CHIN HIN GROUP BERHAD

INTERIM FINANCIAL REPORT
FOURTH QUARTER ENDED 31ST DECEMBER 2025

CHIN HIN GROUP BERHAD
Registration No.:201401021421(1097507-W)
(Incorporated in Malaysia)

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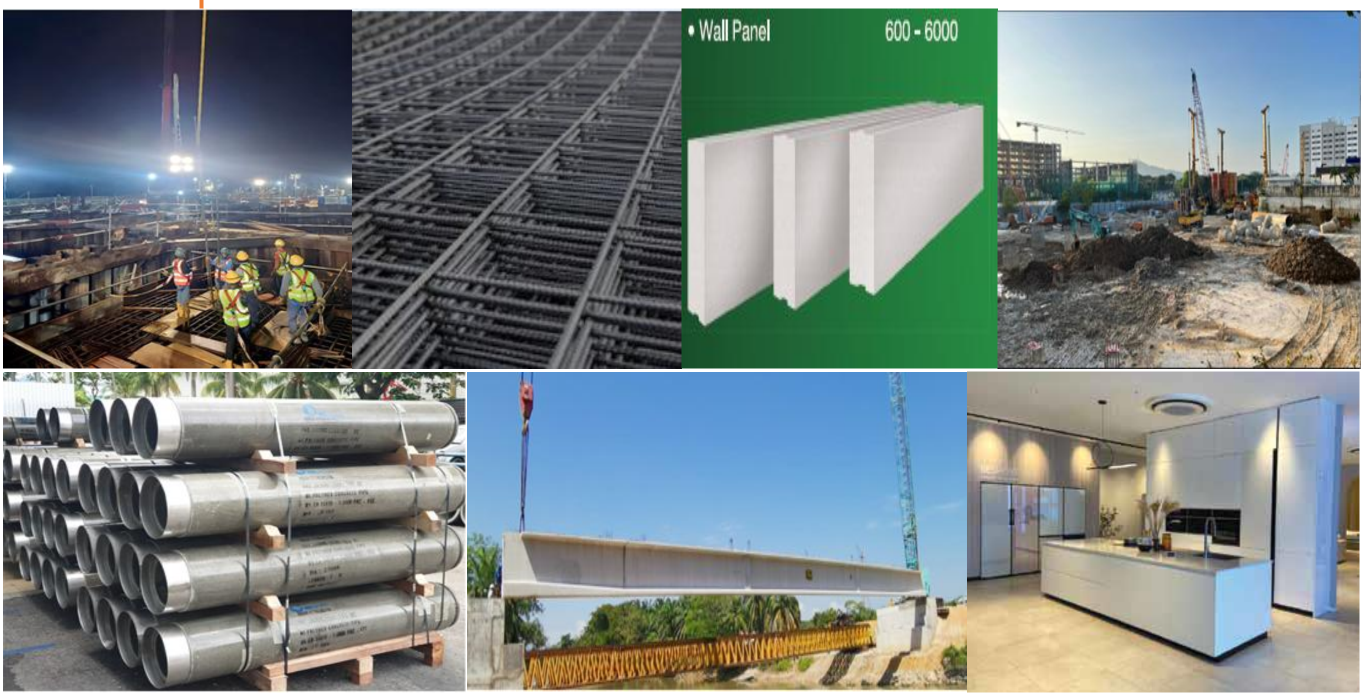

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025

(The figures have not been audited)

		Individual Quarter			Cumulative Quarter		
		31 Dec 2025	31 Dec 2024	Changes	31 Dec 2025	31 Dec 2024	Changes
	Note	RM'000	RM'000	%	RM'000	RM'000	%
Revenue		1,092,130	995,478	10%	4,072,171	3,252,347	25%
Cost of sales		(874,598)	(816,344)		(3,298,770)	(2,727,214)	
Gross profit		217,532	179,134	21%	773,401	525,133	47%
Other operating income		51,480	9,070		88,807	50,913	
Fair value gain on investment properties		130	17,886		130	17,886	
Fair value gain on other investments		9,348	32,182		9,013	39,857	
(Loss)/gain on disposal of other investments		(186)	(6,748)		(795)	11,590	
Finance income		1,429	4,659		7,597	10,368	
Administrative expenses		(141,627)	(110,565)		(478,197)	(315,108)	
Operating profit		138,106	125,618	10%	399,956	340,639	17%
Finance costs		(24,824)	(23,345)		(99,864)	(78,506)	
Share of results of associates		1,010	6,318		13,908	11,936	
Share of results of joint ventures		201	60		179	1,776	
Profit before taxation		114,493	108,651	5%	314,179	275,845	14%
Taxation	B5	(37,799)	(23,498)		(95,728)	(60,353)	
Profit for the year		76,694	85,153	-10%	218,451	215,492	1%
Other comprehensive (loss)/income							
Exchange translation differences		(6,903)	1,131		(8,273)	(8,533)	
Total comprehensive income for the financial year		69,791	86,284		210,178	206,959	
PROFIT AFTER TAX ATTRIBUTABLE TO:							
Owners of the Company		37,991	36,054	5%	103,625	114,818	-10%
Holders of Perpetual MTN		1,369	945		4,792	3,596	
Non-controlling interests		37,334	48,154		110,034	97,078	
		76,694	85,153		218,451	215,492	

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025 (Cont'd)

(The figures have not been audited)

	Note	Individual Quarter 31 Dec 2025 RM'000	Individual Quarter 31 Dec 2024 RM'000	Changes %	Cumulative Quarter 31 Dec 2025 RM'000	Cumulative Quarter 31 Dec 2024 RM'000	Changes %
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:							
Owners of the Company		33,919	37,185	-9%	98,183	106,285	-8%
Holders of Perpetual MTN		1,369	945		4,792	3,596	
Non-controlling interests		34,503	48,154		107,203	97,078	
		69,791	86,284		210,178	206,959	
Earnings per share attributable to owners of the Company (sen):							
- Basic	B11	1.07	1.02		2.93	3.24	
- Diluted	B11	1.07	1.02		2.93	3.24	

Notes:

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

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

(The figures have not been audited)

	Unaudited 31 December 2025 RM'000	Restated 31 December 2024 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	752,199	792,805
Investment properties	76,270	157,015
Investment in associates	156,277	140,754
Investment in a joint ventures	3,013	39,565
Intangible assets	328,357	312,888
Deferred tax assets	13,790	6,228
Other investments	1,035	1,535
Other financial assets	10,189	6,340
Inventories - Land held for development	-	2,409
Trade receivables	47,677	33,816
TOTAL NON-CURRENT ASSETS	1,388,807	1,493,355
CURRENT ASSETS		
Contract assets and contract costs	829,261	528,780
Inventories	939,370	795,965
Trade receivables	772,161	793,692
Other receivables	244,292	192,272
Other investments	151,951	208,041
Tax recoverable	16,816	11,935
Fixed deposits with licensed banks	135,091	47,190
Cash and bank balances	430,458	342,560
	3,519,400	2,920,435
Assets held for sale	157,296	58,583
TOTAL CURRENT ASSETS	3,676,696	2,979,018
TOTAL ASSETS	**5,065,503**	**4,472,373**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	381,851	381,851
Treasury shares	(338)	(338)
Merger reserve	(142,691)	(142,691)
Foreign currency translation reserve	(8,307)	(2,865)
Revaluation reserve	6,327	50,912
Retained earnings	715,488	487,314
Total equity attributable to Owners of the Parent	952,330	774,183
Medium Term Note ("MTN")	72,977	50,577
Non-controlling interests	871,354	715,404
TOTAL EQUITY	1,896,661	1,540,164

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2025 (Cont'd)

(The figures have not been audited)

	Unaudited 31 December 2025 RM'000	Restated 31 December 2024 RM'000
CURRENT LIABILITIES		
Trade payables	552,795	513,411
Other payables	690,085	387,918
Contract liabilities	138,940	73,033
Amount owing to a director	11,820	158,507
Bank borrowings	918,852	1,035,547
Lease liabilities	48,674	17,056
Tax payable	34,775	29,657
TOTAL CURRENT LIABILITIES	2,395,941	2,215,129
NON-CURRENT LIABILITIES		
Trade payables	52,091	7,001
Other payables	-	12,696
Bank borrowings	551,139	582,291
Contract liabilities	90	105
Lease liabilities	51,259	22,856
Deferred tax liabilities	118,322	92,131
TOTAL NON-CURRENT LIABILITIES	772,901	717,080
TOTAL LIABILITIES	3,168,842	2,932,209
TOTAL EQUITY AND LIABILITIES	**5,065,503**	**4,472,373**
NET ASSET PER SHARE (RM)	0.54	0.44

Notes:

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

(2) Net asset per share for the current quarter and comparative financial year is calculated based on the total equity divided by the weighted average number of ordinary shares in issue for the quarter and comparative financial year.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025

(The figures have not been audited)

	<---Attributable to owners of the parent---									
	<--- Non-Distributable ---					Distributable			Non-	
	Share Capital RM'000	Treasury Shares RM'000	Merger Reserve RM'000	Foreign Currency Translation Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Total RM'000	Perpetual MTN RM'000	Controlling Interests RM'000	Total Equity RM'000
At 1 January 2025, as previously reported	381,851	(338)	(142,691)	(2,865)	50,912	523,104	809,973	50,577	711,539	1,572,089
Purchase price allocation ("PPA") adjustments	-	-	-	-	-	(35,790)	(35,790)	-	3,865	(31,925)
At 1 January 2025, as restated	381,851	(338)	(142,691)	(2,865)	50,912	487,314	774,183	50,577	715,404	1,540,164
Profit for the financial year	-	-	-	-	-	103,625	103,625	4,792	110,034	218,451
Other comprehensive loss	-	-	-	(5,442)	-	-	(5,442)	-	(2,831)	(8,273)
Total comprehensive (loss)/income	-	-	-	(5,442)	-	103,625	98,183	4,792	107,203	210,178
Realisation of revaluation reserve	-	-	-	-	(44,585)	44,585	-	-	-	-
Transactions with owners:										
Changes in ownership interests in subsidiaries	-	-	-	-	-	45,785	45,785	-	(99,285)	(53,500)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	73,945	73,945
Incorporation of subsidiary	-	-	-	-	-	-	-	-	300	300
Acquisition of subsidiary companies	-	-	-	-	-	-	-	-	29,864	29,864
Gain on dilution of shares in a subsidiary	-	-	-	-	-	34,179	34,179	-	-	34,179
Share dilution from issuance of new shares of a subsidiary	-	-	-	-	-	-	-	-	158,461	158,461
Issuance of perpetual MTN	-	-	-	-	-	-	-	22,000	-	22,000
Distribution to holders of Perpetual MTN	-	-	-	-	-	-	-	(4,392)	-	(4,392)
Treasury shares buy-back	-	-	-	-	-	-	-	-	(63,969)	(63,969)
Dividends to non-controlling interests	-	-	-	-	-	-	-	-	(50,569)	(50,569)
Total transactions with owners	-	-	-	-	-	79,964	79,964	17,608	48,747	146,319
At 31 December 2025	381,851	(338)	(142,691)	(8,307)	6,327	715,488	952,330	72,977	871,354	1,896,661

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025 (Cont'd)

(The figures have not been audited)

	Attributable to owners of the parent									
	Non-Distributable					Distributable				
	Share Capital RM'000	Treasury Shares RM'000	Merger Reserve RM'000	Foreign Currency Translation Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Total RM'000	Perpetual MTN RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
At 1 January 2024	381,851	(338)	(142,691)	2,113	49,007	472,373	762,315	30,000	455,649	1,247,964
Profit for the financial year	-	-	-	-	-	114,818	114,818	3,596	97,078	215,492
Other comprehensive income	-	-	-	(4,978)	-	(894)	(5,872)	-	(2,661)	(8,533)
Total comprehensive income	-	-	-	(4,978)	-	113,924	108,946	3,596	94,417	206,959
Realisation of revaluation reserve	-	-	-	-	(3,429)	3,429	-	-	-	-
Transactions with owners:										
Changes in ownership interests in subsidiaries	-	-	-	-	-	(95,828)	(95,828)	-	(48,403)	(144,231)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	43,299	43,299
Acquisition of non-controlling interests	-	-	-	-	-	-	-	-	-	-
in subsidiaries	-	-	-	-	5,334	8,797	14,131	-	(2,900)	11,231
Gain on resale of treasury shares	-	-	-	-	-	20,180	20,180	-	9,688	29,868
Dividends to holders of Perpetual MTN	-	-	-	-	-	-	-	(3,019)	-	(3,019)
Dividends to non-controlling interests	-	-	-	-	-	229	229	-	(36,359)	(36,130)
Non-controlling interests arising from acquisition of shares in an associate	-	-	-	-	-	(35,790)	(35,790)	-	200,013	164,223
Issuance of Perpetual MTN	-	-	-	-	-	-	-	20,000	-	20,000
Total transactions with owners	-	-	-	-	5,334	(102,412)	(97,078)	16,981	165,338	85,241
At 31 December 2024 (restated)	381,851	(338)	(142,691)	(2,865)	50,912	487,314	774,183	50,577	715,404	1,540,164

Notes:

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH (4^{TH}) QUARTER ENDED 31 DECEMBER 2025

(The figures have not been audited)

	Cumulative quarter	
	31 Dec 2025	**31 Dec 2024**
Cash Flows From Operating Activities	**RM'000**	**RM'000**
Profit before taxation	314,179	275,845
Adjustment for:		
Amortisation of intangible assets	4,436	3,304
Amortisation of government grant	(202)	(101)
(Allowance for doubtful debts written back)/Bad debts written off	(7,152)	1,957
Depreciation of property, plant and equipment	86,402	59,999
Dividend income	-	(2,048)
Impairment loss on property, plant and equipment	-	881
Impairment loss on trade and other receivables and contract assets	14,551	19,763
Interest expense	99,864	78,506
Contract asset written off	-	36
Property, plant and equipment written off	4,680	586
Gain on disposal of property, plant and equipment	(1,651)	(12,548)
Gain on disposal of investment in subsidiary company	(6,111)	-
Gain on remeasurement of equity interest of an associate	-	(20,170)
Gain on disposal of assets held for sale	(26,201)	(185)
Loss/(gain) on disposal of other investments	795	(11,590)
Loss on disposal of investment property	-	60
Net gain on bargain purchase	(14,349)	-
Loss on modification on lease contract	316	-
Gain on lease termination of lease contract	(248)	(55)
Interest income	(7,597)	(10,368)
Fair value gain on other investments	(9,013)	(39,857)
Fair value gain on investment properties	(130)	(17,886)
Fair value gain on other receivables and other financial assets	-	(74)
Reversal of impairment loss on trade and other receivables	(20,342)	(17,175)
Inventories written down	5,272	3,425
Share of results of associates	(13,908)	(11,936)
Share of results of joint ventures	(179)	(1,776)
Unrealised gain on foreign exchange	(1,324)	(4,227)
Operating profit before working capital changes	422,088	294,366

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025 (Cont'd)

(The figures have not been audited)

	Cumulative Quarter	
	31 Dec 2025	31 Dec 2024
	RM'000	RM'000
Operating profit before working capital changes	422,088	294,366
Changes in working capital:		
Inventories	60,264	(90,661)
Receivables	(31,299)	(102,314)
Contract assets/liabilities	(114,850)	(196,742)
Payables	41,175	165,764
	(44,710)	(223,953)
Cash generated from operations	377,378	70,413
Interest paid	(84,786)	(78,506)
Interest received	7,597	10,368
Tax paid	(85,454)	(64,899)
Tax refund	3,208	2,606
Net cash from/(used in) operating activities	217,943	(60,018)
Cash Flows From Investing Activities		
Capital contribution by non-controlling interests	74,245	43,299
Purchase of property, plant and equipment	(80,788)	(67,949)
Purchase of other financial assets	(3,849)	(2,125)
Purchase of other investments	(82,195)	(85,048)
Acquisition of additional shares in an associate	(1,540)	(48,328)
Acquisition of subsidiary companies, net of cash	(14,142)	-
Acquisition of additional investment in subsidiaries	(79,310)	(144,231)
Dividend received	1,707	2,048
Net cash inflows from disposal of subsidiaries	60,527	-
Proceeds from disposal of assets held for sales	117,747	2,800
Proceeds from partial disposal of investment in subsidiaries	59,989	-
Proceeds from disposal of other investments	147,042	250,522
Proceeds from disposal of property, plant and equipment	7,501	31,145
Proceeds from disposal of investment properties	-	11,330
Distribution of profit from a joint venture company	23,000	23,320
Net cash from investing activities	229,934	16,783

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025 (Cont'd)

(The figures have not been audited)

	Cumulative quarter	
	31 Dec 2025 RM'000	31 Dec 2024 RM'000
Cash Flows From Financing Activities		
Dividend paid to non-controlling interests	(50,569)	(36,130)
Proceed from issuance of MTN	22,000	20,000
(Repayment to)/Drawdown from a director	(146,687)	62,136
Drawdown of bank borrowings	498,697	384,800
Net changes on bankers' acceptance, trust receipt and revolving credits	110,214	126,917
(Increase)/decrease in fixed deposits pledged	(36,960)	9
Repayment of bank borrowings	(743,606)	(309,781)
Repayment of lease liabilities	(43,170)	(18,238)
Distribution to holders of perpetual MTN	(4,392)	(3,019)
(Purchase)/Proceeds from disposal of treasury shares	(63,969)	29,868
Proceeds from Initial Public Offering listing of a subsidiary	158,461	-
Net cash (used in)/from financing activities	(299,981)	256,562
Net increase in cash and cash equivalents	147,896	213,327
Cash and cash equivalents at the beginning of the financial year	330,100	125,281
Effect of exchange translation differences on cash and cash equivalents	(8,273)	(8,508)
Cash and cash equivalents at the end of the financial year	469,723	330,100
Cash and cash equivalents at the end of the financial year comprises:		
Cash and bank balances	430,458	342,560
Fixed deposits with licensed banks	135,091	47,190
Bank overdrafts	(22,177)	(22,961)
	543,372	366,789
Less: Fixed deposits pledged to licensed banks	(73,649)	(36,689)
	469,723	330,100

Notes:

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

NOTES TO THE INTERIM FINANCIAL REPORT- FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2025

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

A1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") No. 134 - Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements ("Listing Requirements").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

The accounting policies adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2024, except for the adoption of standards and interpretations that are mandatory for the Group for the financial year beginning 1 January 2025:

Amendments to MFRS 121	Lack of Exchangeability

The adoption of the above amendments to MFRSs do not have a material impact on the financial statements of the Group.

A2. Auditors' report of preceding annual audited financial statements

The auditors' report on the preceding year's audited financial statements of the Company and of the Group was not subject to any qualification.

A3. Seasonal or cyclical factors

The businesses of the Group were not affected by seasonal or cyclical factors during the current financial quarter and financial year-to-date.

A4. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current financial quarter and financial year-to-date.

A5. Material changes in estimates

There were no material changes in estimates used in reporting the current financial quarter and financial year-to-date as compared to the audited financial statements of the Group for the financial year ended 31 December 2024.

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A6. Debt and equity securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities for the current quarter under review. During the current financial year-to-date, none of the treasury shares is distributed as share dividend to the shareholders. As of 31 December 2025, the number of treasury shares held was 1,500,600 ordinary shares.

A7. Segmental information

The Group's operating activities were derived from Thirteen (13) main business segments, namely the following:-

	Unaudited Individual quarter 31 December 2025 RM'000	Unaudited Individual quarter 31 December 2024 RM'000	Unaudited Cumulative quarter 31 December 2025 RM'000	Audited Cumulative quarter 31 December 2024 RM'000
Revenue				
Building material division				
• Distribution of building materials and logistics services	227,452	228,641	904,734	928,854
• Manufacturing of safety glass, door & frame and metal roofing	70,768	91,405	306,465	354,249
• Manufacturing of autoclaved aerate concrete ("AAC") and precast concrete	147,540	126,864	554,622	511,317
• Manufacturing of wire mesh	13,339	48,027	131,234	187,679
• Modular building Solutions	-	3,053	-	3,053
Subtotal	459,099	497,990	1,897,055	1,985,152
• Property development	282,864	76,855	895,022	232,134
• Construction	249,610	297,880	845,179	619,501
• Design, manufacturing and distribution of kitchen and wardrobe system	142,458	152,576	487,377	353,964
• Interior fit-out works	98,311	150,176	480,000	328,467
• Manufacturing and trading of commercial vehicles and bodyworks	10,893	23,996	81,632	72,095
• Investment holding and management services	10,416	15,283	22,527	25,312
• Others	2,347	906	7,341	3,153
Subtotal	1,255,998	1,215,662	4,716,133	3,619,778
Group adjustments and eliminations	(163,868)	(220,184)	(643,962)	(367,431)
Group revenue	1,092,130	995,478	4,072,171	3,252,347

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A7. Segmental information (Cont'd)

The Group's operating activities were derived from Thirteen (13) main business segments, namely the following (Cont'd):-

	Unaudited Individual quarter 31 December 2025 RM'000	Unaudited Individual quarter 31 December 2024 RM'000	Unaudited Cumulative quarter 31 December 2025 RM'000	Audited Cumulative quarter 31 December 2024 RM'000
Profit before taxation				
Building material division				
• Distribution of building materials and logistics services	15,340	8,298	28,761	16,567
• Ready-mixed concrete	(2)	1	(12)	(27)
• Manufacturing of safety glass, door & frame and metal roofing	18,453	41,608	46,253	72,872
• Manufacturing of autoclaved aerate concrete ("AAC") and precast concrete	24,046	32,016	59,203	60,575
• Manufacturing of wire mesh	(1,186)	963	705	1,525
• Modular building Solutions	(89)	4,811	(729)	3,746
• Trading of sanitaryware and fittings	(24)	(34)	(37)	(40)
Subtotal	56,538	87,663	134,144	155,218
• Property development	41,888	(21,251)	117,041	(13,797)
• Construction	9,365	9,385	22,349	18,969
• Design, manufacturing and distribution of kitchen and wardrobe system	34,612	38,280	73,539	82,771
• Interior fit-out works	16,690	23,996	61,369	48,063
• Manufacturing and trading of commercial vehicles and bodyworks	(4,085)	163	(2,588)	1,576
• Investment holding and management services	44,457	88,904	19,562	89,905
• Others	334	(539)	664	242
Subtotal	199,799	226,601	426,080	382,947
Share of results of associates	1,010	6,318	13,908	11,936
Share of results of joint ventures	201	60	179	1,776
Subtotal after share of results	201,010	232,979	440,167	396,659
Group adjustments and eliminations	(86,517)	(124,328)	(125,988)	(120,814)
Group profit before tax	114,493	108,651	314,179	275,845

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A8. Dividend paid

There was no dividend paid during the current financial quarter and financial year-to-date.

A9. Valuation of property, plant and equipment

The Group has not carried out any valuation on its property, plant and equipment in the current financial quarter and financial year-to-date.

A10. Valuation of investment properties

The values captured are based upon a valuation exercise carried out by independent firms of professional valuer. The valuations were arrived at by reference to market evidence of transaction prices for similar properties. This was in line with our policy upon adoption of MFRS 140, that investments properties are revalued at regular intervals of at least once every year. The resultant revaluation gain of approximately RM130k were recognised in other operating income.

A11. Capital commitments

The capital commitments of the Group were as follows: -

	Unaudited 31 December 2025 RM'000	**Audited 31 December 2024 RM'000**
Authorised and contracted for:		
- acquisition of property, plant and equipment	68,214	7,106
- acquisition of intangible assets	6,613	-
- acquisition of investment properties	1,234	1,234
- acquisition of land held for property developments	98,640	-
- capital expenditure for joint developments	103,000	66,000

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A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A12. Changes in the composition of the Group

Save as disclosed in Note B6 on the Status of Corporate Proposal Announced, there were no material changes in the composition of the Group for the current financial year ended 31 December 2025, except for the following:-

i) On 24 January 2025, the Company entered into a Share Sale Agreement ("SSA") with Yeo Ann Seck for the proposed acquisition of additional 37,382,000 units of ordinary shares in Ajiya Berhad ("Ajiya"), representing 12.27% of the total issued and paid-up share capital of Ajiya, for a total a total purchase consideration of RM54,203,900. In connection therewith, the proposed acquisition was completed on 23 April 2025. Consequently, Ajiya became 66.36% subsidiaries of the Group.

ii) On 13 February 2025, Signature International Berhad ("SIB") had subscribed 2 units of ordinary shares in Signature Smartverse Sdn. Bhd. ("SSVSB") for an amount of RM2, representing 100% of the total issued share capital of SSVSB.

iii) Through the joint ventures between BKG Development Sdn Bhd ("BKGD"), a wholly-owned subsidiary of Chin Hin Group Property Berhad ("CHGP") and Fiamma Holdings Berhad ("FHB"), which involve the followings:
   (a) Subscription by BKGD of 5,833,334 new ordinary shares in Aricia Sdn Bhd ("ASB"), representing 70% of the enlarged issued ordinary shares in ASB for a total cash consideration of RM5,833,334 pursuant to the ASB Shareholders Agreement;
   (b) Subscription by BKGD of 1,166,667 new ordinary shares in Dawn Land Sdn Bhd ("DLSB"), representing 70% of the enlarged issued ordinary shares in DLSB for a total cash consideration of RM1,166,667 pursuant to the DLSB Shareholders Agreement; and
   (c) Issuance of 12,000,000 BKGD redeemable preference shares to FHB at a total consideration of RM1,200 pursuant to both mentioned Shareholders Agreement as mentioned above.

   Accordingly, the conditions precedent of ASB Shareholders Agreement and DLSB Shareholders Agreement have been fulfilled on 26 February 2025 and CHGP officially completed the subscription of shares on 1 March 2025.

iv) On 17 May 2023, SIB entered into a Call & Put option agreement ("C&P") with Bernard Lim Leng Foo to transfer 200,001 ordinary shares in Corten Interior Solutions Pte. Ltd. ("CIS"), representing 10% equity interest in CIS for a total consideration of SGD6,600,000, subject to the terms and conditions as stipulated in the C&P.

   The Acquisition was completed on 23 April 2025. Consequently, CIS and its wholly-owned subsidiary, Woodcraft Studio Sdn. Bhd. ("WCS") and Areal Interior Solutions Pte. Ltd. ("AIS") became a direct 85%-owned subsidiary of SIB.

v) On 30 April 2025, BKG Development Sdn. Bhd. ("BKGD"), a wholly-owned subsidiary of the Company, incorporated a subsidiary, Konsortium Inspirasi Urusjuta Chin Hin Group Property JV Sdn. Bhd. ("KIUCHGPJV") with 10 ordinary shares and BKGD had subscribed to 7 ordinary shares for a cash consideration of RM7.

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A12. Changes in the composition of the Group (Cont'd)

Save as disclosed in Note B6 on the Status of Corporate Proposal Announced, there were no material changes in the composition of the Group for the current financial period ended 31 December 2025, except for the following:- (Cont'd)

vi) On 3 February 2025, SIB entered into a Deed of Collaboration Confirmation and Undertaking with Chang Chung Fei, Ng Mun Moh, and Foo Khai Shin, pursuant to which SIB will assume the role of controlling shareholder.

On 26 March 2025, SIB transferred 1,021,040 shares to Foo Khai Shin. Following this transaction, SIB's equity interest in Space Alliance Contract Sdn Bhd was diluted from 51% to 50.7%, while its equity interest in ZZ increased from 50.1% to 50.7%.

Signature Alliance Group Berhad (SAG) was successfully listed on the ACE Market on 5 June 2025. Following the listing, SIB's equity interest in SAG was diluted from 50.7% to 37.5%.

vii) On 12 June 2025, KIUCHGPJV increased its issued and paid-up ordinary shares from RM10 to RM1,000,000 by issuance of 999,990 ordinary shares for a total consideration of RM990,990. BKGD has subscribed for an additional 699,993 ordinary shares in KIUCHGPJV for a total consideration of RM699,993. Consequently, BKGD owned 70% shareholdings in KIUCHGPJV.

viii) On 29 August 2025, BKGD subscribed to 9,625,000 ordinary shares in Sunrich Victory Sdn. Bhd. ("Sunrich"), representing a 55% of equity interest in Sunrich, for a total cash consideration of RM9,374,750

A13. Contingent liabilities and contingent assets

There were no contingent assets as at the date of this interim financial report. Contingent liabilities of the Group were as follows: -

Group Unsecured	Unaudited 31 December 2025 RM'000	Audited 31 December 2024 RM'000
Corporate guarantees by a subsidiary for credit facility granted to a joint venture company	18,150	18,150
Bankers' guarantee issued to third parties	189,433	201,051

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025 (CONT'D)

A14. Material events subsequent to the end of the quarter

There were no other material events subsequent to the end of current quarter and financial year-to-date that have not been reflected in this interim financial report.

A15. Related party transactions

Our Group's transactions with companies in which our directors or substantial shareholders have an interest in for the financial year ended 31 December 2025 were as follows: -

	Unaudited
Transaction with companies in which the Directors or substantial shareholders have financial interest:	**RM'000**
- Transportation services	2,817
- Sales of goods	97,034
- Purchase of goods	6,645
- Service rendered	2,171
- Rental received/receivables	2
- Rental paid/payables	12,499
- Progress billing receivables	38,389
- Project management fee	516
- Other administrative expenses	888

These transactions have been entered into in the normal course of business.

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B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS

B1. Review of performance

Comparison with previous year corresponding period

	Unaudited Individual Quarter			Unaudited Cumulative Quarter		
	31 Dec 2025 RM'000	31 Dec 2024 RM'000	Changes %	31 Dec 2025 RM'000	31 Dec 2024 RM'000	Changes %
Revenue	1,092,130	995,478	10%	4,072,171	3,252,347	25%
Gross Profit ("GP")	217,532	179,134	21%	773,401	525,133	47%
Profit Before Tax ("PBT")	114,493	108,651	5%	314,179	275,845	14%

4Q 2025 vs 4Q 2024

For the quarter ended 31 December 2025, the Group sustained the strong momentum of its diversified business portfolio, delivering a 9.7% year-on-year increase in revenue to RM1.09 billion from RM995.48 million. This performance was primarily driven by continued strengthening of the property development segments, supported by the execution of several high-margin projects across the Group. Correspondingly, gross profit rose 21.4% to RM217.53 million, with gross profit margin improving to 19.9%.

The Property Development division continued its growth trajectory, with turnover rising more than threefold to RM282.86 million from RM76.86 million in the same quarter last year. This strong performance was supported by higher sales from ongoing development projects such as Quaver, Ayanna, Avantro, Crown, Andalan, Dawn, Aricia and Botanica Hills. Correspondingly, the division turned around from a loss-making position to a profitable quarter, achieving a record PBT of RM41.89 million compared to a loss of RM21.25 million in 4Q2024. The improved performance was driven by higher revenue recognition as projects progressed beyond their early stages.

The Construction division recorded lower revenue of RM249.61 million compared to RM297.88 million in the same period last year, mainly due to slower progress billing recognised on ongoing projects. Despite the decline in revenue, PBT remained on par at RM9.37 million, reflecting enhanced operational efficiency and more disciplined project execution across the division.

The Building Materials segment posted revenue of RM459.10 million, lower than RM497.99 million recorded in the same period last year. The decline was primarily driven by softer market demand and the disposal of Metex Steel as part of the Group’s strategy to exit the wire mesh manufacturing segment. Revenue contributions from AAC and precast concrete remained resilient, partially offsetting the overall reduction. Profit before tax (PBT) decreased to RM56.54 million from RM87.66 million, mainly due to the higher fair value gain of RM17.89 million on investment properties recognised in the corresponding period last year. Operationally, profitability across the business segment declined, reflecting higher operating costs coupled with the softer market environment. Nevertheless, ongoing cost optimisation efforts and steady export demand for AAC panels to Singapore cushioned the impact of the weaker market conditions.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B1. Review of performance (Cont'd)

Comparison with previous year corresponding period (Cont'd)

4Q 2025 vs 4Q 2024 (Cont'd)

Revenue from the kitchen and wardrobe systems and interior fit-out works segment decreased to RM240.77 million from RM302.75 million a year ago, attributable to lower sales. Growth remains supported by sustained demand in both the residential and commercial property markets, an expanding client base, and enhanced order-fulfilment capabilities. PBT stood at RM51.30 million versus RM62.28 million previously, reflecting higher operating costs and broader market conditions. The lower PBT was also due to the recent completion of several higher-margin projects.

Overall, the Group posted a PBT of RM114.49 million for 4Q2025, marginally higher than RM108.65 million in the corresponding quarter last year.

12MFY25 vs 12MFY24

For the twelve months ended 31 December 2025, the Group closed the year on a strong note, with total revenue rising 25.2% to RM4.07 billion from RM3.25 billion in the previous year. This solid performance reflects resilient contributions across all divisions, particularly from the property development and construction divisions, as well as the kitchen and wardrobe and interior fit-out works segment. In line with the higher revenue base, core PBT increased 13.9% to RM314.18 million from RM275.85 million, underscoring strengthened operational performance across the Group's diversified businesses.

Property Development continued to be a key growth catalyst, with revenue surging 285.6% to RM895.02 million from RM232.13 million a year ago. The division posted a strong turnaround, achieving a PBT of RM117.04 million compared to a loss of RM13.80 million previously. The improvement was powered by stronger sales and steady construction progress across key projects including Dawn, Ayanna, Andalan, Avantro, Quaver, Botanica Hills, Crown and Aricia.

The Construction division recorded revenue of RM845.18 million, up 36.4% from RM619.50 million, driven by accelerated billing from internal property development projects and improved progress recognition on external contracts. PBT increased 17.8% to RM22.35 million from RM18.97 million, reflecting stronger execution discipline despite changes in project mix and cost dynamics.

The Building Materials division remained the Group's largest revenue contributor, recording RM1.90 billion versus RM1.99 billion last year, a marginal decline of 4.4%. PBT came in at RM134.14 million compared to RM155.22 million previously. The segment continued to benefit from improved margins, steady domestic infrastructure demand, expanded export sales, and ongoing cost-optimisation initiatives.

The Kitchen and Wardrobe and Interior Fit-Out Works segment, represented by SIB, delivered a significant uplift, with revenue increasing 41.8% to RM967.38 million from RM682.43 million. PBT grew 3.1% to RM134.91 million from RM130.83 million, underpinned by stable market demand, economies of scale, and healthy margins from both retail and project-based sales.

Together, these results place the Group firmly on track to deliver a stronger full-year performance and reinforce its trajectory toward sustained, higher achievements ahead.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B2. Comparison with immediate preceding quarter's results

CURRENT QUARTER vs. PRECEDING QUARTER

The Group delivered an impressive uplift in performance this quarter, outpacing the preceding quarter and reinforcing the strong momentum across its diversified business segments. Revenue edged higher to RM1.09 billion, a 1.7% increase from RM1.07 billion in the preceding quarter. Profitability also strengthened, as gross profit rose 11.6% to RM217.53 million while operating profit increased 41.0% to RM138.11 million, reflecting enhanced operational efficiency and stronger contributions across key segments.

B3. Prospects

Malaysia's economic landscape continues to demonstrate resilience, bolstered by stronger-than-anticipated economic performance in the fourth quarter of 2025. The nation recorded a full-year GDP growth of 4.9%, with total trade surpassing RM3 trillion—exceeding Bank Negara Malaysia's projected range of 4.0%–4.8%. Looking ahead to 2026, growth is expected to remain anchored by steady domestic consumption, manageable inflation and sustained activities. Complemented by government-led initiatives and targeted fiscal interventions, policy and development priorities continued to reinforce infrastructure execution, industrial activity and productivity-enhancing investments, supporting construction and property-related demand amid an uncertain global backup.

Against this backdrop, the Group concluded the year on a high note, delivering consistent growth in profitability. This performance reflects the strength of our established foundation and the successful execution of our strategic investment, acquisitions and deeper integration involving Ajiya and Signature. These transformative initiatives have enhanced our market presence, expanded our operational capabilities, and enabled us to unlock meaningful synergies—positioning the Group for sustained long-term growth.

The Building Materials division enters 2026 with strong momentum, supported by resilient demand for AAC products, precast concrete solutions, and infrastructure-related materials. With the full-year benefit of Drymix Line C—commissioned in August 2025 and adding 3,000 metric tonnes of monthly capacity—the division is expected to deliver improved operational throughput and efficiency throughout 2026.

A key catalyst for the year will be the Group's RM80 million investment in its third AAC plant in Serendah. Developed in collaboration with Jiangsu Teeyer Intelligent Equipment Co. Ltd (JTIE) and Starken AAC, the plant—scheduled to operate at full production capacity by July 2026—will feature the world's largest single AAC production line. This will lift total annual AAC capacity to 2.2 million m^3, reinforcing the Group's leadership in sustainable, energy-efficient building solutions and supporting Malaysia's green development agenda.

The rollout of CoolPro Energy-Efficient Building Solutions ("CoolPro") is also expected to drive adoption of high-performance, low-carbon materials. By integrating Ajiya PU-Insulated Metal Roofing, Ajiya Solar Control Low-E Glass, Starken Thermal Plaster 680, and Starken Reinforced AAC Wall Panels into a complete building envelope system, CoolPro positions the Group at the forefront of energy-efficient construction. This innovation is anticipated to gain traction in 2026 as OTTV compliance and ESG-driven building requirements continue to rise.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B3. Prospects (Cont'd)

Overall, the division is well-positioned for 2026, supported by expanded capacity, stronger product integration, and growing market demand for sustainable building technologies. These developments are expected to enhance operational performance, strengthen market leadership, and contribute to long-term profitable growth.

As the Group enters 2026, the construction division remains supported by a strong outstanding order book of RM1.81 billion as at 31 December 2025, providing healthy earnings visibility over the medium term. The division expects contract flows to gradually improve in 2026, underpinned by an anticipated increase in infrastructure, industrial, and commercial project activity.

Beyond ongoing Group-led property development works, the division will continue actively pursuing external tender opportunities to replenish and expand its order book, with a focus on projects that strengthen operational efficiency and margin discipline. With stable execution momentum and a solid pipeline of secured works, the construction division is well-positioned to remain operationally active throughout 2026 and to sustain its role as a key contributor to the Group's financial performance.

The property development division enters 2026 with unbilled sales of RM2.2 billion as at 31 December 2025, providing strong revenue visibility for the year ahead. This is supported by progressive construction of major developments including Quaver, Ayanna, Avantro, Solarvest, The Crown, Andalan, Dawn, Aricia, and Botanica Hills.

In line with steady market demand for well-located, lifestyle-driven homes, the division is preparing several new launches in the Klang Valley and the Southern Region in 2026. These upcoming developments, coupled with the solid sales momentum of existing projects, position the division to continue driving revenue expansion and earnings growth. With a resilient product pipeline and healthy buyer sentiment in key markets, the property development division is expected to remain a strong growth engine for the Group through 2026.

Signature International Berhad enters 2026 with a solid order backlog, comprising RM1.16 billion in kitchen and wardrobe system orders and RM124 million in interior fit-out works as at 31 December 2025. This strong order book provides healthy revenue visibility for the year ahead, even as the Group remains mindful of rising operating cost pressures and ongoing global economic uncertainties. New order intake is expected to remain stable, supported by recovering property transaction volumes, improving household purchasing power, and increasing demand for premium, customised home and lifestyle solutions.

The interior fit-out segment is also poised to benefit from continued activity in commercial and hospitality developments across major urban centres and emerging regional markets. With a well-established brand presence, extensive dealer network, and strong manufacturing capabilities, SIB is well-positioned to sustain market leadership and deliver meaningful contributions to the Group's earnings in 2026.

For 2026, the Group remains focused on sustaining growth through disciplined strategy execution and operational excellence across all business segments. Key priorities include driving sales momentum in property development, further enhancing cost and production efficiencies within the Building Materials division, and ensuring timely progress and delivery of construction projects.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B3. Prospects (Cont'd)

With a robust order book, healthy unbilled sales, and steady demand across the property, construction, and building materials sectors, the Group is well-placed to capture opportunities arising from infrastructure development, urban expansion, and improving market conditions. Supported by prudent financial management and a commitment to operational resilience, the Group aims to deliver long-term, sustainable value to shareholders.

B4. Estimates/Forecast

The Group has not provided any revenue or profit guidance in its public disclosures.

B5. Taxation

The applicable income tax rate is 24% except for the Group's subsidiary companies, PP Chin Hin Pte Ltd and MI Polymer Concrete Pipes Pte Ltd which are subject to the statutory rate of 17% based on Singapore's tax regime and Starken Philippines, Inc which is subject to the statutory rate of 30% based on Philippines's tax regime.

	Individual Quarter		Cumulative Quarter	
	Unaudited 31 December 2025 RM'000	Unaudited 31 December 2024 RM'000	Unaudited 31 December 2025 RM'000	Audited 31 December 2024 RM'000
Income tax expense				
- Current financial year	21,464	21,425	76,823	57,677
- Under/(Over) provision in prior year	199	3,858	(1,461)	4,280
Capital gain tax	-	-	1,400	-
Real property gain tax	2,013	590	4,649	590
	23,676	25,873	81,411	62,547
Deferred tax				
- Current financial year	14,216	2,136	14,410	2,317
- Overprovision in prior year	(93)	(4,511)	(93)	(4,511)
Total tax expense	37,799	23,498	95,728	60,353

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6. Status of corporate proposals

There were no corporate proposals previously announced by the Group that remained uncompleted as at 19 February 2026, except as follows:

i) On 29 February 2024, CHGP proposed to undertake a private placement of up to 20% of its ordinary shares totalling up to 132,000,000 ordinary shares.

The proposal has obtained shareholders' approval during the Extraordinary General Meeting convened on 27 November 2024. Bursa's approval has been obtained to extend the implementation of completion period to 21 April 2026.

To-date, a total of 64,300,000 shares has been issued.

ii) On 24 April 2024, BKHS Capital Sdn. Bhd. ("BKHS"), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company entered into a Development Agreement ("Agreement") with Archmill Sdn. Bhd. ("ARCH") and Suasa Sentosa Sdn. Bhd. ("SSSB") to appoint BKHS to implement and complete the development of all that parcel of freehold land held under Geran 65422, Lot 55347, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 10,790 square metres (2.67 acres) ("Land") into a residential development.

BKHS had, on 15 October 2025 entered into a Deed of Revocation ("Deed") with ARCH and SSSB to revoke and rescind the Agreement.

iii) On 24 April 2024, Chin Hin Property (Segambut) Sdn. Bhd. ("CHPS"), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company has entered into a Development Agreement ("Agreement") with New York Empire Sdn. Bhd. ("NYESB") and Kar Sin Bhd ("Kar Sin") to appoint CHPS to implement and complete the development of all that parcel of freehold land held under Geran Mukim 54, Lot 448, Kepong Rly Line 8th Mile, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 26,253.121 square metres (6.49 acres) ("Land") into a residential development.

CHPS had, on 15 July 2025, entered into a Deed with NYESB and Kar Sin to revoke and rescind the Agreement, and to enter into a sales and purchase agreement dated 15 July 2025 for CHPS to acquire the Land in an outright purchase transaction for a total cash consideration of RM52,000,000.

iv) On 10 September 2024, Chin Hin Property (Stulang) Sdn. Bhd. ("CHP Stulang"), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company has entered into a Joint Development Agreement ("JDA") with Kelana Megah Sdn. Bhd. ("KMSB"), an indirect subsidiary of Atlan Holdings Berhad to record their mutual commitments and to regulate their rights in relation to their joint participation and operation in the Project on a parcel of leasehold land held under H.S.(D) 605698, Lot No. PTB 20379, Bandar Johor Bharu, Daerah Johor Bharu, Negeri Johor measuring approximately 17,342 square meters ("sq m") (186,668 square feet ('sq ft')).

The Conditional Period of JDA has been further extended and is now scheduled to expire on 9 June 2026.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6. Status of corporate proposals (Cont'd)

v) On 17 April 2025, BKGD entered into the following agreement with FHB and Sinaran Urusjuta Sdn Bhd ("SUSB"), a wholly-owned subsidiary of FHB:-

(a) Shareholders' Agreement

Proposed subscription by BKGD of 1,166,667 new ordinary shares in SUSB, representing 70% of the enlarged ordinary share capital of SUSB at an issue price of RM1.00 per share to facilitate the parties' joint development on the parcel of leasehold land expiring on 18 September 2112 held under H.S.D 123392, PT 50000 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 7,613 square metres

(b) Subscription Agreement

Proposed issuance of 442,000 new redeemable preference shares by BKGD to FHB for a total consideration of RM44.20 to facilitate the proposed joint development of the land owned by SUSB. On 17 July 2025, BKGD entered into a deed of revocation to revoke and rescind the Subscription Agreement with FHB and to revoke the corporate guarantee in favour of FHB for the consideration of FHB agreeing to subscribe for the 442,000 RPS. The subscription is now replaced with a cash consideration of RM442,000.

The shareholder's and subscription agreements are subject to an approval of the shareholders of the Company at an Extraordinary General Meeting ("EGM") to be convened.

The agreements are conditional upon fulfilment of various condition precedent by 13 May 2026.

(vi) An indirect subsidiary of the Company, Green Cement Sdn Bhd had on 10 July 2024 entered into a Memorandum of Understanding ("MOU") with University Sains Malaysia ("USM") for the purpose to establish collaboration and explore opportunities to develop, support and enrich the research activities, educational programs and training in the fields that will be beneficial to both parties.

The MOU will remain effective for a period of 5 years from the date of MOU and it is not expected to have any material immediate effect on the earning per share, net assets per share and gearing of the Group for the financial year ended 31 December 2025.

(vii) Starken AAC Sdn. Bhd. ("SAAC"), a wholly-owned subsidiary of the Company, had on 9 July 2025 entered into a contract with Jiangsu Teeyer Intelligent Equipment Co Ltd ("JTIE") outline the scope of obligations and responsibilities of each party relating to the supply of machinery for autoclaved aerated concrete blocks (AAC) plant ("Contract"), subject to the terms and conditions as stipulated in the Contract.

The Contract will not have any effect on the share capital and substantial shareholders' shareholdings of CHGB. The CHGB is also not expected to have any material immediate effect on the earnings per share, net assets per share and gearing of the Group for the financial year ending 31 December 2025.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6. Status of corporate proposals (Cont'd)

(viii) On 31 July 2025, the Company had entered into a SSA with EC Excel Wire Sdn Bhd ("the Purchaser") for the proposed disposal of entire equity interest in Metex Steel Sdn Bhd ("Metex Steel") comprising 50,000,000 ordinary shares to the Purchaser for a total cash consideration of RM70,000,000. Upon completion of the Proposed Disposal, Metex Steel will cease to be a wholly-owned subsidiary of Chin Hin Group Berhad.

The SSA is deemed unconditional and the Proposed Disposal is deemed completed on 7 November 2025.

(ix) On 23 September 2025, CHGP has entered into a Sale and Purchase Agreement ("SPA") with Miroad Rubber Industries Sdn Bhd for the disposal of the following 2 pieces of freehold industrial lands for a total cash consideration of RM19.3 milllion ("Proposed Disposal"):-

i. Geran Mukim 266, Lot 240, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor ("Title 1"), measuring approximately 1.3506 hectares and bearing a postal address of Lot 240, Jalan Kangkar Tebrau, Kampung Kangkar Tebrau, 81100, Johor Bahru ("Lot 240"); and

ii. Geran Mukim 755, Lot 44506, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor ("Title 2"), measuring approximately 0.8877 hectares and bearing a postal address of Lot 44506, Jalan Kangkar Tebrau, Kampung Kangkar, Tebrau, 81100, Johor Bahru ("Lot 44506").

The SPA is conditional upon fulfilment of various condition precedent by 30 June 2026.

(x) On 14 August 2025, CHGP has entered into a SSA with N&K Resources (M) Sdn Bhd ("the Purchaser 2") for the Proposed Disposals for a total cash consideration of RM74,000,000, subject to the terms and conditions of the SSA.

The Proposed Disposals entail the disposal by CHGP of the following:
(a) Boon Koon Vehicles Industries Sdn. Bhd.;
(b) BKCV Sdn. Bhd.;
(c) Boon Koon Fleet Management Sdn. Bhd.; and
(d) BK Fleet Management Sdn. Bhd.

The SSA was rescinded as the condition precedent was not fulfilled within the completion period, which expired on 14 January 2026.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6. Status of corporate proposals (Cont'd)

(xi) On 17 October 2025, BKHS Capital Sdn. Bhd. ("BKHS"), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company entered into a Sales and Purchase Agreement ("SPA") with Triple-H Auto Parts Sdn. Bhd. ("TAPSB") for the purchase of the subdivided land under Geran Mukim 57, Lot 449, Tempat Segambut, Mukim Batu, Dearah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, for a total cash consideration of RM31,740,000.

Simultaneous with the execution of the SPA, TAPSB has granted a Power of Attorney ("POA") in favour of BKHS to enable BKHS to complete the subdivision of the Land and to further enable BKHS to do and perform all or any of the acts and things as set out in the POA.

The SPA is pending the fulfilment of the condition precedent by 13 April 2026.

(xii) Ajiya Safety Glass Sdn. Bhd. and Asia Roofing Industries Sdn. Bhd., have within a period of twelve (12) months, entered into two (2) separate Sale and Purchase Agreements ("SPAs") on 24 June 2025 and 4 August 2025 respectively, for the disposal of two (2) adjoining parcels of vacant industrial land held under H.S (D) 264454, P.T 35360 and H.S (D) 264453, P.T 35359 located on Mukim Setul, Daerah Seremban, Negeri Sembilan, for a total disposal consideration of RM51,944,345.20.

Barring any unforeseen circumstances, the Proposed Disposals is pending completion.

(xiii) On 15 August 2025, Ajiya has proposed to undertake a bonus issue of 304,584,484 new ordinary shares in Ajiya on the basis of 1 Bonus Share for every 1 existing Ajiya Share held by the shareholders of Ajiya. The entitlement date for the bonus issue was 27 October 2025, with the ex-date on 24 October 2025. The bonus shares were listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 28 October 2025.

(xiv) On 26 November 2025, Chin Hin Property (KL) Sdn Bhd (formerly known as Tebrau Land Sdn Bhd) ("CHPKL" or "Purchaser"), a wholly-owned subsidiary of BKGD has entered into a SPA with Trident Treasure Sdn Bhd ("TTSB" or "Vendor") for the purchase of the following two parcels of 99 years leasehold vacant lands both expiring on 9 June 2103, for a total cash consideration of RM91 million:-

(a) H.S.(D) 201980, PT 62420, Mukim Petaling, Daerah Petaling, Negeri Selangor in an area measuring approximately 52,186.84 square metre and bearing an assessment address PT 62420, Taman Puncak Jalil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan ("Land 1"); and
(b) H.S.(D) 201981, PT 62421, Mukim Petaling, Daerah Petaling, Negeri Selangor in an area measuring approximately 52,528.15 square metre and bearing an assessment address PT 62421, Taman Puncak Jalil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor Darul Ehsan ("Land 2"). (Land 1 and Land 2 shall collectively be referred to as "the Lands".)

The SPA is pending the fulfilment of the condition precedent by 25 May 2026.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6. Status of corporate proposals (Cont'd)

(xv) On 16 October 2025, Avion Connaught Sdn Bhd, a wholly-owned subsidiary of BKGD entered into a Development Agreement ("DA") with Grand Uptown Sdn Bhd to implement and complete the development of all that parcel of 99-years leasehold land expiring on 17 November 2114 held under PN 52396, Lot 17692, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 20,330 square meters (218,830 square feet) into a residential development. Pursuant to the DA, the Developer shall pay a reimbursement sum of RM103,000,000 to the Proprietor.

The SPA is pending the fulfilment of the condition precedent by 15 October 2026.

B7. Borrowings

The Group's borrowings are all secured and denominated in Ringgit Malaysia, details are as follows: -

	Unaudited As at 31 December 2025 RM'000	**Audited As at 31 December 2024 RM'000**
Bank overdrafts	22,177	22,961
Revolving credits	270,502	207,184
Bankers' acceptance	437,264	341,826
Factoring	6,733	-
Invoice financing	51,393	64,866
Term loans	610,909	888,618
Margin facility	68,752	81,810
Trust Receipt	2,261	10,573
Total bank borrowings	**1,469,991**	**1,617,838**

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B7. Borrowings (Cont'd)

Total bank borrowings comprises:-

	Unaudited As at 31 December 2025 RM'000	Audited As at 31 December 2024 RM'000
Current:		
Bank overdraft	22,177	22,961
Revolving credits	188,502	167,184
Bankers' acceptance	437,264	341,826
Factoring	6,733	-
Invoice financing	51,393	64,866
Term loans	141,770	346,327
Margin facility	68,752	81,810
Trust Receipt	2,261	10,573
	918,852	**1,035,547**
Non-current:		
Term loans	469,139	542,291
Revolving credits	82,000	40,000
	551,139	582,291
	1,469,991	**1,617,838**

B8. Lease liabilities

The Group's lease liabilities are denominated in Ringgit Malaysia, details are as follows: -

	Unaudited As at 31 December 2025	Audited As at 31 December 2024
Present value of minimum lease payments:	RM'000	RM'000
Repayable within twelve months	48,674	17,056
Repayables after twelve months	51,259	22,856
	99,933	**39,912**

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B9. Changes in material litigation

(i) Arbitration proceedings by Kayangan Kemas Sdn Bhd against Exyte Malaysia Sdn Bhd

On 30 December 2025, Kayangan Kemas Sdn. Bhd. ("KKSB"), a subsidiary of the Company, submitted a Demand for Arbitration in respect of a claim against Exyte Malaysia Sdn. Bhd. ("Exyte"). The Demand for Arbitration had been submitted to the American Arbitration Association ("AAA") in accordance with the Construction Industry Arbitration Rules of the AAA.

By a letter of award dated 14 June 2022, Exyte appointed KKSB as the sub-contractor to carry out shell and core works ("Works") for a project known as "Intel Pelican Project – Kawasan Perindustrian Bayan Lepas, Pulau Pinang Package C04D" (the "Project"). The parties entered into a contract agreement for Package No. C04D – Shell and Core Works Site Substructure (Beta Site) dated 15 June 2022 (the "Subcontract").

Throughout the course of the Works, disputes have arisen between KKSB and Exyte. KKSB claims, amongst others:

(a) Exyte has failed to properly and/or fairly assess KKSB's application for extension of time;
(b) Exyte's breaches and/or defaults under the Subcontract have prevented KKSB to complete the Works and hence the Completion Date under the Subcontract has been set "at large";
(c) Exyte has failed, neglected and/or refused to properly assess and/or certify the sums submitted by KKSB in its interim payment applications; and
(d) Exyte has failed to pay KKSB in accordance with the terms of the Subcontract and/or at law.

As the parties were unable to resolve the disputes in accordance with the terms of the Subcontract, KKSB referred the disputes to arbitration by submitting the Demand for Arbitration against Exyte.

Pursuant to the Demand for Arbitration, KKSB claims a total sum of RM200,997,041.49 against Exyte for, among others: (a) works done under-certified by Exyte; (b) variation claims under-certified by Exyte; (c) prolongation costs under-certified by Exyte; (d) disruption costs under-certified by Exyte; (e) back charges wrongfully and/or unlawfully deducted by Exyte; (f) interests and financial charges payable by Exyte; and (g) retention sums withheld by Exyte.

In addition, KKSB claims that it is entitled to a further extension of time of 795 days to complete the Works as Exyte has failed and/or refused to properly certify KKSB's claims for extension of time under the Subcontract. Consequently, in the arbitration, KKSB avers and will contend that Exyte is not entitled to impose liquidated damages under the Subcontract.

In the Demand for Arbitration, KKSB has also reserved its rights to: (a) raise any further claims arising out of or in connection with the disputed matters described in the Demand for Arbitration or otherwise arising out of the Subcontract; and (b) amend and/or supplement the reliefs and remedies sought by KKSB in the Demand for Arbitration.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B9. Changes in material litigation (Cont'd)

(i) Arbitration proceedings by Kayangan Kemas Sdn Bhd against Exyte Malaysia Sdn Bhd (cont'd)

On 20 January 2026, KKSB received an Answering Statement and Counterclaim filed by Exyte in accordance with the Construction Industry Arbitration Rules of AAA. This was filed in response to KKSB's Demand for Arbitration.

In Exyte's Answering Statement and Counterclaim, Exyte raised a preliminary objection to the commencement of arbitration by KKSB and denied the claims raised by KKSB in the Demand for Arbitration. Exyte also counter-claimed against KKSB for damages in the sum of approximately RM258 million for, among others, recoupment of advance payment together with interest and finance charges, liquidated damages, and additional costs and expenses incurred. At this juncture, Exyte has not fully particularise its counterclaims against KKSB.

KKSB will vigorously dispute these counterclaims and raise a detailed response in due course during the arbitration proceedings.

(ii) Kuala Lumpur High Court Civil Suit No. WA-24NCC-57/01/2026, Kayangan Kemas Sdn Bhd v Exyte Malaysia Sdn Bhd & Ambank (M) Berhad

On 27 January 2026, KKSB commenced legal action by filing an Originating Summons vide the Kuala Lumpur High Court Civil Suit No. WA-24NCC-57/01/2026, together with an Ex-Parte Application for an interim injunction, against Exyte and Ambank (M) Berhad ("Ambank").

Pursuant to the terms of the Subcontract, KKSB provided a Performance Bond and an Advance Payment Bond, issued by Ambank in favour of Exyte, in compliance with the terms of the Subcontract. On 26 January 2026, Exyte made a demand for sums under the Performance Bond and the Advance Payment Bond respectively. In view of this, KKSB proceeded to file the Originating Summons together with the Ex-Parte Application for an interim injunction as mentioned above.

In the Originating Summons, KKSB is seeking, among others:

(a) an injunction to restrain Exyte from making any call or demand on the Performance Bond and/or the Advance Payment Bond and/or receiving any monies from Ambank pursuant thereto and/or utilising any monies received from Ambank pursuant thereto;
(b) a mandatory injunction against Exyte to return any monies that may have been received from Ambank pursuant to the Performance Bond and/or the Advance Payment Bond; and
(c) an injunction to restrain Ambank from making any payment under the Performance Bond and/or the Advance Payment Bond.

The grounds for KKSB's injunction application are premised on the assertion that Exyte's demand under the Performance Bond and the Advance Payment Bond is unconscionable.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B9. Changes in material litigation (Cont'd)

(ii) Kuala Lumpur High Court Civil Suit No. WA-24NCC-57/01/2026, Kayangan Kemas Sdn Bhd v Exyte Malaysia Sdn Bhd & Ambank (M) Berhad (cont'd)

On 28 January 2026, the High Court heard KKSB's ex parte application. The High Court granted an ad interim injunction in favour of KKSB to preserve the status quo pending the disposal of the Originating Summons.

KKSB had, on 11 February 2026, received:

(a) a copy of the Notice of Application (to Set Aside the Ad Interim Injunction Order dated 28 January 2026) filed by Exyte, where Exyte is seeking to set aside the Ad Interim Injunction Order; and
(b) an affidavit filed by Exyte, in support of Exyte's Notice of Application dated 10 February 2026 and to oppose KKSB's Originating Summons dated 27 January 2026.

At this juncture, the court has directed parties to attend the case management (to be conducted through e-review) fixed for 24 February 2026 in respect of Exyte's setting aside application.

In respect of the interim injunction application filed by KKSB through the Originating Summons dated 27 January 2026, pending the exchange of affidavits and written submissions, the inter-partes hearing is fixed on 1 April 2026 before the Kuala Lumpur High Court.

B10. Dividend Proposed

There was no dividend declared for the current financial quarter.

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B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B11. Earnings per share

Basic earnings per ordinary share

The basic earnings per share is calculated based on the Group's profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares as follows:

	Unaudited Individual Quarter		Unaudited Cumulative Quarter	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
Profit attributable to ordinary equity holders of the Group (RM'000)	37,991	36,054	103,625	114,818
Number of ordinary shares in issues as at 1 January ('000)	3,540,328	1,770,164	3,540,328	1,770,164
Effect of treasury shares held	(1,500)	(750)	(1,500)	(750)
Effect of bonus shares issued, net of treasury shares during the financial year ('000)	-	1,769,414	-	1,769,414
Weighted average number of ordinary shares in issue ('000)	3,538,828	3,538,828	3,538,828	3,538,828
Basic earnings per share (sen)	1.07	1.02	2.93	3.24

Diluted earnings per ordinary share

The Group and the Company have no dilution in their earnings per ordinary share as there are no dilutive potential ordinary shares. There have been no other transactions involving ordinary shares or potential ordinary shares since the end of the financial year and before the end of this quarter.

	Unadudited Individual Quarter		Unaudited Cumulative Quarter	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
Profit attributable to ordinary equity holders of the Group (RM'000)	37,991	36,054	103,625	114,818
Weighted average number of ordinary shares as above	3,538,828	3,538,828	3,538,828	3,538,828
Basic/diluted earnings per share (sen)	1.07	1.02	2.93	3.24

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B12. Disclosure on selected expense/income items as required by the Listing Requirements

Included in profit before tax comprised the following expense/(income) items:

	Unaudited As at 31 December 2025 RM'000	Audited As at 31 December 2024 RM'000
Profit before taxation is arrived at after charging/(crediting):-		
(Allowance for doubtful debts written back)/Bad debts written off	(7,152)	1,957
Amortisation of intangible assets	4,436	3,304
Amortisation of government grant	(202)	(101)
Depreciation of property, plant and equipment	86,402	59,999
Impairment loss on trade and other receivables and contract assets	14,551	19,763
Impairment loss on property, plant and equipment	-	881
Inventories written down	5,272	3,425
Fair value gain on other receivables and other financial assets	-	(74)
Fair value gain on other investments	(9,013)	(39,857)
Fair value gain on investment properties	(130)	(17,886)
Net gain on bargain purchase	(14,349)	-
Gain on disposal of property, plant and equipment	(1,651)	(12,548)
Loss on disposal of investment property	-	60
Gain on disposal of assets held for sale	(26,201)	(185)
Gain on disposal of investment in subsidiary company	(6,111)	-
Gain on remeasurement of equity interest of an associate	-	(20,170)
Loss/(gain) on disposal of other investments	795	(11,590)
Loss on modification on lease contract	316	-
Gain on lease termination of lease contract	(248)	(55)
Contract asset written off	-	36
Property, plant and equipment written off	4,680	586
Realised loss/(gain) on foreign exchange	1,642	(45)
Reversal of impairment loss on trade and other receivables	(20,342)	(17,175)
Unrealised gain on foreign exchange	(1,324)	(4,227)

B13. Comparative figures

Comparatives figures, where applicable, have been modified to conform to the current presentation.

BY ORDER OF THE BOARD
26 February 2026