CONCRETE ENGINEERING PRODUCTS BERHAD

Company No.: 198201008420 (88143-P)
Incorporated in Malaysia

Interim Financial Report
31 May 2026

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INTERIM FINANCIAL REPORT

On 05 May 2026, the Company changed its financial year end from **31 August** to **30 June**.

Pursuant to Bursa Malaysia Securities Berhad's requirements, this interim financial report on the consolidated results covers the **three-month financial period from 1 March 2026 to 31 May 2026** and is presented as **"Others"** in the reporting template. Comparative financial information is **not applicable (N/A)** due to the change in the financial year end.

The figures have not been audited.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter "Others"	**Preceding Year Corresponding Quarter "N/A"**	**"Other"**	**"N/A"**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Revenue	11,358	-	35,122	-
Cost of sales	(10,806)	-	(26,925)	-
Gross profit	**552**	**-**	**8,197**	**-**
Other operating income	637	-	697	-
Other operating expenses	(16,465)	-	(24,226)	-
Loss from operations	**(15,276)**	**-**	**(15,332)**	**-**
Finance costs	(67)	-	(228)	-
Loss before tax	**(15,343)**	**-**	**(15,560)**	**-**
Taxation	(21)	-	(40)	-
Loss for the financial period, representing total comprehensive income for the financial period	**(15,364)**	**-**	**(15,600)**	**-**
Loss attributable to owners	**(15,364)**	**-**	**(15,600)**	**-**
Loss per share (sen) - Basic	(20.59)	-	(20.90)	-

Notes:

1. **The financial year end of the Group has been changed from 31 August to 30 June. As such, the next set of audited financial statements shall be for a period of ten (10) months from 1 September 2025 to 30 June 2026. There will be no comparative financial information available for the preceding year corresponding period.**

2. **The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As at 31.05.2026 RM'000	Audited As at 31.08.2025 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	18,679	19,564
Right-of-use assets	10,417	10,461
Investment properties	35,988	35,988
Investments	1,910	22,479
	66,994	88,492
Current assets		
Inventories	15,666	24,048
Income tax assets	130	1,075
Trade and other receivables	7,726	25,676
Fixed deposits	200	200
Cash and bank balances	3,536	1,607
	27,258	52,606
Assets held for sale	330	7,330
	27.588	59,936
TOTAL ASSETS	94,582	148,428

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION - continued

	Unaudited As at 31.05.2026 RM'000	Audited As at 31.08.2025 RM'000
EQUITY		
Equity attributable to owners:		
Share capital	75,345	75,345
Revaluation reserve	9,260	9,260
Retained earnings	(12,865)	2,735
TOTAL EQUITY	71,740	87,340
LIABILITIES		
Non-current liabilities		
Borrowing	197	588
	197	588
Current liabilities		
Trade and other payables	16,741	54,256
Lease liabilities	352	311
Borrowings	5,552	5,933
	22,645	60,500
TOTAL LIABILITIES	22,842	61,088
TOTAL EQUITY AND LIABILITIES	94,582	148,428
Net assets per share (RM)	0.96	1.17

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.

CONCRETE ENGINEERING PRODUCTS BERHAD
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(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable to Owner			→
	Share capital	**Revaluation reserve**	**Retained earnings**	**Total**
	RM'000	**RM'000**	**RM'000**	**RM'000**
As at 1 September 2025	75,345	9,260	2,735	87,340
Profit for the period, representing total comprehensive loss for the financial period	-	-	(15,600)	(15,600)
As at 31 May 2026	75,345	9,260	(12,865)	71,740
As at 1 September 2024	-	-	-	-
Profit for the period, representing total comprehensive loss for the financial period	-	-	-	-
As at 31 May 2025	-	-	-	-

Notes:

1. **The financial year end of the Group has been changed from 31 August to 30 June. As such, the next set of audited financial statements shall be for a period of ten (10) months from 1 September 2025 to 30 June 2026. There will be no comparative financial information available for the preceding year corresponding period.**

2. **The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.**

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INTERIM FINANCIAL REPORT

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2026

	9 Months Ended	
	"Others"	"N/A"
	RM'000	RM'000
Cash Flows from Operating Activities		
Loss before tax	(15,560)	-
Adjustments for:-		
Fair value through profit and loss on other investments	20,569	-
- property, plant and equipment	1,460	-
- right-of-use assets	224	-
Inventory written off	2,416	
Interest expense	228	-
Reversal of impairment losses on receivables	(358)	-
Unrealised gain on foreign exchange	(220)	-
Operating profit/(loss) before changes in working capital	8,759	-
Changes in working capital:-		
Inventories	5,966	-
Receivables	18,528	-
Payables	(37,515)	-
Cash used in operations	(4,262)	-
Interest paid	(228)	-
Income tax refund/(paid) (net)	905	-
Net cash used in operating activities	(3,585)	-

Notes:

1. **The financial year end of the Group has been changed from 31 August to 30 June. As such, the next set of audited financial statements shall be for a period of ten (10) months from 1 September 2025 to 30 June 2026. There will be no comparative financial information available for the preceding year corresponding period.**

2. **The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2025 - continued

	9 Months Ended	
	"Others"	"N/A"
	RM'000	RM'000
Cash Flows from Investing Activities		
Proceeds from disposal of investment property	7,000	-
Net cash generated from investing activities	7,000	-
Cash Flows from Financing Activities		
Repayment of borrowings	(980)	-
Drawdown of lease liabilities		-
Net cash generated in financing activities	(980)	-
Net changes in cash and cash equivalents	2,435	-
Cash and cash equivalents at beginning of the financial period	976	-
Cash and cash equivalents at end of the financial period	3,411	-
Cash and cash equivalents comprise:		
Fixed deposits with licensed banks	200	-
Cash and bank balances	3,536	-
Bank overdraft	(325)	-
	3,411	-
Less: Fixed deposits pledged with a licensed bank	(200)	-
	3,211	-

Notes:

1. **The financial year end of the Group has been changed from 31 August to 30 June. As such, the next set of audited financial statements shall be for a period of ten (10) months from 1 September 2025 to 30 June 2026. There will be no comparative financial information available for the preceding year corresponding period.**

2. **The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 August 2025 and the accompanying explanatory notes to the interim financial statements.**

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

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 August 2025.

A1. Accounting Policies and Methods of Computation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134: “Interim Financial Reporting” and Chapter 9, part K paragraph 9.22 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad (“Bursa Securities”).

The explanatory notes contained herein provide an explanation of the events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 August 2025.

The accounting policies and methods of computations adopted by the Group in this interim financial report are consistent with those adopted in the annual audited financial statements for the financial year ended 31 August 2025.

The adoption of MFRSs or amendments to MFRSs which were effective for financial year beginning on or after 1 September 2025 do not have significant financial impact on the Group.

A2. Seasonal or Cyclical Factors

The Group’s operations are not materially affected by seasonal or cyclical factors. However, delivery of products may be affected by adverse weather conditions during the monsoon season and logistical disruptions during major festive periods.

A3. Exceptional or Unusual Items

During the current financial quarter, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group.

A4. Changes in Estimates of Amount Reported

There were no significant changes in estimates of amounts reported in prior interim periods or prior financial years.

A5. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter under review.

Notes – Continued

A6. Dividend Paid

There were no dividends paid during the current quarter under review.

A7. Segmental Information

The activity of the Group comprises principally the manufacturing and distribution of prestressed spun concrete piles and poles and is conducted predominantly in Malaysia.

Geographical information:

Analysis of the Group's segment information is as follows:

	As at Current Financial Quarter Ended 31.05.2026 RM'000	**Cumulative Quarter 9 Months Ended 31.05.2026 RM'000**
Malaysia	10,267	31,511
Other countries	1,091	3,611
	11,358	35,122

A8. Valuation of Property, Plant and Equipment

There was no revaluation of property, plant and equipment brought forward from the previous audited financial statements as the Group does not adopt a revaluation policy on its property, plant and equipment.

A9. Changes in Group Composition

There was no change in the composition for the Group in this financial quarter.

A10. Contingent Liabilities

The Group has no material contingent liabilities as at the date of this report.

A11. Subsequent Events

There were no items, transactions or events of material or unusual in nature during the period from the end of the quarter under review to the date of this report.

A12. Commitments

There were no material capital commitments as at the end of the current quarter.

Notes – Continued

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Review of Group's Performance

The Group posted revenue and loss before tax of RM11.4 million and RM15.3 million, respectively for the current quarter. For the 9 months ended 31 May 2026, the Group recorded revenue of RM35.1 million and loss before tax of RM15.6 million.

The Group incurred a loss before tax for the current quarter, and the 9 months ended 31 May 2026 was mainly due to losses arising from the disposal of quoted investments and the write-off of inventories during the period under review.

There are no preceding quarter and year to date comparisons due to the change of financial year end from 31 August to 30 June.

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Notes – Continued

B2. Comparison with Preceding Quarter

	Current Quarter 31.05.2026 RM'000	Preceding Quarter 28.02.2026 RM'000	Variance % +/-
Revenue	11,358	10,682	6
(Loss)/Profit before tax	(15,343)	2,653	-678
(Loss)/Profit after tax	(15,364)	2,643	-681

The Group recorded revenue of RM11.4 million for the current financial quarter, representing an increase of RM0.7 million or 6% compared with RM10.7 million recorded in the preceding quarter. The improvement was mainly attributable to the higher volume of pile deliveries during the quarter.

Despite the increase in revenue, the Group reported a loss before tax of RM15.3 million for the current quarter, compared with a profit before tax of RM2.7 million recorded in the preceding quarter. The loss recorded was mainly attributable to losses arising from the disposal of quoted investments and inventory write-offs during the quarter.

Consequently, the Group recorded a loss after tax of RM15.4 million for the current quarter, compared with a profit after tax of RM2.6 million in the preceding quarter, primarily due to the same factors mentioned above.

B3. Audit Report of the Preceding Financial Year Ended 31 August 2025

The Auditors' Reports on the financial statements for the financial year ended 31 August 2025 did not contain any qualification.

B4. Prospects

The operating environment is expected to remain challenging amidst continued uncertainties in both the domestic and global markets. Global economic growth is anticipated to remain moderate, influenced by ongoing geopolitical tensions, trade policy uncertainties and volatility in energy and commodity prices. More recently, developments in the Middle East, including the escalation of the United States–Iran conflict, have contributed to heightened uncertainty in global markets and increased pressure on energy costs.

For the Group, energy and logistics costs remain key cost drivers in its manufacturing and distribution operations. Sustained increases in fuel, electricity and freight costs may continue to exert pressure on operating margins. Nevertheless, domestic construction activities are expected to be supported by ongoing infrastructure projects and private sector investments, while demand from export markets may remain subject to prevailing global economic conditions and currency fluctuations.

Notes – Continued

B4. Prospects - Continued

Despite the challenging operating landscape, the Group remains focused on enhancing operational efficiency, optimising costs and strengthening its distribution network to improve competitiveness and resilience. The Group will also continue to exercise prudent capital and cash flow management to mitigate the impact of external headwinds.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter.

B6. Profit for the period

	Current Quarter 31.05.2026 RM'000	Year To Date 31.05.2026 RM'000
Profit for the period is stated after charging/(crediting):		
Depreciation of:		
- property, plant and equipment	481	1,460
- right-of-use assets	75	224
Interest expenses	67	228
Unrealised gain on foreign exchange	(488)	(220)
Reversal of impairment losses on receivables	(380)	(358)

B7. Taxation

Taxation comprises the following:

	Current Quarter 31.05.2026 RM'000	Period To Date 31.05.2026 RM'000
Tax expense in respect of current period:		
- Income tax	21	40
Total tax expense	21	40

The effective tax rate of the Group for the current quarter was in line with the statutory tax rate.

Notes – Continued

B8. Status of Corporate Proposals Announced

On 1 April 2026, the Company announced that it had received a notice from CIMB Investment Bank Berhad, on behalf of YTL Cement Berhad ("Offeror"), in relation to an unconditional mandatory take-over offer to acquire all the remaining ordinary shares in Concrete Engineering Products Berhad ("CEPCO") not already held by the Offeror at a cash offer price of RM2.60 per share.

The mandatory take-over offer was triggered following the Offeror's acquisition of approximately 53.49% equity interest in CEPCO. The offer was unconditional and not subject to any minimum level of acceptances.

Subsequently, the Independent Advice Circular containing the advice and recommendation of the Independent Adviser was despatched to shareholders. The offer closed on 13 May 2026.

B9. Group Borrowings

The Group borrowings as at 31 May 2026 are as follows:

	Total RM'000
Current	
Overdraft	325
Hire purchase	387
Trade credit facilities	4,840
	5,552
Non-current	
Hire purchase	197
Total Group Borrowings	5,749

All borrowings are secured and denominated in Ringgit Malaysia (RM).

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Notes – Continued

B10. Fair Value Hierarchy

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

(i) Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities.

(ii) Level 2 : Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

(iii) Level 3 : Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

At the reporting date, the Group held the following financial instruments carried at fair value on the statement of financial position:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
31 May 2026				
Assets				
Financial assets at fair value through other comprehensive income	1,910	-	-	1,910

B11. Material Litigation

There were no material litigation cases pending as at the reporting date.

B12. Dividend

No dividend has been declared or recommended for the current quarter under review.

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Notes – Continued

B13. Loss per share

(i) Basic loss per share

The basic loss per share of the Group have been computed by dividing the net profit attributable to owners of the parent for the financial quarter/period by the weighted average number of ordinary shares in issue during the financial quarter/period as set out below:

	Individual Quarter		**Cumulative Quarter**	
	Current Year Quarter	**Preceding Year Corresponding Quarter**	**9 Months Ended**	
	"Others"	**"N/A"**	**"Others"**	**"N/A"**
Loss attributable to owners of the parent (RM'000)	(15,364)	-	(15,600)	-
Weighted average number of ordinary shares ('000)	74,625	-	74,625	-
Basic loss per share (sen)	**(20.59)**	**-**	**(20.90)**	**-**

There are no preceding quarter and year to date comparisons due to the change of financial year end from 31 August to 30 June.

By Order of the Board
HO SAY KENG
ERICIA TAN YOKE KUAN
Secretary

Kuala Lumpur
Dated: 22 July 2026

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