)

(a) Right-of-use assets (continued)

	Leasehold lands RM'000 (At valuation)	Leased buildings RM'000	Total RM'000
Group			
Cost/Valuation			
2025			
At 1 April 2024	50,600	6,792	57,392
Additions	-	361	361
Expiration of lease contract	-	(220)	(220)
Termination	-	(528)	(528)
Exchange differences	-	(26)	(26)
At 31 March 2025	50,600	6,379	56,979
Accumulated depreciation			
At 1 April 2024	-	2,254	2,254
Depreciation	714	2,271	2,985
Expiration of lease contract	-	(220)	(220)
Termination	-	(301)	(301)
Exchange differences	-	(20)	(20)
At 31 March 2025	714	3,984	4,698
Carrying amount			
At 31 March 2025	49,886	2,395	52,281
Representing:			
- Cost	-	2,395	2,395
- Valuation	49,886	-	49,886
	49,886	2,395	52,281

The Group's leasehold lands have remaining lease terms ranging from 68 to 70 years (2025: 69 to 71 years).

The leased buildings are mainly for the office space and operational site. The leases for office space and the operational site generally have lease terms between 1 to 3 years.

Included in the Group's right-of-use assets is leasehold lands with the net carrying amount of RM22,458,000 (2025: RM22,779,000) that has been pledged to secure against banking facilities granted to the Group as disclosed in Note 17 to the financial statements.

6. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (CONTINUED)

(a) Right-of-use assets (continued)

Fair value information

Fair values of revalued leasehold lands are categorised as follows:

	Group 2026 RM'000	Group 2025 RM'000
Level 3		
Leasehold lands	50,600	50,600

Level 3 fair value

The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the significant unobservable inputs used in the valuation models.

Description	Valuation technique	Significant unobservable inputs	Relationship of unobservable inputs to fair value	Date of valuation
Leasehold lands	Comparison approach	Price per square feet RM42 (2025: RM42)	The higher the price per square feet, the higher the fair value	13 May 2026
Marina club	Comparison approach	Price per square feet RM70 (2025: RM70)	The higher the price per square feet, the higher the fair value	18 May 2026
Marina basin	Comparison approach	Price per square feet RM20 (2025: RM20)	The higher the price per square feet, the higher the fair value	18 May 2026

Valuation processes applied by the Group

The fair values of leasehold lands are determined by external independent valuers, members of the Institute of Valuers in Malaysia with appropriate recognised professional qualifications and recent experience in the location and category of property being valued. Sales prices of comparable properties in close proximity are adjusted for differences in key attributes such as property size.

6. RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (CONTINUED)

(a) Right-of-use assets (continued)

Highest and best use

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

Had the revalued leasehold lands been carried at historical cost less accumulated depreciation, the net carrying amount of the leasehold lands that would have been included in the financial statements of the Group are as follows:

	Group	
	2026 RM'000	2025 RM'000
Leasehold lands	25,435	25,799

(b) Lease liabilities

Future minimum lease payments under leases together with the present value of net minimum lease payments are as follows:

	Group	
	2026 RM'000	2025 RM'000
Minimum lease payment:		
- Not later than one year	369	2,595
- Later than one year and not later than 5 years	-	321
	369	2,916
Less: Future finance charges	(1)	(89)
Present value of minimum lease payments	368	2,827
Present value of minimum lease payments:		
- Not later than one year	368	2,507
- Later than one year and not later than 5 years	-	320
	368	2,827
Less: Amount due within 12 months	(368)	(2,507)
Amount due after 12 months	-	320

The lease liabilities bear an interest rate of 5.93% (2025: 5.93%) per annum.

7. INVESTMENT PROPERTIES

	Group	
	2026	2025
	RM'000	RM'000
Leasehold properties		
Cost		
At 1 April 2025/2024	3,015	3,089
Additions	-	263
Disposal	-	(337)
At 31 March	3,015	3,015
Accumulated depreciation		
At 1 April 2025/2024	499	598
Charge for the financial year	42	43
Disposal	-	(142)
At 31 March	541	499
Accumulated impairment loss		
At 1 April 2025/2024	310	358
Disposal	-	(48)
At 31 March	310	310
Carrying amount		
At 31 March	2,164	2,206
Fair value		
At 31 March	2,402	2,402

The following are recognised in profit or loss in respect of investment properties:

	Group	
	2026	2025
	RM'000	RM'000
Direct operating expenses:		
- non-income generating investment properties	7	8

Level 2 fair value

The Group's finance department includes a team that performs valuation analysis of investment properties required for financial reporting purposes, including Level 2 fair values. This team reports directly to the management. The fair values are arrived at based on comparisons with prices of similar properties in the same location or adjacent locations. Location differences may significantly affect the estimates of the fair values.

8. INVENTORIES

	Note	Group 2026 RM'000	Group 2025 RM'000
Non-current			
Properties held for development	(a)		
- Freehold land		2,000	2,000
- Leasehold land		14,972	14,972
- Development costs		26,449	26,449
		43,421	43,421
Current			
Properties under development	(b)		
- Freehold land		40,769	42,870
- Development costs		11,294	11,440
		52,063	54,310
Completed unsold development properties	(c)	10,750	10,692
Trading merchandise		424	385
Others		220	157
		63,457	65,544
		106,878	108,965

(a) Properties held for development with a total carrying amount of RM15,078,000 (2025: RM15,078,000) have been pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 17 to the financial statements.

(b) Properties under development with a total carrying amount of RM17,249,000 (2025: RM17,249,000) have been pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 17 to the financial statements.

(c) Completed unsold development properties with a total carrying amount of RM1,446,000 (2025: RM1,446,000) have been pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 17 to the financial statements.

(d) The cost of inventories of the Group recognised as an expense in cost of sales during the financial year was RM8,753,000 (2025: RM6,889,000).

(e) The land titles for properties held for development of RM15,761,000 (2025: RM15,761,000) and properties under development of RM7,955,000 (2025: RM7,916,000) were not registered under the name of a subsidiary of the Group. However, the subsidiary has irrevocable power to deal with the land pursuant to the agreement dated 30 January 1999 and the supplementary agreement dated 26 April 2021 entered between the subsidiary and the landowner to jointly develop the land.

The land titles of the completed unsold development properties of RM797,000 (2025: RM1,147,000) are registered under the landowner as stated above.

9. INTANGIBLE ASSETS

	Website development cost RM'000
Group	
Cost	
At 31 March 2025/31 March 2026	12
Accumulated depreciation	
At 1 April 2024	4
Amortisation charge for the financial year	6
At 31 March 2025	10
Amortisation charge for the financial year	2
At 31 March 2026	12
Carrying amount	
At 31 March 2026	-
At 31 March 2025	2

Websites development cost principally comprises internally generated expenditure where it is reasonably anticipated that the costs will be recovered through future commercial activities.

10. INVESTMENT IN SUBSIDIARIES

	Company	
	2026 RM'000	2025 RM'000
At cost		
Unquoted shares	36,900	36,900
Less: Impairment losses	(10,400)	(10,400)
	26,500	26,500
Loans that are part of net investments	217,081	217,081
Less: Accumulated impairment losses		
At the beginning of the financial year	(45,100)	(29,653)
Add: Impairment losses during the financial year	-	(15,447)
At the end of the financial year	(45,100)	(45,100)
Total loans that are part of net investments (net)	171,981	171,981
Total investment in subsidiaries	198,481	198,481

In the previous financial year, the Company recognised an impairment loss of RM15,447,000 on amounts owing by certain subsidiaries, as the estimated recoverable amounts were lower than their carrying amounts.

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10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Loans that are part of net investments represent amounts owing by subsidiaries which are non-trade in nature, unsecured and non-interest bearing. The settlement of the amount is neither planned nor likely to occur in the foreseeable future as it is the intention of the Company to treat these amounts as a long-term source of capital to the subsidiaries. As this amount is, in substance, a part of the Company's net investment in the subsidiaries, it is stated at cost less accumulated impairment loss, if any.

Details of the subsidiaries are as follows:

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	2025 %	Principal activities
Subsidiaries				
Hotel Division				
Direct subsidiaries				
Fortune Valley Sdn. Bhd.	Malaysia	100	100	Development and management of hotels
Avillion Hotel Group Sdn. Bhd.	Malaysia	100	100	Hotel and resort management
Indirect subsidiaries held through Avillion Hotel Group Sdn. Bhd.				
Avillion Hotels International Sdn. Bhd.	Malaysia	100	100	Hotel and resort management
Avi Spa Sdn. Bhd.	Malaysia	100	100	Operate and manage spa and health centre
Avillion Suite Hotel (PD) Sdn. Bhd.	Malaysia	100	100	Provision of management services for hotel suites and service apartments
Avillion Vista Hotel Sdn. Bhd.	Malaysia	100	100	Provision of management services for hotel suites and service apartments
Avillion Hotel (KL) Sdn. Bhd.	Malaysia	100	100	Provision of marketing for resorts and hotels
PT Avillion Indonesia #	Indonesia	100	100	Management and advisory consultancy in hotel, property and tourism industry

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Details of the subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	Effective equity interest 2025 %	Principal activities
Subsidiaries (continued)				
<u>**Property Division**</u>				
Direct subsidiary				
RPB Development Sdn. Bhd.	Malaysia	100	100	Hotel and resort development
Indirect subsidiaries held through RPB Development Sdn. Bhd.				
Mela Lifestyle Sdn. Bhd.	Malaysia	100	100	Property development
Meridian Haven Sdn. Bhd.	Malaysia	100	100	Investment holding
Nesline Sdn. Bhd.	Malaysia	100	100	Investment holding
Festive Place Sdn. Bhd.	Malaysia	100	100	Development and management of tourism related projects and property investment
Admiral Cove Development Sdn. Bhd.	Malaysia	80	80	Property and resort development
Admiral Hill Hotel Sdn. Bhd.	Malaysia	80	80	Property and resort development
Indirect subsidiary held through Meridian Haven Sdn. Bhd.				
Golden Envoy (M) Sdn. Bhd.	Malaysia	100	100	Property development
Indirect subsidiary held through Nesline Sdn. Bhd.				
Taman Unik Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiary held through Festive Place Sdn. Bhd.				
Vast Access Sdn. Bhd.	Malaysia	100	100	Investment and property holding

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Details of the subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	Effective equity interest 2025 %	Principal activities
Subsidiaries (continued)				
<u>Property Division (continued)</u>				
Indirect subsidiaries held through Admiral Cove Development Sdn. Bhd.				
Admiral Marina Berhad	Malaysia	80	80	Operation of a marina club including berthing facilities
Genius Field Sdn. Bhd.	Malaysia	80	80	Investment holding
<u>Travel division</u>				
Direct subsidiaries				
RPB Holdings (Overseas) Limited	British Virgin Islands	100	100	Investment holding
Reliance E-Com Sdn. Bhd.	Malaysia	100	100	Investment company in relation to electronic commerce
Indirect subsidiary held through Reliance E-Com Sdn. Bhd.				
Reliance Shipping & Travel Agencies (Perak) Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiaries held through RPB Holdings (Overseas) Limited				
Reliance Travel Agencies (S) Pte. Ltd *	Singapore	100	100	Travel services, outbound tours and other related services
Vacation Singapore DMC Pte. Ltd *	Singapore	100	100	Travel services, outbound tours and other related services
Reliance Travel (Hong Kong) Limited *	Hong Kong	100	100	Travel services and tours
Vacation Asia (HK) Limited *	Hong Kong	100	100	Travel services and tours

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Details of the subsidiaries are as follows (continued):

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	2025 %	Principal activities
Subsidiaries (continued)				
Support companies				
Direct subsidiary				
RPB Capital Holdings Sdn. Bhd.	Malaysia	100	100	Investment holding
Indirect subsidiaries held through RPB Capital Holdings Sdn. Bhd.				
Avi Agro Sdn. Bhd.	Malaysia	100	100	Advertising and media services
OS Resources Sdn. Bhd.	Malaysia	100	100	Office services, administrative and provision of information technology products and services and property investment

* *Audited by auditors other than Baker Tilly Monteiro Heng PLT.*
\# *The Company is not required to be audited in its country of incorporation.*

(a) Non-controlling interests in subsidiaries

The financial information of the Group's and the Company's subsidiaries that have material non-controlling interests are as follows:

Equity interest held by non-controlling interests:

Name of company	Principal place of business/ Country of incorporation	Effective equity interest 2026 %	2025 %
Admiral Cove Development Sdn. Bhd.	Malaysia	20	20
Admiral Marina Berhad	Malaysia	20	20
Genius Field Sdn. Bhd.	Malaysia	20	20
Admiral Hill Hotel Sdn. Bhd.	Malaysia	20	20

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(a) Non-controlling interests in subsidiaries (continued)

Carrying amounts of material non-controlling interests are as follows:

	Group 2026 RM'000	Group 2025 RM'000
Admiral Cove Development Sdn. Bhd. and its subsidiaries	307	1,406
Admiral Hill Hotel Sdn. Bhd.	(139)	(132)
	168	1,274

Profit or loss allocated to material non-controlling interests are as follows:

	Group 2026 RM'000	Group 2025 RM'000
Admiral Cove Development Sdn. Bhd. and its subsidiaries	(1,099)	(1,693)
Admiral Hill Hotel Sdn. Bhd.	(7)	(439)
	(1,106)	(2,132)

Total comprehensive income or loss allocated to material non-controlling interests are as follows:

	Group 2026 RM'000	Group 2025 RM'000
Admiral Cove Development Sdn. Bhd. and its subsidiaries	(1,099)	(1,693)
Admiral Hill Hotel Sdn. Bhd.	(7)	(439)
	(1,106)	(2,132)

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(b) Summarised financial information of material non-controlling interests

The summarised financial information (before intra-group elimination) of the Group's subsidiaries that have material non-controlling interests are as follows:

	Admiral Cove Development Sdn. Bhd. and its subsidiaries RM'000	Admiral Hill Hotel Sdn. Bhd. RM'000
Summarised statements of financial position		
As at 31 March 2026		
Current assets	17,246	- *
Non-current assets	92,843	8,301
Current liabilities	(4,951)	(376)
Non-current liabilities	(3,918)	-
Net assets	101,220	7,925
Summarised statements of comprehensive income		
Financial year ended 31 March 2026		
Revenue	8,701	-
Loss for the financial year	(5,496)	(36)
Total comprehensive loss	(5,496)	(36)
Summarised cash flows information		
Financial year ended 31 March 2026		
Cash flows from/(used in) operating activities	186	(20)
Cash flows (used in)/from investing activities	(678)	-
Cash flow from financing activities	507	20
Net increase in cash and cash equivalents	15	-
Loss for the year allocated to NCI	(1,099)	(7)

10. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(b) Summarised financial information of material non-controlling interests (continued)

The summarised financial information (before intra-group elimination) of the Group's subsidiaries that have material non-controlling interests are as follows (continued):

	Admiral Cove Development Sdn. Bhd. and its subsidiaries RM'000	Admiral Hill Hotel Sdn. Bhd. RM'000
Summarised statements of financial position		
As at 31 March 2025		
Current assets	16,967	- *
Non-current assets	83,333	8,301
Current liabilities	(4,075)	(340)
Non-current liabilities	(4,066)	-
Net assets	92,159	7,961
Summarised statements of comprehensive income		
Financial year ended 31 March 2025		
Revenue	12,144	-
Loss for the financial year	(8,467)	(2,195)
Total comprehensive loss	(8,467)	(2,195)
Summarised cash flows information		
Financial year ended 31 March 2025		
Cash flows from/(used in) operating activities	260	(5)
Cash flows (used in)/from investing activities	(275)	5
Net decrease in cash and cash equivalents	(15)	-
Loss for the year allocated to NCI	(1,693)	(439)

* *Representing amount less than RM1,000.*

11. TRADE AND OTHER RECEIVABLES

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Non-current:				
Non-trade				
Other receivables	3,392	3,392	3,392	3,392
Less: Impairment losses	(3,392)	(3,392)	(3,392)	(3,392)
Total other receivables (non-current)	-	-	-	-
Current:				
Trade				
Trade receivables	2,991	2,788	-	-
Less: Impairment losses	(337)	(313)		
	2,654	2,475	-	-
Non-trade				
Other receivables	2,711	3,591	2,316	2,316
Deposits	688	689	10	10
GST refundable	16	16	-	-
Less: Impairment losses	(2,316)	(2,316)	(2,316)	(2,316)
	1,099	1,980	10	10
Total trade and other receivables (current)	3,753	4,455	10	10
Total trade and other receivables (current and non-current)	3,753	4,455	10	10

Trade receivables are non-interest bearing and normal credit terms offered by the Group and the Company range from 30 days to 90 days (2025: 30 days to 90 days) from the date of invoices. Other credit terms are assessed and approved on a case-by-case basis.

Included in the trade receivables is stakeholder sum which is receivable upon the expiry of defect liability period as provided in the contracts with customers, is expected to be collected as follows:

	Group	
	2026 RM'000	2025 RM'000
Later than one year	-	288

The information about the credit exposures is disclosed in Note 29(b)(i) to the financial statements.

11. TRADE AND OTHER RECEIVABLES (CONTINUED)

Receivables that are impaired

The Group's trade receivables that are impaired at the reporting date and the reconciliation of movement in the impairment of trade receivables are as follows:

	Group	
	2026 RM'000	2025 RM'000
At the beginning of the financial year	313	377
Charge during the financial year	24	-
Reversal during the financial year	-	(64)
At the end of the financial year	337	313

12. AMOUNTS OWING BY/(TO) SUBSIDIARIES

(a) The amounts owing by/(to) subsidiaries are unsecured, non-interest bearing, repayable on demand are expected to be settled in cash.

(b) The amount owing to a subsidiary is unsecured and is not expected to be repayable within the next 12 months.

13. CASH AND SHORT-TERM DEPOSITS

		Group		Company	
	Note	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Cash and bank balances	(a)	6,506	4,600	5,080	2,764
Short term-deposits	(b)	598	640	-	-
		7,104	5,240	5,080	2,764

(a) Cash and bank balances which are restricted from use in other operations are as follows:

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Cash held pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966	189	187	-	-
Cash maintained in debt service reserve account	1,997	3,229	1,627	2,756
Cash held under sinking fund	66	34	-	-
	2,252	3,450	1,627	2,756

13. CASH AND SHORT-TERM DEPOSITS (CONTINUED)

(b) The short-term deposits placed with licensed banks of the Group of RM598,000 (2025: RM640,000) bear interest at 3% (2025: 3.2%) per annum and are pledged for bank overdraft granted to a subsidiary and are therefore not available for general use. The deposits have a maturity period of 6 months (2025: 6 months).

14. ASSETS CLASSIFIED AS HELD FOR SALE

	Buildings RM'000	Freehold land RM'000	Total RM'000
Group			
At 1 April 2024	-	-	-
Transfer from property, plant and equipment	566	11,228	11,794
At 31 March 2025	566	11,228	11,794
Disposal	(97)	-	(97)
Transfer to property, plant and equipment	(469)	(11,228)	(11,697)
At 31 March 2026	-	-	-

In the previous financial year, the non-current assets held for sale were for certain land and buildings for which potential buyers have been identified and the disposals were expected to be completed within the next twelve months after the reporting date.

In accordance with MFRS 5, the assets held for sale had been written down to their fair value less costs to sell.

15. SHARE CAPITAL

	Group and Company			
	Number of shares		Amounts	
	2026	2025	2026	2025
	Units ('000)	Units ('000)	RM'000	RM'000
Ordinary shares				
Issued and fully paid up (no par value):				
At the beginning of the financial year	1,133,288	1,133,288	236,095	236,095
Issue during the year	283,000	-	11,320	-
At the end of the financial year	1,416,288	1,133,288	247,415	236,095

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

During the financial year, the Company issued 283,000,000 new ordinary shares of RM0.04 each for total consideration of RM11,320,000 for working capital purposes.

The new ordinary shares issued during the financial year ranked pari passu in all respects with the existing ordinary shares of the Company.

16. OTHER RESERVES

		Group	
		2026	2025
	Note	RM'000	RM'000
Foreign currency translation reserve	(a)	5,075	6,082
Revaluation reserve	(b)	102,703	106,895
		107,778	112,977

(a) Foreign currency translation reserve

The translation reserve comprises all foreign currency differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency as well as the foreign currency differences arising from monetary items which form part of the Group's net investment in foreign operations, where the monetary item is denominated in either the functional currency of the reporting entity or the foreign operation or another currency.

(b) Revaluation reserve

Revaluation reserve relates to surplus from the revaluation of the Group's land and buildings, net of tax.

17. LOANS AND BORROWINGS

	Note	Group 2026 RM'000	Group 2025 RM'000	Company 2026 RM'000	Company 2025 RM'000
Non-current:					
Term loans	(a)	26,477	34,477	26,400	32,400
Hire purchase payable	(b)	133	-	-	-
		26,610	34,477	26,400	32,400
Current:					
Term loans	(a)	16,100	16,170	13,100	13,170
Hire purchase payable	(b)	30	-	-	-
Bank overdrafts	(c)	19,672	21,738	9,991	11,720
Revolving credit	(c)	5,000	5,000	5,000	5,000
		40,802	42,908	28,091	29,890
Total loans and borrowings:					
Term loans	(a)	42,577	50,647	39,500	45,570
Hire purchase payable	(b)	163	-	-	-
Bank overdrafts	(c)	19,672	21,738	9,991	11,720
Revolving credit	(c)	5,000	5,000	5,000	5,000
		67,412	77,385	54,491	62,290

(a) Term loans

Term loan 1 of the Company of RM37,600,000 (2025: RM41,500,000) from a financial institution for a period of 13 years is to refinance the overdraft and term loan. The repayment is by instalment commencing upon expiry of the 12 months grace period from the date of first drawdown. The effective interest rate is at 0.50% per annum above the Bank's Cost of Funds and is secured as follows:

(i) Legal charge over properties of a subsidiary as disclosed in Note 5 and Note 6(a) to the financial statements;
(ii) Legal charge over certain inventories of its subsidiaries as disclosed in Note 8 to the financial statements;
(iii) Debenture over fixed and floating assets;
(iv) Assignment over Debt Service Reserve Account ("DSRA") to be maintained with bank as disclosed in Note 13 to the financial statements; and
(v) Corporate guarantee by a subsidiary of the Company.

Term loan 2 of the Company of RM1,900,000 (2025: RM4,070,000) from a financial institution for a period of 3 years is to refinance the term loan and working capital. The repayment is by instalment commencing upon expiry of the 6 months grace period from the date of first drawdown. The effective interest rate is at 10% (2025: 10%) per annum and is secured over certain inventories of its subsidiaries as disclosed in Note 8 to the financial statements.

17. LOANS AND BORROWINGS (CONTINUED)

(a) Term loans (continued)

Term loan 3 of a subsidiary of RM3,077,000 (2025: RM5,077,000) from a financial institution is to finance refurbishment and maintenance and repair related cost at Avillion Port Dickson Resort. The repayment is by instalment commencing in July 2025. The interest rate is at 0.50% per annum above the Bank's Cost of Funds and it is secured and supported as follows:

(i) Legal charge over a freehold land of the subsidiary as disclosed in Note 5 to the financial statements;
(ii) Debenture over fixed and floating assets of the subsidiary as disclosed in Note 6 to the financial statements; and
(iii) Corporate guarantee by the Company.

(b) Hire purchase payable

	Group	
	2026 RM'000	2025 RM'000
Minimum lease payments:		
Not later than 1 year	37	-
Later than 1 year and not later than 5 years	144	-
	181	-
Less: Future finance charges	(18)	-
Present value of minimum lease payments	163	-
Present value of minimum lease payments:		
Not later than 1 year	30	-
Later than 1 year and not later than 5 years	133	-
	163	-
Less: Amount due within 12 months	(30)	-
Amount due after 12 months	133	-

Hire purchase payable of the Group bears interest at rate of 4.11% (2025: Nil) per annum and is secured by the Group's motor vehicle under hire purchase arrangements.

(c) Bank overdrafts and revolving credit

Bank overdrafts and revolving credit bear interest at rates ranging from 7.13% to 8.20% (2025: 7.13% to 8.20%) and 6.31% to 10.62% (2025: 6.31% to 10.62%) respectively and are secured by way of:

(i) Legal charge over certain inventories of the subsidiaries as disclosed in Note 8 to the financial statements;
(ii) Legal charge over certain leasehold lands of the subsidiaries as disclosed in Note 6(a) to the financial statements;
(iii) Legal charge over certain investment properties of the subsidiaries as disclosed in Note 7 to the financial statements;
(iv) Corporate guarantee by the Company and a subsidiary of the Group; and
(v) Pledge of short-term deposits as disclosed in Note 13 to the financial statements.

18. DEFERRED TAX LIABILITIES

The component and movements of deferred tax of the Group during the financial year are as follows:

	Revaluation of land and buildings RM'000	Property, plant and equipment RM'000	Other items RM'000	Total RM'000
Deferred tax liabilities				
Group				
At 1 April 2024	33,294	5,150	(60)	38,384
Recognised in other comprehensive loss	(17)	-	-	(17)
Recognised in profit or loss	(1,588)	1,157	(792)	(1,223)
At 31 March 2025	31,689	6,307	(852)	37,144
Recognised in other comprehensive income	37	-	-	37
Recognised in profit or loss	(1,599)	(126)	78	(1,647)
At 31 March 2026	30,127	6,181	(774)	35,534

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items:

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Unused tax losses	57,056	50,103	25,081	19,351
Unabsorbed capital allowance	270	44	71	44
Other temporary differences	(204)	346	(23)	(6)
	57,122	50,493	25,129	19,389
Potential deferred tax assets not recognised at 24% (2025: 24%)	13,709	12,118	6,031	4,653

18. DEFERRED TAX LIABILITIES (CONTINUED)

The unused tax losses are available indefinitely for offset against future taxable profits of the Group and of the Company except for certain unused tax losses which are available for utilisation up to the following financial years:

	Group		Company	
	2026	**2025**	**2026**	**2025**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Unused tax losses arising from local entities				
Year of assessment				
2028	18,660	18,994	7,927	7,927
2029	2,776	2,776	1,426	1,426
2030	2,063	2,063	114	114
2031	1,038	1,038	528	528
2032	2,354	2,354	651	651
2033	3,526	3,526	1,108	1,108
2034	2,046	2,046	1,521	1,521
2035	6,530	6,530	6,076	6,076
2036	7,426	-	5,730	-
	46,419	39,327	25,081	19,351
Unused tax losses arising from foreign entities				
No expiry period	10,637	10,776	-	-
	57,056	50,103	25,081	19,351

The availability of unused tax losses for offsetting against future taxable profits of the respective subsidiaries in Malaysia is subject to requirements under the Income Tax Act, 1967 and guidelines issued by the tax authority.

The foreign subsidiaries have deferred tax assets in respect of unused tax losses of RM10,637,000 (2025: RM10,776,000) to carry forward for offset against future taxable income subject to compliance with the relevant sections of the Income Tax Act and agreement of the tax authorities. These unutilised tax losses have no expiry date.

19. TRADE AND OTHER PAYABLES

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Current:				
Trade				
Trade payables	6,478	6,472	-	-
Retention sum	163	328	-	-
	6,641	6,800	-	-
Non-trade				
Other payables	7,750	7,669	3,181	3,122
Accruals	5,300	4,560	533	440
Deposit payables	2,858	3,174	2,000	2,000
Sales and Service taxes ("SST") payable	90	85	-	-
Amount owing to shareholder and director	6,253	-	6,253	-
	22,251	15,488	11,967	5,562
	28,892	22,288	11,967	5,562

(a) Trade payables are non-interest bearing and are normally settled within 30 days to 90 days (2025: 30 days to 90 days).

(b) The retention sums which are payable upon the expiry of defect liability period are expected to be settled within one year after the reporting date.

(c) Amount owing to a shareholder and director is unsecured, non-interest bearing, repayable upon demand and is expected to be settled in cash.

20. CONTRACT LIABILITIES

	Group	
	2026 RM'000	2025 RM'000
Contract liabilities relating to property development contracts	1,146	1,536
Contract liabilities relating to hotel and resort management	1,562	2,884
	2,708	4,420

20. CONTRACT LIABILITIES (CONTINUED)

(a) Significant changes in contract balances

	Group Contract liabilities (Increase)/decrease 2026 RM'000	2025 RM'000
Revenue recognised that was included in contract liabilities at the beginning of the financial year	3,274	1,580
Increase due to consideration received from customers, but revenue not recognised	(1,562)	(2,884)

(b) Contract liabilities

The contract liabilities represent progress billings, deposits received and the Group's obligations on liquidated damages for property development contracts and deposits received for sale of membership fees, berthing fee and vouchers for hotel and resort operations for which performance obligations have not been satisfied.

The contract liabilities are expected to be recognised as revenue over a period of 30 days to 90 days.

21. REVENUE

		Group		Company	
	Note	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Revenue from contract customers:					
Hotel and resort management		31,482	33,011	-	-
Property development		13,074	12,564	-	-
Tours operations and other travel related services		10,627	12,907	-	-
	(a)	55,183	58,482	-	-
Revenue from other source:					
Management fees		-	-	960	960
		55,183	58,482	960	960
Timing of revenue recognition:	(a)				
At a point in time		23,312	21,945	-	-
Over time		31,871	36,537	-	-
		55,183	58,482	-	-

21. REVENUE (CONTINUED)

(a) Disaggregation of revenue

The Group and the Company report the following major segments: hotel and resort management, property development, travel, support services and group management in accordance with MFRS 8 *Operating Segments*. For purpose of disclosure for disaggregation of revenue, it disaggregates revenue into major goods or services and timing of revenue recognition (i.e. goods transferred at a point in time, or services transferred over time).

For information about disaggregation of revenue into primary geographical market, refer to Note 30 to the financial statements.

(b) Transaction price allocated to the remaining performance obligations

The Group and the Company apply the practical expedient in Paragraph 121(a) of MFRS 15 and do not disclose information about remaining performance obligations that have original expected durations of one year or less.

22. COST OF SALES

	Group	
	2026 RM'000	2025 RM'000 (Restated)
Hotel and resort management	11,326	10,067
Property development	6,937	6,349
Tours operations and other travel related services	9,810	10,958
	28,073	27,374

23. FINANCE INCOME

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Interest income from short-term deposits	49	39	10	-
Interest income on amounts owing by subsidiaries measured at amortised cost	-	-	2,065	2,025
	49	39	2,075	2,025

24. FINANCE COSTS

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Interest expenses on:				
- term loans	2,775	3,293	2,508	2,922
- bank overdrafts	1,667	1,740	914	948
- revolving credit	317	370	317	370
- lease liabilities	122	246	-	-
- hire purchase payable	- *	- *	-	-
Accretion of interest for amount owing by a subsidiary measured at amortised cost	-	-	-	1,681
	4,881	5,649	3,739	5,921

* *Representing amount less than RM1,000.*

25. LOSS BEFORE TAX

Other than disclosed elsewhere in the financial statements, the following items have been charged/(credited) in arriving at loss before tax:

	Group		Company	
	2026	2025	2026	2025
	RM'000	RM'000	RM'000	RM'000
After charging:				
Auditors' remuneration:				
- statutory audit:				
- Baker Tilly Monteiro Heng PLT	331	311	100	91
- other auditors	82	89	-	-
- non-statutory audit:				
- Baker Tilly Monteiro Heng PLT	8	6	6	6
Amortisation of intangible assets	2	6	-	-
Bad debts written off	23	-	-	-
Depreciation of:				
- investment properties	42	43	-	-
- property, plant and equipment	8,268	8,286	12	40
- right-of-use assets	3,040	2,985	-	-
Directors' remuneration:				
- fees	276	241	276	241
- other emoluments	513	502	464	502
- defined contribution plans	35	58	35	58
Expenses relating to short-term and low value assets leases	405	451	131	131
Impairment losses on:				
- loans that are part of net investments	-	-	-	15,447
- property, plant and equipment	4,879	801	-	-
- trade receivables	24	-	-	-
Loss on termination of lease contracts	-	99	-	-
Written off of property, plant and equipment	38	5	-	-
Staff costs:				
- short-term benefits	15,851	15,811	1,319	1,313
- defined contribution plans	1,426	1,370	148	104
After crediting:				
Gain on disposal of:				
- asset classified as held for sale	(3)	-	-	-
- investment properties	-	(15)	-	-
Net impairment gain on financial instruments	-	(64)	-	-
Net unrealised foreign exchange gain	(958)	(691)	(958)	(691)
Reversal of impairment loss on property, plant and equipment	(652)	-	-	-

26. INCOME TAX CREDIT

The major components of income tax credit for the financial years ended 31 March 2026 and 31 March 2025 are as follows:

	Group	
	2026 RM'000	2025 RM'000
Statements of comprehensive income		
Current income tax:		
- Current income tax charge	(794)	(1,054)
- Adjustments in respect of prior year	(524)	9
	(1,318)	(1,045)
Deferred tax:		
- Current year	1,506	2,180
- Adjustments in respect of prior year	141	(957)
	1,647	1,223
Income tax credit recognised in profit or loss	329	178

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% (2025: 24%) of the estimated assessable profit for the financial year. Taxation for other jurisdictions is calculated at the rate prevailing in the respective jurisdiction.

26. INCOME TAX CREDIT (CONTINUED)

The reconciliations from the tax amount at the statutory income tax rate to the Group's and the Company's tax credit are as follows:

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Loss before tax	(15,212)	(9,018)	(3,371)	(20,630)
Tax at Malaysian statutory income tax rate of 24% (2025: 24%)	3,651	2,164	809	4,951
Different tax rates in other countries	(44)	9	-	-
Tax effects arising from:				
- Non-deductible expenses	(3,968)	(1,374)	(159)	(4,152)
- Income not subject to tax	1,156	-	728	652
- Origination of deferred tax assets not recognised	(1,685)	(1,673)	(1,378)	(1,451)
- Utilisation of previously unrecognised tax losses and other temporary differences	94	449	-	-
- Crystallisation of deferred tax liabilities	1,598	1,551	-	-
- Real Property Gains Tax	(90)	-	-	-
- Adjustment in respect of prior years:				
- income tax	(524)	9	-	-
- deferred tax	141	(957)	-	-
Income tax credit	329	178	-	-

27. LOSS PER SHARE

(a) Basic loss per ordinary share

Basic loss per share is based on the loss for the financial year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding during the financial year, calculated as follows:

	Group	
	2026	2025
Loss attributable to ordinary equity holders of the Company (RM'000)	(13,777)	(6,708)
Weighted average number of ordinary shares in issue (unit '000)	1,313,167	1,133,288
Basic loss per ordinary share attributable to ordinary equity holders of the Company (sen)	(1.05)	(0.59)

27. LOSS PER SHARE (CONTINUED)

(b) Diluted loss per ordinary share

Diluted loss per ordinary share is based on the loss for the financial year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding during the financial year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

The diluted loss per ordinary share is equal to basic loss per ordinary share as there are no dilutive potential ordinary share(s).

28. RELATED PARTIES

(a) Identification of related parties

Parties are considered related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operational decisions, or vice versa, or where the Group and the party are subject to common control. Related parties may be individuals or other entities.

Related parties of the Group include:

(i) Subsidiaries;
(ii) Entities in which directors have substantial financial interests; and
(iii) Key management personnel of the Group's and the Company's comprise persons (including directors) having the authority and responsibility for planning, directing and controlling the activities directly or indirectly.

(b) Significant related party transactions

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows:

	Company	
	2026	**2025**
	RM'000	**RM'000**
Subsidiaries		
Management fee receivable/received	960	960

The Company provides secured corporate guarantees to banks in respect of banking facilities granted to the subsidiaries as disclosed in Note 29(b)(i) to the financial statements.

28. RELATED PARTIES (CONTINUED)

(c) Compensation of key management personnel

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Short-term employee benefits	1,750	1,284	1,221	809
Contributions to Employees' Provident Fund	181	148	119	92
	1,931	1,432	1,340	901

29. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

The financial instruments in the statements of financial position are being assigned as financial assets and financial liabilities at amortised cost.

	Carrying amount RM'000	Amortised cost RM'000
Group		
2026		
Financial assets		
Trade and other receivables *	3,737	3,737
Cash and short-term deposits	7,104	7,104
	10,841	10,841
Financial liabilities		
Loans and borrowings	(67,412)	(67,412)
Trade and other payables ^	(28,802)	(28,802)
	(96,214)	(96,214)
2025		
Financial assets		
Trade and other receivables *	4,439	4,439
Cash and short-term deposits	5,240	5,240
	9,679	9,679
Financial liabilities		
Loans and borrowings	(77,385)	(77,385)
Trade and other payables ^	(22,203)	(22,203)
	(99,588)	(99,588)

* *Excludes GST refundable.*
^ *Excludes SST payable.*

29. FINANCIAL INSTRUMENTS (CONTINUED)

(a) Categories of financial instruments (continued)

The financial instruments in the statements of financial position are being assigned as financial assets and financial liabilities at amortised cost (continued).

	Carrying amount RM'000	Amortised cost RM'000
Company		
2026		
Financial assets		
Trade and other receivables	10	10
Amounts owing by subsidiaries	5,566	5,566
Cash and short-term deposits	5,080	5,080
	10,656	10,656
Financial liabilities		
Loans and borrowings	(54,491)	(54,491)
Trade and other payables	(11,967)	(11,967)
Amounts owing to subsidiaries	(67,450)	(67,450)
	(133,908)	(133,908)
2025		
Financial assets		
Trade and other receivables	10	10
Amounts owing by subsidiaries	714	714
Cash and short-term deposits	2,764	2,764
	3,488	3,488
Financial liabilities		
Loans and borrowings	(62,290)	(62,290)
Trade and other payables	(5,562)	(5,562)
Amounts owing to subsidiaries	(66,818)	(66,818)
	(134,670)	(134,670)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management

The Group's and the Company's activities are exposed to a variety of financial risks arising from their operations and the use of financial instruments. The key financial risks include credit risk, liquidity risk, foreign currency risk and interest rate risk. The Group's and the Company's overall financial risk management objective is to optimize value for their shareholders. The Group and the Company do not use derivative financial instruments to hedge certain exposures and do not trade in financial instruments.

The Board of Directors reviews and agrees to policies and procedures for the management of these risks, which are executed by the Group's senior management. The audit committee provides independent oversight to the effectiveness of the management process.

(i) Credit risk

Credit risk is the risk of financial loss to the Group and the Company that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group and the Company are exposed to credit risk from their operating activities (primarily trade receivables) and from their investing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments. The Group and the Company have a credit policy in place and the exposure to credit risk is managed through the application of credit approvals, credit limits and monitoring procedures. Credit worthiness of a customer is assessed based on a set of evaluation criteria and individual credit limits are defined in accordance with this assessment.

The Group and the Company consider a financial asset to be in default when:

- the counterparty is unable to pay its credit obligations to the Group and the Company in full, without taking into account any credit enhancements held by the Group and the Company; or
- the contractual payment of the financial asset is more than 90 days past due unless the Group and the Company have reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

At the end of the reporting period, the Group and the Company assess whether financial assets carried at amortised cost are credit impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Those events evidence that a financial asset is credit-impaired include observable data about the following events:

- significant financial difficulty of the counterparty;
- a breach of contract, including a default event;
- a concession or restructuring of loans granted by the lender of the counterparty relating to the counterparty's financial difficulty; or
- it is probable that the counterparty will enter bankruptcy or other financial reorganisation.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group and the Company determine that the counterparty does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's and the Company's procedure for recovery of amounts due.

Trade receivables

As at the end of the reporting period, the maximum exposure to credit risk arising from trade receivables is represented by the carrying amounts in the statements of financial position.

The carrying amount of trade receivables is not secured by any collateral or supported by any other credit enhancements. The Group has adopted a policy of dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Group uses ageing analysis to monitor the credit quality of trade receivables. In managing credit risks of trade receivables, the Group also takes appropriate actions (including but not limited to legal actions) to recover long past due balances.

Credit risk concentration profile

The Group determines the credit risk concentration of its trade receivables by industry sector profile on an ongoing basis. The credit risk concentration profile of the Group's trade receivables at the reporting date are as follows:

	Group			
	2026		2025	
	RM'000	%	RM'000	%
Trade receivables				
Hotel	1,415	53%	783	15%
Property development	948	36%	1,434	66%
Travel and tours	291	11%	258	19%
	2,654	100%	2,475	100%

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Trade receivables (continued)

The information about the credit risk exposure on the Group's trade receivables is as follows:

	Gross carrying amount RM'000	Impairment loss RM'000	Net balances RM'000
Group			
Trade receivables			
2026			
Current (not past due)	715	-	715
1 - 30 days past due	71	-	71
31 to 60 days past due	467	-	467
61 to 90 days past due	528	-	528
More than 90 days past due	1,210	(337)	873
	2,991	(337)	2,654
2025			
Current (not past due)	1,105	-	1,105
1 - 30 days past due	150	-	150
31 to 60 days past due	48	-	48
61 to 90 days past due	241	-	241
More than 90 days past due	1,244	(313)	931
	2,788	(313)	2,475

Other receivables and other financial assets

For other receivables and other financial assets (including cash and cash equivalents), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties. At the reporting date, the Group's and the Company's maximum exposure to credit risk arising from other receivables and other financial assets is represented by the carrying amount of each class of financial assets recognised in the statements of financial position.

The Group and the Company consider the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group and the Company compare the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forward-looking information.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Other receivables and other financial assets (continued)

Macroeconomic information (such as market interest rates or growth rates) is incorporated as part of the internal rating model. Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making a contractual payment.

Some intercompany balances between entities within the Group comprise loans or advances which are repayable on demand. The Company regularly monitors the financial performance and position of these entities on an individual basis. When these entities' financial performance and position deteriorate significantly, the Company assumes that there is a significant increase in credit risk, and thereby a lifetime expected credit loss assessment is necessary. As the Company is able to determine the timing of repayment of the loans or advances, the Company will consider the loans or advances to be in default when these entities are unable to pay based on the expected manner of recovery and recovery period. The Company determines the probability of default for these loans or advances using internally available information. The Company considers the loans or advances to be credit-impaired when the entities are unlikely to repay their debts.

As at the end of the reporting date, other than credit-impaired other receivables, the Group and the Company consider the other receivables and other financial assets as low credit risk and any loss allowance would be negligible.

Financial guarantee contracts

The Company is exposed to credit risk in relation to financial guarantees given to banks in respect of credit facilities granted to certain subsidiaries. The Company monitors the results of the subsidiaries and their repayment on an on-going basis. The maximum exposure to credit risks amounts to RM12,281,000 (2025: RM14,606,000) representing the maximum amount the Company could pay if the guarantee is called on as disclosed in Note 29(b)(ii) to the financial statements. As at the reporting date, there was no loss allowance for impairment as determined by the Company for the financial guarantee.

The financial guarantees have not been recognised since the fair value on initial recognition was not material as the guarantee is provided as credit enhancement to subsidiaries' secured borrowings.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations when they fall due. The Group's and the Company’s exposure to liquidity risk arise primarily from mismatches of the maturities between financial assets and liabilities. The Group’s and the Company’s exposure to liquidity risk arise principally from trade and other payables, loans and borrowings.

The Group's and the Company’s objective is to maintain a balance between continuity of funding and flexibility through use of stand-by facilities. The Group and the Company maintain sufficient liquidity and available funds to meet daily cash needs, while maintaining controls and security over cash movements. The Group and the Company use a series of processes to obtain maximum benefits from its flow of funds, such that they are efficiently managed to maximise income from investment and minimise costs on borrowed funds. The Group and the Company also ensure that there are sufficient unutilised stand-by facilities, funding and liquid assets available to meet both short-term and long-term funding requirements.

As disclosed in Note 2.6 to the financial statements, the Group and the Company assess the liquidity position and the viability of the Group’s and of the Company’s funding plans to meet the repayment obligations of its borrowings and other current liabilities which are due in next 12 months and the ability of the Group and of the Company to continue as a going concern will be dependent on:

(a) The Group’s efforts to continue to roll out innovative and attractive packages to further improve the occupancy and revenue of the hotel division;
(b) Disposal of low and/or non-yielding lands;
(c) Intensify sales and marketing efforts to sell the remaining units from the current development project and completed properties;
(d) Continuity and extension of banking facilities granted by financial institutions;
(e) Potential immediate sale of certain land classified under inventories of the Group; and
(f) Group restructuring and fund-raising exercises.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis

The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows:

		<--------- Contractual cash flows --------->			
	Carrying amounts RM'000	On demand or within 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Financial liabilities					
Group					
2026					
Trade and other payables *	28,802	28,802	-	-	28,802
Term loans	42,577	17,860	28,725	-	46,585
Bank overdrafts	19,672	21,241	-	-	21,241
Revolving credit	5,000	5,300	-	-	5,300
Hire purchase payable	163	37	144	-	181
Lease liabilities	368	369	-	-	369
	96,582	73,609	28,869	-	102,478
2025					
Trade and other payables *	22,203	22,203	-	-	22,203
Term loans	50,647	17,404	39,760	12,523	69,687
Bank overdrafts	21,738	23,484	-	-	23,484
Revolving credit	5,000	5,300	-	-	5,300
Lease liabilities	2,827	2,595	321	-	2,916
	102,415	70,986	40,081	12,523	123,590

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis (continued)

The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows (continued):

		<--------- Contractual cash flows --------->			
	Carrying amounts RM'000	On demand or within 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Financial liabilities					
Company					
2026					
Trade and other payables	11,967	11,967	-	-	11,967
Term loans	39,500	14,847	28,648	-	43,495
Bank overdrafts	9,991	10,811	-	-	10,811
Revolving credit	5,000	5,300	-	-	5,300
Amounts owing to subsidiaries	67,450	21,795	53,593	-	75,388
Financial guarantees contracts	-	12,281	-	-	12,281
	133,908	77,001	82,241	-	159,242
2025					
Trade and other payables	5,562	5,562	-	-	5,562
Term loans	45,570	15,383	36,676	12,523	64,582
Bank overdrafts	11,720	12,680	-	-	12,680
Revolving credit	5,000	5,300	-	-	5,300
Amounts owing to subsidiaries	66,818	24,614	48,077	-	72,691
Financial guarantees contracts	-	14,606	-	-	14,606
	134,670	78,145	84,753	12,523	175,421

* *Excludes SST payable.*

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(iii) Foreign currency risk

Foreign currency risk is the risk of fluctuation in fair value or future cash flows of a financial instrument as results of changes in foreign exchange rates. The Group's and the Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's and the Company's operating activities (when sales and purchases are denominated in a foreign currency) and the Group's net investments in foreign subsidiaries.

The Group and the Company do not engage in foreign currency hedging on its foreign currency exposures but the management is monitoring these exposures on an ongoing basis.

Management has set up a policy that requires all companies within the Group and the Company to manage their treasury activities and exposures. The Group and the Company also take advantage of any natural effects of its foreign currencies revenues and expenses by maintaining current accounts in foreign currencies.

The Group's and the Company's unhedged financial assets and liabilities that are not denominated in their functional currencies are as follows:

	Denominated in		
	SGD RM'000	HKD RM'000	Total RM'000
Group			
Financial assets and liabilities not held in functional currencies:			
2026			
Cash and short-term deposits	-	2	2
2025			
Cash and short-term deposits	-	2	2
Company			
Financial assets and liabilities not held in functional currencies:			
2026			
Cash and short-term deposits	-	2	2
Amounts owing to subsidiaries	(4,737)	(6,746)	(11,483)
Net exposure	(4,737)	(6,744)	(11,481)
2025			
Cash and short-term deposits	-	2	2
Amounts owing to subsidiaries	(5,013)	(7,448)	(12,461)
Net exposure	(5,013)	(7,446)	(12,459)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(iii) Foreign currency risk (continued)

Sensitivity analysis for foreign currency risk

The Group’s and Company’s principal foreign currency exposure relates mainly to Singapore Dollar (“SGD”) and Hong Kong Dollar (“HKD”).

The following table demonstrates the sensitivity to a reasonably possible change in the SGD and HKD, with all other variables held constant on the Group’s and the Company’s total equity and profit or loss for the financial year.

	Change in rate	Effect on profit or loss for the financial year 2026 RM'000	2025 RM'000
Group			
- HKD	+ 10%	- *	- *
	- 10%	- *	- *
Company			
- SGD	+ 10%	(360)	(381)
	- 10%	360	381
- HKD	+ 10%	(513)	(566)
	- 10%	513	566

* *Representing amount less than RM1,000.*

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(iv) Interest rate risk

Interest rate risk is the risk of fluctuation in fair value or future cash flows of the Group's and the Company's financial instruments as results of changes in market interest rates. The Group's and the Company's exposure to interest rate risk arises primarily from their long-term loans and borrowings with floating interest rates. The Group and the Company do not hedge their interest rate.

Sensitivity analysis for interest rate risk

The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant on the Group's and the Company's total equity and profit/(loss) for the financial year.

	Change in basis points	Effect on profit/(loss) for the financial year RM'000	Effect on equity RM'000
Group			
31 March 2026	+ 100	497	497
	- 100	(497)	(497)
31 March 2025	+ 100	557	557
	- 100	(557)	(557)
Company			
31 March 2026	+ 100	400	400
	- 100	(400)	(400)
31 March 2025	+ 100	442	442
	- 100	(442)	(442)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Fair value measurement

The carrying amounts of cash and cash equivalents, short-term receivables and payables and short-term borrowings reasonably approximate to their fair values due to the relatively short-term nature of these financial instruments.

There have been no transfers between Level 1 and Level 2 during the financial year (2025: no transfer in either direction).

The following table provides the fair value measurement hierarchy of the Company's financial instruments:

	Carrying amount	Fair value of financial statements not carried at fair value			
		|------------------- Fair value -------------------|			
	Total	Level 1	Level 2	Level 3	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Company					
31 March 2026					
Financial liabilities					
Amount owing to a subsidiary	(47,655)	-	-	(47,655)	(47,655)
31 March 2025					
Financial liabilities					
Amount owing to a subsidiary	(50,204)	-	-	(50,204)	(50,204)

Level 3 fair value

<u>Fair value of financial instruments not carried at fair value</u>

The fair value of the amount owing to a subsidiary is determined using the discounted cash flows method based on discount rates that reflect the issuer's borrowing rate as at the end of the reporting period.

The fair value hierarchy is not presented for those financial assets and financial liabilities of the Group and the Company which are not carried at fair value for any valuation method.

30. SEGMENT INFORMATION

The Group prepared the segment information in accordance with MFRS 8 *Operating Segments* based on the internal reports on the Group's strategic business units which are regularly reviewed by the Board of Directors in order to allocate resources to the segments and to assess their performances.

For management purposes, the Group is organised into the following operating divisions:

- Hotel management
- Property development
- Travel
- Support services and group management

Factors used to identify reportable segments

Hotel management segment, property development segment, travel segment and support services and group management segment are organised and identified as separate reportable segments due to the nature of the principal activities in which the business operates.

Inter-segment pricing is determined on a negotiated basis.

Segment profit

Segment performance is used to measure performance as the Group's directors believe that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. Performance is evaluated based on operating profit or loss which is measured differently from operating profit or loss in the consolidated financial statements.

Segment assets

The total of segment assets is measured based on all assets of a segment, as included in the internal management reports that are reviewed by the Group's directors.

Segment liabilities

Segment liabilities are not included in the internal reports that are reviewed by the Group's directors. Hence, no disclosures are made on segment liabilities.

30. SEGMENT INFORMATION (CONTINUED)

	Note	Hotel management Malaysia RM'000	Hotel management Overseas RM'000	Property development RM'000	Travel Malaysia RM'000	Travel Overseas RM'000	Support services and group management RM'000	Elimination RM'000	Total RM'000
Group									
2026									
Revenue									
External customer		31,399	83	13,074	-	10,627	-	-	55,183
Inter-segment	A	3,655	-	-	-	-	1,453	(5,108)	-
		35,054	83	13,074	-	10,627	1,453	(5,108)	55,183
Results									
Segment loss	B	(3,640)	(234)	(5,842)	(24)	(396)	(5,076)	-	(15,212)
Loss before tax		(3,640)	(234)	(5,842)	(24)	(396)	(5,076)	-	(15,212)
Income tax credit/(expense)		489	(24)	(61)	11	-	(86)	-	329
Loss for the financial year		(3,151)	(258)	(5,903)	(13)	(396)	(5,162)	-	(14,883)
Income:									
Gain on disposal of asset classified as held for sale		-	-	-	(3)	-	-	-	(3)
Interest income		-	-	(19)	-	(20)	(2,075)	2,065	(49)
Net unrealised foreign exchange gain		-	-	-	-	-	(958)	-	(958)
Reversal of impairment loss on property, plant and equipment		(652)	-	-	-	-	-	-	(652)

30. SEGMENT INFORMATION (CONTINUED)

	Note	Hotel management Malaysia RM'000	Hotel management Overseas RM'000	Property development RM'000	Travel Malaysia RM'000	Travel Overseas RM'000	Support services and group management RM'000	Elimination RM'000	Total RM'000
Group									
2026									
Expense:									
Amortisation of intangible assets		2	-	-	-	-	-	-	2
Bad debts written off		-	-	23	-	-	-	-	23
Depreciation of:									
- investment properties		-	-	42	-	-	-	-	42
- property, plant and equipment		6,853	32	1,365	-	3	15	-	8,268
- right-of-use assets		2,647	-	393	-	-	-	-	3,040
Finance costs		3,120	-	57	-	30	3,739	(2,065)	4,881
Impairment loss on:									
- property, plant and equipment		-	-	4,879	-	-	-	-	4,879
- trade receivables		24	-	-	-	-	-	-	24
Written off of property, plant and equipment		29	-	-	-	9	-	-	38
Segment assets	C	225,993	340	367,930	107	14,339	230,114	(492,054)	346,769
Additions to non-current assets (other than financial instruments and deferred tax assets):									
- Property, plant and equipment		1,155	-	646	-	-	43	-	1,844
- Right-of-use assets		213	-	-	-	-	-	-	213
		1,368	-	646	-	-	43	-	2,057

30. SEGMENT INFORMATION (CONTINUED)

	Note	Hotel management Malaysia RM'000	Hotel management Overseas RM'000	Property development RM'000	Travel Malaysia RM'000	Travel Overseas RM'000	Support services and group management RM'000	Elimination RM'000	Total RM'000
Group									
2025									
Revenue									
External customers		32,483	528	12,564	-	12,907	-	-	58,482
Inter-segment	**A**	3,945	-	-	-	-	1,477	(5,422)	-
		36,428	528	12,564	-	12,907	1,477	(5,422)	58,482
Results									
Segment (loss)/profit	**B**	(2,547)	189	42	647	(486)	(6,863)	-	(9,018)
(Loss)/Profit before tax		(2,547)	189	42	647	(486)	(6,863)	-	(9,018)
Income tax credit/(expense)		249	(52)	(15)	2	-	(6)	-	178
(Loss)/Profit for the financial year		(2,298)	137	27	649	(486)	(6,869)	-	(8,840)
Income:									
Gain on disposal of investment properties		-	-	(15)	-	-	-	-	(15)
Interest income		(1,682)	- *	(14,652)	-	(20)	(2,025)	18,340	(39)
Net unrealised foreign exchange gain		-	-	-	-	-	(691)	-	(691)
Reversal of impairment losses on trade receivables		-	-	(64)	-	-	-	-	(64)

30. SEGMENT INFORMATION (CONTINUED)

	Note	Hotel management Malaysia RM'000	Hotel management Overseas RM'000	Property development RM'000	Travel Malaysia RM'000	Travel Overseas RM'000	Support services and group management RM'000	Elimination RM'000	Total RM'000
Group									
2025									
Expense:									
Amortisation of intangible assets		6	-	-	-	-	-	-	6
Depreciation of:									
- investment properties		-	-	43	-	-	-	-	43
- property, plant and equipment		6,894	32	1,275	17	24	44	-	8,286
- right-of-use assets		2,477	42	393	-	73	-	-	2,985
Finance costs		1,301	9	14,692	-	41	7,946	(18,340)	5,649
Impairment loss on property, plant and equipment		801	-	-	-	-	-	-	801
Written off of property, plant and equipment		3	-	2	-	-	-	-	5
Segment assets	C	231,724	433	371,633	8,698	15,442	214,417	(481,232)	361,115
Additions to non-current assets (other than financial instruments and deferred tax assets):									
- property, plant and equipment		723	12	275	-	1	-	-	1,011
- right-of-use assets		118	-	-	-	243	-	-	361
		841	12	275	-	244	-	-	1,372

* *Representing amount less than RM1,000.*

30. SEGMENT INFORMATION (CONTINUED)

Reconciliation of reportable segment revenue, profit or loss, assets and other material items are as follows:

Nature of elimination to arrive at amounts reported in the consolidated financial statements:

A Inter-segment revenue

Inter-segment revenues are eliminated on consolidation.

B Reconciliation of profit or loss

	Group 2026 RM'000	Group 2025 RM'000
Elimination of inter-segment unrealised profit	723	51,929

C Reconciliation of assets

	Group 2026 RM'000	Group 2025 RM'000
Inter-segment assets	(492,054)	(481,232)

Geographical information

Disaggregation of revenue from customers and non-current assets information based on the geographical location are as follows:

	Hotel management RM'000	Property development RM'000	Travel RM'000	Total revenue RM'000	Total non-current assets RM'000
2026					
Malaysia	31,399	13,074	-	44,473	257,450
Hong Kong	-	-	10,627	10,627	-
Singapore	-	-	-	-	-
Indonesia	83	-	-	83	13,391
	31,482	13,074	10,627	55,183	270,841
2025					
Malaysia	32,483	12,564	-	45,047	271,610
Hong Kong	-	-	10,328	10,328	-
Singapore	-	-	2,579	2,579	13
Indonesia	528	-	-	528	400
	33,011	12,564	12,907	58,482	272,023

30. SEGMENT INFORMATION (CONTINUED)

Information about major customers

Information about major customers is not disclosed as the Group does not have customers with revenue more than 10% of the Group's total revenue.

31. CAPITAL MANAGEMENT

The Group's and the Company's primary objective when managing capital is to maintain a strong capital base and safeguard the Group's and the Company's ability to continue as a going concern, so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Group and the Company manage their capital structure and make adjustments to it in light of changes in economic conditions and the risk characteristic of the underlying assets. To maintain and or adjust the capital structure, the Group and the Company may adjust the dividend payment to shareholders, return capital to shareholders, issue new shares, buy back issued shares, obtain new borrowings or reduce borrowings.

There were no changes made to the capital management objectives, policies and processes of the Group during the financial year.

The Group and the Company monitor capital on basis of the debt-to-equity ratio. The ratio is calculated as net debts divided by total capital. The debt-to-equity ratio are as follows:

	Group		Company	
	2026 RM'000	2025 RM'000	2026 RM'000	2025 RM'000
Loans and borrowings	67,412	77,385	54,491	62,290
Less: Cash and short-term deposits	(7,104)	(5,240)	(5,080)	(2,764)
Net debts	60,308	72,145	49,411	59,526
Total equity	211,460	214,237	75,287	67,338
Debt-to-equity ratio (%)	29	34	66	88

There were no changes in the Group's and the Company's approach to capital management during the financial year.

The Group and the Company are not exposed to any externally imposed capital requirements.

Debt-to-equity ratios are not governed by the MFRSs and their definitions and calculations may vary between reporting entities.

32. RECLASSIFICATION OF COMPARATIVE FIGURES

(a) During the financial year, the management reviewed the nature of certain front office direct payroll costs and concluded that these costs are directly attributable to revenue-generating activities. Accordingly, the comparative figures have been reclassified from administrative expenses to cost of sales to better reflect the nature of the expenses.

The presentation and classification of items in the current year's financial statements are consistent with the previous financial year except certain comparative figures have been restated to conform with current year's presentation.

(b) The audited financial statements of the Group for the financial year ended 31 March 2025 were restated during the financial year as follows:

	As previously reported RM'000	Adjustments RM'000	As restated RM'000
Group			
Statements of comprehensive income			
For the financial year ended 31 March 2025			
Cost of sales	(20,791)	(6,583)	(27,374)
Administrative expenses	(39,578)	6,583	(32,995)

STATEMENT BY **DIRECTORS**

(PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016)

We, **DATUK LIM CHAI HOCK** and **YEO TEK LING**, being two of the directors of **AVILLION BERHAD**, do hereby state that in the opinion of the directors, the accompanying financial statements set out on pages 82 to 161 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 March 2026 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the directors.

………………………………………………………………

DATUK LIM CHAI HOCK
Director

………………………………………………………………

YEO TEK LING
Director

Date: 30 July 2026

AVILLION
BERHAD

STATUTORY **DECLARATION**

(PURSUANT TO SECTION 251(1) OF THE COMPANIES ACT 2016)

I, **YEO TEK LING**, being the director primarily responsible for the financial management of **AVILLION BERHAD**, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements set out on pages 82 to 161 are correct, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

……………………………………..
YEO TEK LING
(MIA Membership No.: 5756)
Director

Subscribed and solemnly declared by the abovenamed at Kuala Lumpur in the Federal Territory on 30 July 2026.

Before me,

……………………………………..
Commissioner for Oaths
Hadinur Mohd Syarif W761

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF AVILLION BERHAD

Report on the Audit of Financial Statements

Opinion

We have audited the financial statements of Avillion Berhad, which comprise the statements of financial position as at 31 March 2026 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 82 to 161.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 March 2026, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

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

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws* (*on Professional Ethics, Conduct and Practice*) of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), as applicable to audits of financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Material Uncertainty Related to Going Concern

We draw attention to Note 2.6 to the financial statements, which disclosed that the Group and the Company incurred a net loss of RM14,883,000 and RM3,371,000 during the financial year ended 31 March 2026 and recorded negative cash and cash equivalents of RM13,232,000 and RM4,911,000 respectively, and as at that date, the Company's current liabilities exceeded its current assets by RM51,081,000, thereby indicating the existence of a material uncertainty which may cast significant doubt about the Group's and the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. In addition to the matters described in the Material Uncertainty Related to Going Concern section, we have determined the matters below to be the key audit matters to be communicated in our report.

Group

Inventories (Note 4(b) and Note 8 to the financial statements)

The Group has significant balances of completed properties and properties held for development as at 31 March 2026.

We focused on this area because the review of saleability and the assessment of the net realisable value of these completed properties and properties held for development by the directors are a major source of estimation uncertainty.

Our response:

Our audit procedures include, among others:

- understanding the assumption used by the directors in determining the value of completed properties and properties held for development;
- comparing the recent transacted prices of comparable properties;
- performing site visits on selected properties to ascertain the condition;
- checking subsequent sales and evaluating directors' assessment on estimated net realisable value on selected inventory items; and
- discussing with the Group whether the inventories have been written down to their net realisable value for inventory items with net realisable value lower than their cost.

Company

We have determined that there are no key audit matters to communicate in our report which arose from the audit of the financial statements of the Company.

Information Other than the Financial Statements and Auditors' Report Thereon

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

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

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

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

Responsibilities of the Directors for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

Auditors’ Responsibilities for the Audit of the Financial Statements (Continued)

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

- identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group’s and of the Company’s internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- conclude on the appropriateness of the directors’ use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group’s or the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors’ report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors’ report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

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

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

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

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 10 to the financial statements.

Other Matters

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

Baker Tilly Monteiro Heng PLT
201906000600 (LLP0019411-LCA) & AF 0117
Chartered Accountants

Ng Zu Wei
No. 03545/12/2026 J
Chartered Accountant

Kuala Lumpur

Date: 30 July 2026

DISCLOSURE OF **FINANCIAL DATA FOR SHARIAH SCREENING**

Pursuant to Paragraph 9.25A of the Main Market Listing Requirements, below are the financial data that are relevant for the purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

(A) Group Total Income and Total Assets

		Group	
		2026	**2025**
Total Income	**Remarks**	**(RM'000)**	**(RM'000)**
Revenue		55,183	58,482
Interest income		2,217	861
Finance income		49	39
Total		**57,449**	**59,382**
Total Assets		**346,769**	**361,115**

(B) Business Activities

		Group	
		2026	**2025**
Shariah Non-Compliant Activities	**Remarks**	**(RM'000)**	**(RM'000)**
Interest income		49	39
Liquor and liquor-related activities		136	71
Total		**185**	**110**

(C) Component of Financial Position

(i) Cash Component

		Group	
		2026	**2025**
Conventional Account/Instruments	**Remarks**	**(RM'000)**	**(RM'000)**
Cash held under Conventional Housing Development Accounts		189	187
Short-term deposits		598	640
Cash at bank (exclude cash in hand)		6,392	4,529
Total		**7,179**	**5,356**

(ii) Debt Component

		Group	
		2026	**2025**
Conventional Borrowing	**Remarks**	**(RM'000)**	**(RM'000)**
Current			
Amount due to shareholder		6,253	-
Term loans		16,100	16,170
Hire purchase payables		30	-
Bank overdrafts		19,672	21,738
Revolving credit		5,000	5,000
Non-Current			
Term loans		26,477	34,477
Hire purchase payables		133	-
Total		**73,665**	**77,385**

LIST OF TOP 12 **PROPERTIES**

No	Location	Description / Existing Use	Tenure	Age of Building	Land Area (sq. ft.)	Valuation Value/ Book Value (RM'000)	Revaluation Date/ Date of Acquisition
Avillion Hotel, Port Dickson							
1a.	Lot 1273, 3rd Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan	Consists of hotel, water villas, water chalets, meeting rooms, spa, F&B outlets and other facilities	Freehold	29 years	15,518	150,000	13.05.2026
1b.	PN28986 Lot 6165, 3rd Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.		Leasehold (99 years expiry -2095)	28 years	263,285		
1c.	H.S. (D) 15353 PT 3379, 3rd Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.		Leasehold (99 years expiry -2095)		219,046		
1d.	PN25398 Lot 5822, 3rd Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.		Leasehold (99 years expiry - 2096)		61,548		
2	Lot 312, 3rd Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan	Car Parks	Freehold		124,420	6,350	
Admiral Cove, Port Dickson							
3	PN11193 Lot 6098 & PN 11274 Lot6159, 5th Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.	Admiral Cove Premier Integrated Marina Resort	Leasehold (99 years expiry-2094)	28 years	969,753	65,000	18.05.2026
4	PN11178 Lot 6095, 5th Mile, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.	Team building and Car Parks	Leasehold (99 years expiry-2094)	-	106,692	5,300	15.05.2019
5	H.S.(D) 18699 PT 3413, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.	Sealand for development	Leasehold (99 years expiry-2097)	-	1,077,263	10,800	15.05.2026

No	Location	Description / Existing Use	Tenure	Age of Building	Land Area (sq. ft.)	Valuation Value/ Book Value (RM'000)	Revaluation Date/ Date of Acquisition
6	H.S.(D) 18698 PT 3412, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan.	Land for development	Leasehold (99 years expiry-2097)	-	226,440	8,600	15.05.2026
7	PN53899 Lot 6098, 5th Mile, Mukim Bandar Teluk Kemang, Daerah Port Dickson, Negeri Sembilan	Land for development	Leasehold (99 years expiry-2102)	-	475,226	20,000	13.05.2026
Port Dickson							
8	Geran 52795 Lot 307 , Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan	Land for development	Freehold	-	145,657	9,500	13.05.2026
9	Geran 239972 Lot 5823, Mukim Si Rusa, Daerah Port Dickson, Negeri Sembilan	Car Parks	Freehold	-	40,300	2,500	05.07.2024
Kuala Lumpur							
10a	Geran Mukim 815, No. Lot 2694, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL	Land for development	Freehold	-	68,028		
10b	Geran Mukim 816, No. Lot 2695, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL.	Land for development	Freehold	-	61,247		
10c	Geran Mukim 814, No. Lot 2696, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL.	Land for development	Freehold	-	66,736	22,800	03.07.2024
10d	Geran Mukim 817, No. Lot 2697, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL.	Land for development	Freehold	-	65,337		
10e	Geran Mukim 818, No. Lot 2698, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL.	Land for development	Freehold	-	63,938		

No	Location	Description / Existing Use	Tenure	Age of Building	Land Area (sq. ft.)	Valuation Value/ Book Value (RM'000)	Revaluation Date/ Date of Acquisition
Langkawi							
11	Geran 211387 Lot 60074, Mukim Kedawang, District of Langkawi, Kedah	Land for development	Freehold	-	478,041	38,000	11.05.2026
Bali, Indonesia							
12	SHM No. 2354, 2572 & 2570, Jalan Danau Tamblingan, No.75A Kelurahan Sanur, Kecamatan Denpasar Selatan, Kota Denpasar, Provinsi Bali	Consists of villas, F&B outlets and other facilities	Freehold	-	45,972	11,240	19.05.2025

ANALYSIS OF **SHAREHOLDINGS**

AS AT 30 JUNE 2026

Issued Share Capital	:	RM 247,415,000.00
Total Number of Issued Shares	:	1,416,288,100 ordinary shares
Class of Shares	:	Ordinary Shares
Voting Rights	:	One vote per ordinary share held

DISTRIBUTION OF SHAREHOLDINGS AS AT 30 JUNE 2026

Size of Shareholdings	No. of Shareholders	% of Shareholders	No. of Shares Held	% of Shares Held
less than 100	640	11.03	15,953	0.00
100 to 1,000	863	14.87	339,247	0.02
1,001 to 10,000	1,647	28.39	10,115,501	0.71
10,001 to 100,000	2,031	35.01	79,700,618	5.63
100,001 to 56,664,404 (*)	618	10.65	653,741,116	46.16
56,664,405 AND ABOVE (**)	3	0.05	672,375,665	47.48
TOTAL	**5,802**	**100.00**	**1,416,288,100**	**100.00**

REMARKS : * LESS THAN 5% OF ISSUED HOLDINGS
** 5% AND ABOVE OF ISSUED HOLDINGS

REGISTER OF SUBSTANTIAL SHAREHOLDERS

		Direct Interest		Indirect Interest	
No.	Name of Shareholders	No. of Shares held	% of Issued Capital	No. of Shares held	% of Issued Capital
1.	Ibu Kota Developments Sdn Bhd	247,297,590	17.46	-	-
2.	Low Yi Ngo	232,099,525	16.39	-	-
3.	Datuk Lim Chai Hock	213,000,000	15.04	-	-
4.	Daza Holdings Sdn Bhd	-	-	247,297,590*	17.46
5.	Datuk Md Wira Dani Bin Abdul Daim	-	-	247,297,590**	17.46

* *Deemed interested by virtue of direct interest in Ibu Kota Developments Sdn Bhd pursuant to Section 8 of the Companies Act, 2016.*

** Deemed interested by virtue of their interest in Daza Holdings Sdn Bhd pursuant to Section 8 of the Companies Act, 2016.

DIRECTOR'S SHAREHOLDINGS

	Direct Interest		Indirect Interest	
	No. of Shares held	% of Issued Capital	No. of Shares held	% of Issued Capital
Datuk Lim Chai Hock	213,000,000	15.04	-	-
Lim Bay Gie	-	-	213,000,000	15.04
Lee En Dian	-	-	-	-
Dato' Seri Jamil Bin Bidin	-	-	-	-
Datin Norizan Binti Idris	-	-	-	-
Ho Soo Woon	-	-	-	-
Yeo Tek Ling	-	-	-	-
Tan Chee Wan	-	-	-	-
Datuk Dr. Yacob Mustafa	-	-	-	-

THIRTY (30) LARGEST SHAREHOLDERS

NO.	NAME	HOLDINGS	%
1	DB (MALAYSIA) NOMINEE (ASING) SDN BHD EXEMPT AN FOR DEUTSCHE BANK AG SINGAPORE (ASING WM CLT)	232,099,525	16.39
2	IBU KOTA DEVELOPMENTS SDN BHD	227,276,140	16.05
3	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIM CHAI HOCK (E-SJA)	213,000,000	15.04
4	HSBC NOMINEES (ASING) SDN BHD EXEMPT AN FOR CLEARSTREAM BANKING S.A.	28,257,187	1.99
5	LEONG POH HOONG	28,000,000	1.98
6	CHENG LAI HOCK	25,000,000	1.77
7	TAN OOI HAN	23,500,000	1.66
8	IBU KOTA DEVELOPMENTS SDN BHD	20,021,450	1.41
9	LEE CHIN CHAI	20,000,000	1.41
10	CHUAH CHIN YEN	19,634,100	1.39
11	MOHAMMED FEROZ BIN MOHAMMED ILYAS	18,000,000	1.27
12	POH CIN LIANG	13,957,400	0.98
13	KENANGA NOMINEES (TEMPATAN) SDN BHD RAKUTEN TRADE SDN BHD FOR YEO JIN HUI	10,700,000	0.76
14	MAYBANK NOMINEES (TEMPATAN) SDN BHD LOK HAN JIAN	10,218,600	0.72
15	LAM SANG	10,015,000	0.71
16	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR ONG KOK THYE	10,000,000	0.71
17	VAERSA CAPITAL SDN BHD	9,493,500	0.67
18	CHOW LING TZE	9,000,000	0.64
19	LOK HAN FENG	7,532,300	0.53
20	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SIVASANGARAN A/L GOPALLU	7,000,000	0.49
21	TAN TIAM SIEW	7,000,000	0.49
22	VIVEK A/L SASHEENDRAN	6,561,800	0.46
23	EUROPEAN CREDIT INVESTMENT BANK LTD.	6,500,000	0.46
24	RAMNATH A/L R.SUNDARAM	6,400,000	0.45
25	VAERSA CAPITAL LIMITED	6,333,800	0.45
26	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SULAIMAN ABDUL RAHMAN B ABDUL TAIB	6,086,000	0.43
27	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR KOON POH TAT (8062495)	6,000,000	0.42
28	TEH BEE GAIK	5,556,200	0.39
29	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR DATO' SRI GAN CHOW TEE	5,500,000	0.39
30	CHIN TZE KAI	5,237,000	0.37
	TOTAL	**1,003,880,002**	**70.88**

AVILLION
BERHAD

NOTICE OF **ANNUAL GENERAL MEETING**

NOTICE IS HEREBY GIVEN that the Thirty-Fourth ("**34th**") Annual General Meeting of **AVILLION BERHAD ("the Company")** will be held at **Pelita Ballroom**, **Avillion Port Dickson, 3rd Mile, Jalan Pantai, 71000 Port Dickson, Negeri Sembilan** on **Monday, 28 September 2026** at **10.00 a.m.** or any adjournment thereof for the purpose of transacting the following businesses: -

AGENDA

Ordinary Resolutions

1.	To receive the Audited Financial Statements for the financial year ended 31 March 2026 together with the Directors' and Auditors' Report thereon.	(Explanatory Note 1)
2.	To re-elect Mr. Yeo Tek Ling who is retiring by rotation pursuant to Clause 100 of the Company's Constitution and who being eligible, has offered himself for re-election.	Resolution 1 (Explanatory Note 2)
3.	To re-elect Dato' Seri Jamil Bin Bidin who is retiring by rotation pursuant to Clause 100 of the Company's Constitution and who being eligible, has offered himself for re-election.	Resolution 2 (Explanatory Note 2)
4.	To re-elect Datuk Lim Chai Hock who is retiring by rotation pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.	Resolution 3 (Explanatory Note 3)
5.	To re-elect Ms. Lim Bay Gie who is retiring by rotation pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered herself for re-election.	Resolution 4 (Explanatory Note 3)
6.	To re-elect Mr. Tan Chee Wan who is retiring by rotation pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.	Resolution 5 (Explanatory Note 3)
7.	To re-elect Datuk Dr. Yacob Bin Mustafa who is retiring by rotation pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.	Resolution 6 (Explanatory Note 3)
8.	To approve the payment of Directors' fees and other emoluments of RM332,720.00 for the financial year ended 31 March 2026.	Resolution 7
9.	To approve the payment of Directors' fees and benefits to Non-Executive Directors up to an amount not exceeding RM400,000.00 from 1 April 2026 until the next Annual General Meeting.	Resolution 8 (Explanatory Note 4)
10.	To re-appoint Messrs. Baker Tilly Monteiro Heng PLT as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.	Resolution 9

11. To consider and, if thought fit, to pass the following resolution, Authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act 2016: Resolution 10 (Explanatory Note 5)

"**THAT** pursuant to Sections 75 and 76 of the Companies Act 2016, the Directors be and are hereby authorised to issue shares in the Company at any time until the conclusion of the next Annual General Meeting and upon such terms and conditions and for such purposes as the Directors may, in their discretion, deem fit provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company for the time being, subject always to the approvals of all the relevant regulatory authorities.

AND FURTHER THAT pursuant to Section 85 of the Companies Act, 2016 read together with Clause 54 of the Company's Constitution, approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company and to offer new shares arising from the issuance and allotment of the new shares pursuant to Sections 75 and 76 of the Companies Act 2016 AND THAT the Board of Directors of the Company is exempted from the obligation to offer such new shares first to the existing shareholders of the Company."

Any Other Business

12. To transact any other business of which due notice shall have been given in accordance with the Company's Constitution and the Companies Act, 2016.

By Order of the Board

JEREMY TAI YUNG WEI (MAICSA No. 7065447 / SSM Practising Certificate No. 202308000580)
THONG PUI YEE (MAICSA No. 7067416 / SSM Practising Certificate No. 202008000510)
Company Secretaries
Kuala Lumpur

Date: 31 July 2026

Notes :

INFORMATION FOR SHAREHOLDERS/PROXIES

1. A member entitled to attend and vote at a meeting of the Company, or at a meeting of any class of members, shall be entitled to appoint any person as his proxy to attend and vote instead of the member at the meeting.

2. A member may appoint not more than 2 proxies to attend the same meeting.

3. A proxy may but need not to be a member of the Company. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend the Meeting shall have the same rights as the member to speak and vote at the Meeting. The instrument appointing a proxy shall be in writing under the hand of the appointor or his attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer or attorney duly authorised.

4. Where a member is an exempt authorised nominee who holds ordinary shares in the Company for multiple beneficial owners in one securities account ("**omnibus account**"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.

5. The Form of Proxy must be signed by the appointer or by his attorney duly authorised in writing or if the appointer is a corporation, either under seal or under hand of an officer or attorney duly authorised. If no name is inserted in the space for the name of your proxy, the Chairman of the Meeting will act as your proxy.

6. Subject to the Constitution, the Proxy Form shall be deposited at ShareWorks Sdn Bhd, the Share Registrar Office of the Company at No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur or via electronic form to ir@shareworks.com.my, not less than forty-eight (48) hours before the time set for holding the Meeting or any adjournment thereof.

7. For the purpose of determining a member who shall be entitled to attend and vote at the 34th AGM, the Company shall be requesting the Record of Depositors as at **18 September 2026**. Only a depositor of the Company whose name appears on the Record of Depositors as at **18 September 2026** shall be entitled to attend and vote at the said meeting as well as for appointment of proxy (ies) to attend and vote on his/her stead.

Explanatory Notes

1. **To receive the Audited Financial Statements for the financial year ended 31 March 2026 together with the Directors' and Auditors' Report thereon**

   Agenda item no. 1 is meant for discussion only as the provisions of Section 340(1)(a) of the Companies Act, 2016, does not require a formal approval of the shareholders and hence, is not put forward for voting.

2. **To re-elect Mr. Yeo Tek Ling and Dato' Seri Jamil Bin Bidin who are retiring by rotation pursuant to Clause 100 of the Company's Constitution and being eligible, have offered themselves for re-election**

   Clause 100 of the Company's Constitution provides that one-third (1/3) of the Directors of the Company for the time being shall retire by rotation at an AGM of the Company. The Directors who are subject to retirement by rotation in accordance with Clause 100 of the Company's Constitution are **Mr. Yeo Tek Ling** and **Dato' Seri Jamil Bin Bidin.**

   The Board has conducted assessments on **Mr. Yeo Tek Ling** and **Dato' Seri Jamil Bin Bidin** on character, integrity, competence, and experience and time commitment in effectively discharging their respective roles as Directors of the Company. **Mr. Yeo Tek Ling** and **Dato' Seri Jamil Bin Bidin** were assessed based on performance criteria set in the areas of Board dynamics and participation, competency and capability, independence and objectivity, probity and personal integrity, contribution and performance together with their ability to make analytical inquiries and offer advice and guidance. The Board agreed with the Nomination Committee's recommendation that **Mr. Yeo Tek Ling** and **Dato' Seri Jamil Bin Bidin** who are retiring by rotation in accordance with Clause 100 of the Company's Constitution are eligible to stand for re-election.

The retiring Directors had abstained from deliberations and decisions on their own eligibility to stand for re-election at the Board meeting.

3. **To re-elect Datuk Lim Chai Hock, Ms. Lim Bay Gie, Mr. Tan Chee Wan and Datuk Dr. Yacob Bin Mustafa who are retiring pursuant to Clause 107 of the Company's Constitution and being eligible, has offered themselves for re-election**

Clause 107 of the Company's Constitution provides that the Directors shall have power at any time, and from time to time, to appoint any person to be a Director, either to fill a casual vacancy or as an addition to the existing Directors, but the total number of Directors shall not at any time exceed the maximum number fixed in accordance with this Constitution. Any Director so appointed shall hold office only until the next following annual general meeting, and shall then be eligible for re-election but shall not be taken into account in determining the Directors who are to retire by rotation at that meeting.

Datuk Lim Chai Hock was appointed on 12 September 2025 as a Non-Independent Non-Executive Director and is standing for re-election as the Director of the Company in accordance with Clause 107 of the Company's Constitution and being eligible, has offered himself for re-election at the 34th AGM of the Company.

Ms. Lim Bay Gie was appointed on 12 September 2025 as a Non-Independent Non-Executive Director and is standing for re-election as the Director of the Company in accordance with Clause 107 of the Company's Constitution and being eligible, has offered herself for re-election at the 34th AGM of the Company.

Mr. Tan Chee Wan was appointed on 03 November 2025 as an Independent Non-Executive Director and is standing for re-election as the Director of the Company in accordance with Clause 107 of the Company's Constitution and being eligible, has offered himself for re-election at the 34th AGM of the Company.

Datuk Dr. Yacob Bin Mustafa was appointed on 16 January 2026 as an Independent Non-Executive Director and is standing for re-election as the Director of the Company in accordance with Clause 107 of the Company's Constitution and being eligible, has offered himself for re-election at the 34th AGM of the Company.

4. **Payment of Directors' fees and benefits to Non-Executive Directors**

Section 230(1) of the Companies Act, 2016, which came into effect on 31 January 2017, provides among others, that the fees of Directors and any benefits payable to Directors shall be approved at a general meeting.

In this respect, the Board wishes to seek shareholders' approval for the payment of Directors' fees and for benefits payable to Non-Executive Directors to be paid monthly in arrears after each month of completed service of the Directors.

5. **Authority to Allot and Issue Shares Pursuant to Sections 75 and 76 of the Companies Act 2016**

Ordinary Resolution 10 is proposed pursuant to Sections 75 and 76 of the Companies Act 2016 for the purpose of obtaining a general mandate ("General Mandate"), which if passed, will empower the Directors of the Company to allot and issue new ordinary shares in the Company at any time provided that the aggregate number of ordinary shares issued pursuant to the General Mandate does not exceed ten per centum (10%) of the total number of issued ordinary shares (excluding treasury shares, if any) of the Company for the time being for such purposes as the Directors deem fit and in the best interest of the Company. This would avoid any delay and cost involved in convening a general meeting to approve such an issue of shares. This General Mandate will, unless revoked or varied by the Company at a general meeting, expire at the conclusion of the next annual general meeting after the approval was given or at the expiry of the period within which the next annual general meeting is required to be held after the approval was given, whichever is the earlier. This General Mandate, if granted, will provide flexibility to the Company for any possible fund-raising activities, including but not limited to further placing of shares, for the purpose of funding future investment project(s), working capital and/or acquisition(s).

Ordinary Resolution 10, if passed, would be tantamount to shareholders of the Company agreeing to waive their pre-emptive rights in respect of the allotment and issuance of the new ordinary shares pursuant to the General Mandate, which will result in a dilution to the shareholders' shareholdings in the Company.

STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

1. The 34th AGM of the Company will be conducted physically at **Pelita Ballroom**, **Avillion Port Dickson, 3rd Mile, Jalan Pantai, 71000 Port Dickson, Negeri Sembilan** on **Monday, 28 September 2026** at **10.00 a.m.**

2. The Directors who are seeking re-election and/or continuing in office as Independent Non-Executive Directors as well as Managing Director / Chief Executive Officer at the 34th AGM of the Company are:

    i. Mr. Yeo Tek Ling (Clause 100)
    ii. Dato' Seri Jamil Bin Bidin (Clause 100)
    iii. Datuk Lim Chai Hock (Clause 107)
    iv. Ms. Lim Bay Gie (Clause 107)
    v. Mr. Tan Chee Wan (Clause 107)
    vi. Datuk Dr. Yacob Bin Mustafa (Clause 107)

    The Profiles of the Directors seeking for re-election are set out in the Company's Annual Report 2026. The details of the Directors' interest in the securities of the Company are set out in the Company's Annual Report 2026.

    The details of attendance of the Directors of the Company at Board of Directors' Meetings held during the financial year ended 31 March 2026 are disclosed in the profile of Directors of the Annual Report 2026.

PERSONAL DATA POLICY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof) and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

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AVILLION
BERHAD

[199201013018 (244521-A)]
(Incorporated in Malaysia)

PROXY FORM
34TH ANNUAL GENERAL MEETING

CDS Account No.	
Number of shares held	

I/We..
[Full name and NRIC/Company No.]

of..

....
[Address]

Telephone No:.. Email Address:..

being a Member/Members of AVILLION BERHAD hereby appoint ....

....
[Full name and NRIC/Company No.]

of..

....
[Address]

Telephone No:.. Email Address:..

*and/or failing him/her..
[Full name and NRIC No.]

of ....

....[Address]

Telephone No:.. Email Address:..

or failing him/her, the Chairman of the Meeting as my/our proxy to attend and vote for me/us on my/our behalf at the 34th Annual General Meeting of the Company to be held physically at **Pelita Ballroom, Avillion Port Dickson, 3rd Mile, Jalan Pantai, 71000 Port Dickson, Negeri Sembilan** on **Monday, 28 September 2026 at 10.00 a.m.** and at any adjournment thereof.

Please indicate your voting instructions with an "X" in the appropriate space. If no specific direction as to voting is given, the proxy will vote or abstain from voting on the resolution at his/her discretion.

ORDINARY RESOLUTION		FOR	AGAINST
1.	To re-elect Mr. Yeo Tek Ling who is retiring by rotation pursuant to Clause 100 of the Company's Constitution and who being eligible, has offered himself for re-election.		
2.	To re-elect Dato' Seri Jamil Bin Bidin who is retiring pursuant to Clause 100 of the Company's Constitution and who being eligible, has offered himself for re-election.		
3.	To re-elect Datuk Lim Chai Hock who is retiring pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.		
4.	To re-elect Ms. Lim Bay Gie who is retiring pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered herself for re-election.		
5.	To re-elect Mr. Tan Chee Wan who is retiring pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.		
6.	To re-elect Datuk Dr. Yacob Bin Mustafa who is retiring pursuant to Clause 107 of the Company's Constitution and who being eligible, has offered himself for re-election.		
7.	To approve the payment of Directors' fees and other emoluments of RM332,720.00 for the financial year ended 31 March 2026.		
8.	To approve the payment of Directors' fees and benefits to Non-Executive Directors up to an amount not exceeding RM400,000.00 from 1 April 2026 until the next Annual General Meeting.		
9.	To re-appoint Messrs. Baker Tilly Monteiro Heng PLT as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.		
10.	Authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act, 2016.		

____
Signature of Shareholder or Common Seal
Dated this _____ day of __________ 2026

NOTES:-

1. A member entitled to attend and vote at a meeting of the Company, or at a meeting of any class of members, shall be entitled to appoint any person as his/her proxy to attend and vote instead of the member at the meeting.
2. A member may appoint not more than 2 proxies to attend the same meeting.
3. A proxy may but need not to be a member of the Company. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend the Meeting shall have the same rights as the member to speak and vote at the Meeting. The instrument appointing a proxy shall be in writing under the hand of the appointor or his attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer or attorney duly authorised.
4. Where a member is an exempt authorised nominee who holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
5. The Form of Proxy must be signed by the appointer or by his attorney duly authorised in writing or if the appointer is a corporation, either under seal or under hand of an officer or attorney duly authorised. If no name is inserted in the space for the name of your proxy, the Chairman of the Meeting will act as your proxy.
6. Subject to the Constitution, the Proxy Form shall be deposited at ShareWorks Sdn. Bhd. of No. 2-1, Jalan Sri Hartamas 8, Sri Hartamas, 50480 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur or via electronic form to ir@shareworks.com.my, less than forty-eight (48) hours before the time set for holding the Meeting or any adjournment thereof.
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AFFIX
STAMP

AVILLION BERHAD
[199201013018 (244521-A)]

Company Share Registrar

SHAREWORKS SDN. BHD.
No. 2-1, Jalan Sri Hartamas 8,
Sri Hartamas,
50480 Kuala Lumpur,
Wilayah Persekutuan Kuala Lumpur,
Malaysia.

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AVILLION

BERHAD

199201013018 (244521-A)

AVILLION BERHAD

199201013018 (244521-A)

No. 2-1, Jalan Sri Hartamas 8
Sri Hartamas
50480 Kuala Lumpur
Wilayah Persekutuan

www.avillionberhad.com