COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENS INCOME FOR THE NINE MONTHS PERIOD ENDED 31 MARCH 2026

	Note	INDIVIDUAL QUARTER	CUMULATIVE QUARTER
		CURRENT YEAR QUARTER 31-Mar-26 RM'000	CURRENT YEAR TO DATE 31-Mar-26 RM'000
Revenue	14	6,728	20,510
Cost of sales		(1,914)	(6,832)
Gross profit		4,814	13,678
Interest income		9	36
Other operating income		1,175	2,903
Selling and marketing expenses		(342)	(978)
Administrative expenses		(1,601)	(4,276)
Other operating expenses		(4,929)	(16,441)
Loss from operations		(874)	(5,078)
Finance costs		(1,932)	(5,935)
Loss before tax	18	(2,806)	(11,013)
Income tax expense	19	(195)	(201)
Loss for the period		(3,001)	(11,214)
Other comprehensive income/(loss), net of tax			
Items that may be reclassified subsequently to profit or loss:			
Exchange differences on translating foreign operations		-	-
Total comprehensive income/(loss) for the period		(3,001)	(11,214)

COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE NINE MONTHS PERIOD ENDED 31 MARCH 2026

	Note	INDIVIDUAL QUARTER	CUMULATIVE QUARTER
		CURRENT YEAR QUARTER 31-Mar-26 RM'000	CURRENT YEAR TO DATE 31-Mar-26 RM'000
Income/(loss) attributable to :			
Equity holders of the Company		(2,373)	(9,361)
Non-controlling interests		(628)	(1,853)
Loss for the period		(3,001)	(11,214)
Total comprehensive income/(loss) attributable to :			
Equity holders of the Company		(2,373)	(9,361)
Non-controlling interests		(628)	(1,853)
Total comprehensive income/(loss) for the period		(3,001)	(11,214)
Earning/(Loss) per share attributable to ordinary equity holders of the Company (sen):			
- Basic	27 (a)	(0.73)	(2.87)
- Diluted	27 (b)	-	-

The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

The financial year end of the Group has been changed from 31 December to 30 June. Therefore, there will be no comparative financial information for corresponding quarter and preceding year.

COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2026

	Note	31-Mar-26 (Unaudited) RM'000	30-Jun-25 (Audited) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	8	8,016	8,017
Right-of-use-assets	8	519,421	524,347
Investment properties	8	157,980	157,980
Inventories	22	111,079	111,307
Other investments		2,354	2,354
Trade receivables-non-current portion		1,951	1,951
		800,801	805,956
Current assets			
Inventories	22	119,595	119,676
Trade and other receivables		25,688	23,979
Tax recoverable		665	665
Cash and bank balances		11,478	9,814
		157,426	154,134
TOTAL ASSETS		**958,227**	**960,090**
EQUITY AND LIABILITIES			
Capital and Reserves			
Share capital		388,463	388,463
Treasury shares		(3,470)	(3,470)
Other reserves		126,955	128,202
Retained earnings		68,686	76,800
Equity attributable to equity holders of the Company		580,634	589,995
Non-controlling interests		(10,692)	(8,839)
Total equity		**569,942**	**581,156**
Non-current liabilities			
Loans and borrowings	24	-	89
Other payables		65,221	65,220
Contract liabilities		25,668	26,553
Lease liabilities		6,764	7,909
Deferred tax liabilities		98,510	97,763
		196,163	197,534
Current liabilities			
Loans and borrowings	24	27,810	29,137
Trade and other payables		156,438	143,312
Tax payables		3,816	4,688
Lease liabilities		3,326	2,602
Contract liabilities		732	1,661
		192,122	181,400
Total Liabilities		388,285	378,934
TOTAL EQUITY AND LIABILITIES		**958,227**	**960,090**
Net assets per share attributable to ordinary equity holders of the Company (RM)		1.78	1.81

The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

FOR THE NINE MONTHS PERIOD ENDED 31 MARCH 2026

	Attributable to Equity Holders of the Company							
	Non-distributable				Distributable			
	Share Capital RM'000	Treasury Shares RM'000	Warrant Reserves RM'000	Other Reserves RM'000	Retained Earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
At 1 January 2024	383,155	(3,470)	-	124,105	116,189	619,979	(5,206)	614,773
Loss for the period	-	-	-	-	(41,885)	(41,885)	(3,633)	(45,518)
Other comprehensive income	-	-	-	6,593	-	6,593	-	6,593
Total comprehensive income/(loss)	-	-	-	6,593	(41,885)	(35,292)	(3,633)	(38,925)
Transfer to retained earnings	-	-	-	(2,496)	2,496	-	-	-
New issuance shares - Private Placement	5,308	-	-	-	-	5,308	-	5,308
At 30 June 2025	**388,463**	**(3,470)**	**-**	**128,202**	**76,800**	**589,995**	**(8,839)**	**581,156**
At 1 July 2025	388,463	(3,470)	-	128,202	76,800	589,995	(8,839)	581,156
Loss for the period	-	-	-	-	(9,361)	(9,361)	(1,853)	(11,214)
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income/(loss)	-	-	-	-	(9,361)	(9,361)	(1,853)	(11,214)
Transfer to retained earnings	-	-	-	(1,247)	1,247	-	-	-
At 31 March 2026	**388,463**	**(3,470)**	**-**	**126,955**	**68,686**	**580,634**	**(10,692)**	**569,942**

The Unaudited Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

The financial year end of the Group has been changed from 31 December to 30 June. Therefore, there will be no comparative financial information for corresponding quarter and preceding year.

COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE NINE MONTHS PERIOD ENDED 31 MARCH 2026

	Unaudited As at 31-Mar-26 RM'000
CASH FLOWS USED IN OPERATING ACTIVITIES	
Loss before tax	(11,013)
Adjustments for:	
Impairment losses on trade and other receivables	419
Amortisation of deferred income	(885)
Amortisation of rights-of-use assets	4,877
Bad debts written off	3
Depreciation of property, plant and equipment	1,003
Dividend income	(100)
Interest expense	5,935
Interest income	(36)
Net unrealised gain/(loss) on foreign exchange	(1,482)
Operating gain before working capital changes	**(1,279)**
Changes in working capital:	
Inventories	309
Receivables	(2,163)
Contract liabilities	(930)
Payables	8,809
Cash generated (used in)/from operations	**4,746**
Tax paid	(327)
Interest paid	(134)
Net cash generated (used in)/from operating activities	**4,285**
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of other property, plant and equipment	(915)
Proceeds from disposal of other property, plant & equipment	(38)
Interest received	36
Net dividend received	100
Net cash used in investing activities	**(817)**

COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE NINE MONTHS PERIOD ENDED 31 MARCH 2026

	Unaudited As at 31-Mar-26 RM'000
CASH FLOWS FROM FINANCING ACTIVITIES	
Payment of lease liabilities	(387)
Repayment of term loans	(1,417)
Net cash from financing activities	**(1,804)**
NET MOVEMENT IN CASH AND CASH EQUIVALENTS	1,664
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	9,814
CASH AND CASH EQUIVALENTS AT END OF PERIOD	**11,478**
ANALYSIS OF CASH AND CASH EQUIVALENTS	
Cash and bank balances	8,282
Deposits with licensed banks	3,196
	11,478

The Unaudited Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

The financial year end of the Group has been changed from 31 December to 30 June. Therefore, there will be no comparative financial information for corresponding quarter and preceding year.

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1. Basis of Preparation

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

As announced on 22 November 2024, the financial year end of the Group has been changed from 31 December to 30 June.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2025. These explanatory notes attached to the interim financial statements provide an explanation of 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 30 June 2025.

2. Significant Accounting Policies

The significant accounting policies adopted by the Group in these interim financial statements are consistent with those of the audited financial statements of the Group for the financial year ended 30 June 2025, except for adoption of the following new and Revised Malaysian Financial Reporting Standards ("MFRSs") and amendments/Improvements to MFRS and New IC Interpretations which are effective for financial periods beginning on or after 1 July 2025.

Effective for financial periods beginning on or after 1 January 2025

Amendments to MFRS 121	Lack of Exchangeability

Effective for financial periods beginning on or after 1 January 2026

Annual Improvement to MFRS Accounting Standards – Volume 11

Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
Amendments to MFRS 7	Financial Instruments : Disclosures
Amendment to MFRS 9	Financial Instruments
Amendment to MFRS 10	Consolidated Financial Statements
Amendment to MFRS 107	Statement of Cash Flows
Amendment to MFRS 9 and MRFS 7	Classification and Measurement of Financial Instruments

2. Significant Accounting Policies (Cont'd)

Effective for financial periods beginning on or after 1 January 2027

MFRS 18	Presentation and Disclosure in Financial Statements
MRFS 19	Subsidiaries without Public Accountability: Disclosures

Effective date to be announced

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

The Group and the Company intend to adopt the above new standard and amendments to standards, if applicable, when they become effective.

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

3. Audit Opinion on 2025 Financial Statements

The auditors' report on the financial statements of the Group for the financial year ended 30 June 2025 was not subject to any qualification.

4. Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current financial quarter.

5. Material Changes in Estimates

There were no changes in estimates that have material effect the annual reported for the current financial quarter.

6. Seasonal or Cyclical Factors

The operations of the Group were not materially affected by any seasonal or cyclical factors, apart from general economic environment.

7. Dividends Paid

There were no dividends paid during the current financial quarter.

8. Carrying Amount of Revalued Assets

There was no valuation of assets during the current financial quarter.

9. Debt and Equity Securities

There were no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the current financial quarter.

10. Changes in the Composition of the Group

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

11. Capital Commitments

There were no material capital commitments since the last audited Statement of accounts as at 30 June 2025.

12. Contingent Liabilities

There were no material contingent liabilities during the current financial quarter.

13. Material Subsequent Event

There was no material event subsequent to the end of the current financial quarter that has not been reflected in these financial statements.

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14. Operating Segment Review

(a) Financial Review for the Current Quarter

	Revenue	Operating Results
	Current Year Quarter	Current Year Quarter
	31-Mar-26	31-Mar-26
	RM'000	RM'000
Operating segment		
Healthcare	1,579	(742)
Resorts & Hospitality	3,252	866
Exhibition & Convention	1,843	(683)
Property	54	(315)
	6,728	(874)
Finance costs		(1,932)
Loss before tax		(2,806)
Income tax expenses		(195)
Loss after tax		(3,001)
Non-controlling interests		628
Loss for the period		(2,373)

The Group recorded total revenue of RM6.7 million in the current quarter ended 31 March 2026. Healthcare, Resorts & Hospitality, Exhibition & Convention and Property division contributed RM1.6 million, RM3.3 million, RM1.8 million and RM0.1 million respectively.

The Group recorded loss before tax of RM2.8 million for the current quarter ended 31 March 2026. This was mainly due to the low revenue contribution from Property Division and Healthcare Division. Additionally, the impairment loss on trade receivable for health screening membership of RM0.2 million.

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14. Operating Segment Review (Cont'd)

(a) Financial Review for the Current Quarter (Cont'd)

Healthcare Division

The Division recorded revenue of RM1.6 million in the current quarter ended 31 March 2026. The revenue mainly contributed by subscription membership, health screening and health store. The segment loss recorded of RM0.7 million in the current quarter ended 31 March 2026. This was mainly due to the impairment loss on trade receivable for health screening membership of RM0.2 million.

Resorts & Hospitality Division

The Division recorded revenue of RM3.3 million in the current quarter ended 31 March 2026. The revenue mainly contributed due to banquet hotel event and space revenue contributed from Mines Beach Resort. The segment profit recorded of RM0.8 million in the current quarter ended 31 March 2026.

Exhibition & Convention Division

The Division recorded revenue of RM1.8 million in the current quarter ended 31 March 2026. The revenue mainly contributed by event function. The segment loss recorded of RM0.7 million in the current quarter ended 31 March 2026.

Property Division

The Division recorded revenue of RM0.1 million in the current quarter ended 31 March 2026. The segment loss recorded of RM0.3 million in the current quarter ended 31 March 2026. This was mainly due to the low revenue contributed by the sale completed property.

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14. Operating Segment Review (Cont'd)

(b) Financial Review for the Current Year-To-Date (Cont'd)

	Revenue	Operating Results
	Current Year To-Date 31-Mar-26 RM'000	Current Year To-Date 31-Mar-26 RM'000
Operating segment		
Healthcare	6,354	(2,438)
Resorts & Hospitality	5,750	(821)
Exhibition & Convention	7,117	(744)
Property	1,289	(1,075)
	20,510	(5,078)
Finance costs		(5,935)
Loss before tax		(11,013)
Income tax expenses		(201)
Loss after tax		(11,214)
Non-controlling interests		1,853
Loss for the period		(9,361)

The Group recorded total revenue of RM20.5 million in the current year-to-date ended 31 March 2026. Healthcare, Resorts & Hospitality, Exhibition & Convention and Property division contributed RM6.3 million, RM5.8 million, RM7.1 million and RM1.3 million respectively.

The Group recorded loss before tax of RM11.0 million for the current year-to-date ended 31 March 2026. This was mainly due to the low revenue contribution from Property Division and Healthcare Division. Additionally, higher foreign exchange translation losses were incurred on the default interest charged on the loan.

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14. Operating Segment Review (Cont'd)

(b) Financial Review for the Current Year-To-Date (Cont'd)

Healthcare Division

The Division recorded revenue of RM6.3 million in the current year-to-date ended 31 March 2026. The revenue mainly contributed by subscription membership, health screening and health store. The segment loss recorded of RM2.4 million in the current year- to- date ended 31 March 2026. This was mainly due to the impairment loss on trade receivable for health screening membership of RM0.4 million.

Resorts & Hospitality Division

The Division recorded revenue of RM5.8 million in the current year-to-date ended 31 March 2026. The revenue mainly contributed due to banquet hotel event and space revenue contributed from Mines Beach Resort. The segment loss recorded of RM0.8 million in the current year-to-date ended 31 March 2026.

Exhibition & Convention Division

The Division recorded revenue of RM7.1 million in the current year-to-date ended 31 March 2026. The revenue mainly contributed by event function. The segment loss recorded of RM0.7 million in the current year-to-date ended 31 March 2026.

Property Division

The Division recorded revenue of RM1.3 million in the current year-to-date ended 31 March 2026. The revenue contributed mainly due to the sale completed property Industrial Land Pajam in preceding quarter. The segment loss recorded of RM1.1 million in the current year-to-date ended 31 March 2026. This was mainly due to the low revenue contributed by the sale completed property. Additionally, higher foreign exchange translation losses were incurred on the default interest charged on the loan.

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15. Material Changes in the Quarterly Results as Compared with the Immediate Preceding Quarter

	Revenue		Operating Results	
	Current Year Quarter 31-Mar-26 RM'000	Current Year To-Date 31-Dec-25 RM'000	Current Year Quarter 31-Mar-26 RM'000	Current Year To-Date 31-Dec-25 RM'000
Operating segment				
Healthcare	1,579	1,909	(742)	(1,194)
Resorts & Hospitality	3,252	684	866	(1,310)
Exhibition & Convention	1,843	2,234	(683)	(255)
Property	54	54	(315)	(400)
	6,728	4,881	(874)	(3,159)
Finance costs			(1,932)	(1,970)
Loss before tax			(2,806)	(5,129)
Income tax expenses			(195)	(3)
Loss after tax			(3,001)	(5,132)
Non-controlling interests			628	708
Loss for the period			(2,373)	(4,424)

The Group recorded total revenue of RM6.7 million in the current quarter ended 31 March 2026 as compared to RM4.9 million in the preceding quarter ended 31 December 2025. This was mainly due to the higher revenue contribution from Hospitality Division.

The Group recorded loss before tax of RM2.8 million for the current quarter ended 31 March 2026 as compared to RM5.1 million loss before tax in the preceding quarter ended 31 December 2025. This was mainly due to late adjustment for refund legal fees of RM0.8 million.

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16. Commentary on Prospects

The Malaysian economy expanded by 5.3% in the third quarter of 2026 (2Q 2026: 6.3%) driven by strong investment activity and continued improvement in exports. Investment activity was underpinned by strong spending on structures and machinery and equipment (M&E), while household spending sustained its expansion amid positive labour market conditions and policy support. In the external sector, exports continued to strengthen on the back of recovering external demand and positive spillovers from the global tech upcycle. Meanwhile, imports also grew at a faster pace, following strong demand for capital and intermediate goods to support rising investments and trade. On the supply side, most sectors remained supportive of growth. In particular, the improvement in the manufacturing sector was driven by export-oriented clusters.

For 2025, growth of the Malaysian economy is expected to be supported by domestic demand and investment activity is set to be bolstered by further progress in both private and public sectors, along with the implementation of national master plans. On a quarter-on-quarter, seasonally-adjusted basis, growth expanded by 5.8% (2Q 2026: 5.4%).

The Group continues its initiatives to introduce healthcare service offerings in respect of sub-specialty treatments, enhancing clinical care and uplift clinical outcome for better customer experience, and possible exploit of public-private partnership, that can help to address healthcare delivery to growing nations, while managing overall costs and sustainability. We are also developing new revenue streams, with particular investment going towards expanding our share for the health tourism market in Malaysia, which is expected to see considerable growth over the next few years. We expect that these initiatives will translate towards the growth of our performance for the rest of the year.

The group hotels and resort sector will see a further improvement placed to benefit from the continuing rebound in local and oversea travel demand and implementation of visa-free to numerous overseas visitor, in particular, from China traveller, While international tourism has long been a significant contributor to Malaysia's economy, we believe that it is now time to also pivot towards domestic tourism as a robust alternative to sustain and grow the nation's economic landscape. Details showed that the performance of domestic tourism in Malaysia saw a significant rise in 2023, with notable increases in the number of domestic visitors, trips, and tourism expenditure after several years of challenges due to the COVID-19 crisis.

16. Commentary on Prospects (Cont'd)

The MICE (meetings, incentives, convention and expositions) industry sees a surge in the logistic, health and tourism industry. Hence the Group exhibition and convention sector, via MIECC has offered its 150,000 sq. ft. for events function and distribution centre, our division predominant focus is on internal upgrades and improvements while also building relationships with strategic partners, in particulars for trade fairs in industries that promise to improve prosperities

With the encouraging demand for premium and medium properties together with the ongoing projects of our Property Sector, completing and becoming operational soon and with a few more collaborative projects in discussion, with the ongoing works, the Group is confident that it sector will continue to grow and contribute positively to the Group.

Barring any unforeseen circumstances, the Group will be primed to further strengthen and also expand our core business sectors.

17. Variance on Profit Forecast / Profit Guarantee

There was no profit forecast / profit guarantee issued by the Group during the current financial quarter.

18. Loss before Tax

Loss before tax has been arrived at after charging/(crediting):

	Quarter Ended 31-Mar-26 RM'000	**Year to Date 31-Mar-26 RM'000**
Depreciation of property , plant and equipment	441	1,003
Amortisation of right-of-use assets	1,625	4,877
Impairment loses on trade and other receivable	200	419
Amortisation of deferred income	(295)	(885)
Net unrealised foreign exchange gain/(loss)	(183)	(1,482)
Interest expense	1,932	5,935
Interest income	(9)	(36)
Bad debts written off	3	3

There were no gain or loss on derivatives, exceptional items and allowance for and write off of inventories.

19. Income Tax Expenses

	Quarter Ended 31-Mar-26 RM'000	Year to Date 31-Mar-26 RM'000
Income tax		
- Current year	(215)	(221)
- Over provision in prior year	768	768
Deferred tax		
- Under provision in prior year	(748)	(748)
	(195)	(201)

20. Sale of Unquoted Investments / Properties

There were no sales of unquoted investments/properties during the financial quarter.

21. Purchase and Sale of Quoted Securities

There were no sales or purchase of quoted securities during the financial quarter.

22. Inventories

	As at 31-Mar-26 RM'000	As at 30-Jun-25 RM'000
Land held for property development	111,079	111,307
Property development cost	44,877	44,877
Others	74,718	74,799
Total	119,595	119,676

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23. Details of Treasury Shares

As at the end of the reporting quarter, all the shares purchased by the company were retained as treasury shares as at 31 March 2026 as follows

	As at 31-Mar-26 RM'000	As at 30-Jun-25 RM'000
Description of shares purchased	Ordinary Shares	Ordinary Shares
Number of shares purchased	-	-
Number of shares cancelled	-	-
Number of shares held as treasury shares	3,250	3,250
Number of treasury shares resold	-	-

24. Corporate Proposals

On 21 July 2023, TA Securities Holdings Berhad ("TA"), on behalf of the Board of Directors ("Board"), announced that the Company had, on the even date, proposed to undertake a private placement of up to 29,600,000 new ordinary shares in the Company representing up to 9.98% of the total number of 296,738,903 issued shares of the Company (excluding 3,250,000 treasury shares) at an issue price to be determined and announced later ("Proposed Private Placement").

Bursa Securities had, vide its letter dated 02 August 2024 approved the Proposed Private Placement.

. On 06 February 2024, Bursa Securities had grant the Company an extension of time of 6 months until 01 August 2024 and on 31 July 2024, Bursa Securities had grant the Company another an extension of time of 6 months until 01 February 2025 to implement the Proposed Private Placement.

On 05 August 2024, the Board fixed the issue price for Placement Shares at RM0.26 per Placement Share, being the first (1st) tranche of the Placement. The issue price represents a discount of approximately 8.52% to the five (5)-day volume weighted average market price

24. Corporate Proposals (Cont'd)

("5-day VWAP") of the Company Shares up to and including 02 August 2024 of RM0.2842 per share.

The first tranche of the Placement was completed on 13 August 2024, following the listing and quotation of the 5,800,000 Placement Shares on the even date. The gross proceeds raised is RM1,508,000 and the usage of fund are for estimate expenses for the Proposed Private Placement, working capital and refurbishment of the Palace of the Golden Horses Hotel which owned by a subsidiary company, Golden Horse Palace Berhad.

The second tranche of the placement was completed on 23 January 2025, following the listing and quotation of the 20,000,000 Placement Shares on the even date. The gross proceeds raised is RM3,800,000 and the usage of fund are for estimate expenses for the Proposed Private Placement, working capital and refurbishment of the Palace of the Golden Horses Hotel which owned by a subsidiary company, Golden Horse Palace Berhad.

As at 21 November 2025, the utilization of the proceeds from the First and Second Tranche of the Private Placement was as follows:

Purpose	Proposed Utilisation	Actual Utilisation	Balance To Be Utilised		Estimate Timeframe for Utilisation
	RM'000	RM'000	RM'000	%	
Refurbishment of the Palace of the Golden Horses Hotel	9,500	5,012	4,488	47	Next AGM
Working capital	1,618	-	1,618	100	Next AGM
Estimate expenses for the Proposed Private Placement	130	100	30	23	Next AGM
Total	**11,248**	**5,112**	**6,136**	**55**	

25. Group Borrowings

Group borrowings as at the end of the reporting period are as follows:

	As at 31-Mar-26 RM'000	As at 30-Jun-25 RM'000
Secured		
Term Loan	27,810	29,226
Unsecured		
Term Loan	-	-
Total borrowings	27,810	29,226
Comprising :		
Amount repayable within one year	27,810	29,137
Amount repayment after one year	-	89
	27,810	29,226

Group borrowings breakdown by currencies:

		As at 31-Mar-26 RM'000	As at 30-Jun-25 RM'000
Functional currency	Denominated in		
RM	RM	214	331
RM	SGD	27,596	28,895
		27,810	29,226

26. Disclosure requirements pursuant to implementation of MFRS 139

(a) Disclosure of Derivatives

There are no outstanding derivatives as at 31 March 2026 and there have been no changes in derivatives since the last financial year.

(b) Disclosure of gain/losses arising from fair value changes of financial liabilities

The Group did not have any gain/losses arising from fair value changes of its financial liabilities during the current financial quarter.

27. Material Litigation

Save for the following, neither the Company nor its subsidiaries are engaged in any material litigation, either as plaintiff or defendant, and the Directors of the Company do not have any knowledge of any proceedings, pending or threatened against the Group or of any facts likely to give rise to any proceedings which might adversely and materially affect the position or business of the Group, as at 12 May 2026.

(i) **ARBITRATION BETWEEN COUNTRY HEIGHTS HOLDINGS BERHAD (CLAIMANT) AND LAND CUSTODY DEVELOPMENT AUTHORITY (LCDA) (RESPONDENT)**

A Joint Venture Agreement (JVA) was entered into between LCDA and CHHB on 20 September 1994 for the development of the Project Land into a hill resort with tourism related infrastructure, recreational and leisure facilities and horticulture. Pursuant to the JVA, a JV company known as Borneo Heights Sdn. Bhd. (BHSB) was incorporated.

The dispute arose in June 2020 when LCDA issued a letter making various allegations as to the management of the project by CHHB. LCDA intended to carry out a due diligence exercise and discover documents. On November 2020, LCDA purportedly gave the notice to terminate the JVA and required CHHB to sell its shares in BHSB to LCDA.

Pursuant to Clause 22 of the JVA, the disputes arising out of or in relation to the JVA in particular the termination of the JVA was referred to arbitration. The Notice of Arbitration was issued on 20 May 2021. The issuance of the Notice of Arbitration signifies the commencement of the arbitration process. On 26 July 2021, the Asian International Arbitration Centre (AIAC) appointed Mr. Nandakumar Ponniya as the sole arbitrator for the arbitration. The parties have produced documents to be used in the arbitration. The arbitration hearing had taken place between between 22 October 2025 to 25 October 2025 and 27 October 2025 to 30 October 2025 in Singapore. Tribunal has given the tentative post hearing directions, which has been revised due to the extension of time as applied by the Respondent side and was allowed by the Arbitrator, whereby Parties to file the submission (including submission on cost) by the 20 April 2026 and reply to closing of submission (including reply submission on cost) is on 15 June 2026, the Tribunal has not indicated the expected delivery date of the arbitration award. .

27. Material Litigation (Cont'd)

(ii) **SHAH ALAM HIGH COURT, ORIGINATING SUMMON NO BA-24MFC-1362-11/2023 BETWEEN MBSB BANK BERHAD (PLAINTIFF) AND MINES INTERNATIONAL EXHIBITION CENTRE SDN BHD ("MIEC") (DEFENDANT) AND EXECUTION NO BA-38-1203-04/2026**

Under the Execution Suit No, BA-38-1203-04/2025, on 13 October 2025, Defendant were served with Notice of Application dated 3.10.2025 (Enclosure No 1) & Affidavit in Support dated 3.10.2025 (Enclosure No 2) whereby Plaintiff are seeking for direction from the High Court of Shah Alam on the following; the Property to be put on Auction by way of e-lelong to recover the sum of RM108,553,351.83, to fix for a date for Auction for the Property, for Parties to agree on the reserve price and etc. for the Court to determine. The Court have fixed a date for Enclosure 1 on 16 December 2025. Following hearing of Enclosure 1 the Court has fixed for Auction on 3 February 2026, the auction was called off due to system irregularities and new Auction date was fixed on 18 March 2026. During the Auction on 18 March 2026, the Auction was called off due to no bidder. The Plaintiff has applied to the Court under execution no BA-38-1203-04/2026 seeking for a new hearing date to fix for reserve price, the Court have fixed for a Hearing date on 8 July 2026 to fix on the reserve price at RM189,000,000.00. The matter is pending for Hearing for 8 July 2026.

(iii) **SHAH ALAM HIGH COURT, ORIGINATING SUMMON NO BA-24MFC-400-05/2024 BETWEEN MBSB BANK BERHAD (PLAINTIFF) AND MINES WATERFRONT BUSINESS PARK SDN BHD ("MWBP") (DEFENDANT)**

The Company has received the following documents and cause papers on 24th May 2024 from Messrs Hisham, Sobri & Kadir, a seal copy of Originating Summon dated 16 May 2024, Plaintiff Affidavits in Support, both dated 16 May 2024.

The case was fixed for first hearing on 26 June 2024 before Senior Assistant Registrar of Shah Alam High Court. The solicitors had attended the first Hearing to inform the court of the Defendant's status as a company in liquidation.

27. Material Litigation (Cont'd)

The matter is now fixed for Hearing as the Court has scheduled Hearing of the Intervener Applications' under Enclosure No 12 and No 13 along with the Order for Saleunder Enclosure No 1 are fixed to be heard on 3 June 2025 was vacated to 3 November 2025 on Hearing/Decision of Enclosure No 1, Enclosure No 12, Enclosure No 13 and Enclosure No 24. The Decision on 3 November 2025 was vacated to 28 November 2025, during the Decision, CHHB application under Enclosure 24 was rejected by the High Court. The Court during Hearing on 12 December 2025, allowed the application for Enclosure 1 by Plaintiff to grant Order for Sale on the Building of Mines Waterfront Business Park. A Hearing is fixed on 5 May 2026 before Senior Assistant Registrar for Parties to fix on auction date and reserve price for the Building of Mines Waterfront Business Park under the unredeemed units held under the Loan Facility by MBSB. During the Hearing date, the Court have given an extension to fix for Auction date and reserve price on the 18 June 2026 pending the settlement of Case No (IV).

(iv) **SHAH ALAM HIGH COURT, POST WINDING UP CASE SUMMON NO BA-28PW-260-09/2024 [SHAH ALAM HIGH COURT SUMMON NO:BA-28NCC-51-02/2023] BETWEEN GRAND WELLNESS HUB SDN BHD ("GWHSB") (APPLICANT) ON AMY SIEW PITT WEN, NAY BAY BEE (PETITIONERS) AND MINES WATERFRONT BUSINESS PARK SDN BHD ("MWBP") (RESPONDENT)**

The Court had appointed joint liquidators, Mr Andrew Heng and Mr.Kumarakuru a/l Jai Prakash Krishnan of Baker Tilly Insolvency PLT on 6 September 2024. On 3 October 2024, GWHSB being the Contributory of MWBP have filed an application for the Stay of the Winding Up Order of MWBP ("Stay Application"). The solicitors for the Contributory have filed the Stay Application citing that GWHSB has taken active measures to settle the admitted Proof of Debts ("POD") that were filed against MWBP.

During the case management on 25 November 2024 High Court Judge of Shah Alam ,the HC Judge had, upon hearing the submissions of both parties' solicitors, granted an

27. Material Litigation (Cont'd)

Ad-Interim Order in favour of GWHSB for the Joint Liquidators to cease to continue to act, conduct and/or carry on any or all further acts in furtherance of and pursuant to the powers conferred under Section 486 of the Companies Act 2016 for a period of 60 days effective from 25 November 2024. The HC Judge further ordered that the Joint Liquidators are to furnish a complete list of PODs filed and admitted by the Official Receiver at Jabatan Insolvensi Malaysia. The Court has fixed a hearing date on 20 January 2025 to hear the Stay Application (Enclosure 1) and the Ad Interim Stay application (Enclosure 9). In addition, the Court have given a case management date on 3 December 2024 before the Registrar for provide further directions on the Intervener Application filed by third party creditors of MWBP against the Stay Application.

The hearing scheduled for 20 January 2025, to hear both the Stay Application (Enclosure 1) and the Ad Interim Stay Application (Enclosure 9) was rescheduled by the Court to 12 March 2025. On 23 January 2025, Respondent filed application to extend the ad-interim stay order dated 25 November 2024.

On 31 January, 2025, a case management was held for the application to extend the ad-interim order dated 25 November 2024 (Enclosure 20). The hearing for the extension of the ad-interim order (Enclosure 20) was heard on 28 February 2025 whereby the Court dismissed the extension of Enclosure No 20. On 25 March 2025, the High Court allowed the Interveners Application to intervene the proceedings on grounds to allow them to be named as creditors of MWBP. The High Court have fixed for Hearing on 12 August 2025 before Judicial Commissioner, YA Dato' Raja Rozela binti Raja Toran in Shah Alam High Court vacating the previous Hearing date on 24 April 2025. Concurrently, the Solicitors had filed an Appeal on the Interveners Application with the Case Management fixed on 23 July 2025. The previous Hearing on 12 August 2025 has now been vacated to 3 February 2026 for Enclosure No 1. The Court has fixed for a Case Management date on 5 February 2026, during the Case Management,

27. Material Litigation (Cont'd)

the Court have fixed for Hearing for Enclosure No 1 on 22 September 2026. The Court has called for earlier Case Management on 13 March 2026, to seek for the case status with the parties. The Court upon hearing the submission from all parties have proceed for new Hearing date on 4 June 2026 to determine the status of Enclosure No 1 and Enclosure No 79.

(v) **SHAH ALAM HIGH COURT, WINDING UP PETITION NO BA-28NCC-548-09/2024 LEAN XING CONSTRUCTION SDN BHD (PETITIONER) AND COUNTRY HEIGHTS SMART LIVING SDN BHD ("CHSL") (RESPONDENT)**

On 12 September 2024, CHSL was served with winding up petition by the Petitioner with Winding Up Petition and Affidavit Verifying Petition both dated 5 September 2024 arises due to the unsuccessful efforts of CHSL to settle the sum of RM 3,115,198.38 inclusive of interest arises pursuant to an Adjudication Order dated 10 June 2024 obtained by the Petitioner against CHSL under the Construction Industry Payment and Adjudication Act 2012 ("CIPAA"). The Petitioner was engaged by CHSL for building construction contract in the year 2016 for the building works of 458 plus 90 housing units of the building site in Kubang Pasu, Kedah. The Respondents have taken steps in applying for Striking Out application on the grounds that the CIPPA award dated 10 June 2024 contravened the provisions under the Construction Industry Payment and Adjudication Act 2012 ("CIPAA") and the issue of *locus standi* of the Petitioner. The Court adjourned the Hearing date of 28 April 2025 as parties were in discussion for settlement. A Case Management was fixed on 19 May 2025 to update the High Court with the status of settlement since no settlement was reached, the Court now has fixed for Hearing on the 3 July 2025 for all enclosures before Judicial Commissioner, YA Dato' Raja Rozela binti Raja Toran in Shah Alam High Court. The date of Hearing on 3 July 2025 was vacated to 6 October 2025. On 6 October 2025, the Court have adjourned the date of Hearing to 18 June 2026.

28. Earnings/(Loss) Per Share

(a) Basic

Basic earnings per ordinary share are calculated by dividing profit for the financial year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial year.

	INDIVIDUAL QUARTER	CUMULATIVE QUARTER
	Current Year Quarter 31-Mar-26 RM'000	Current Year To-Date 31-Mar-26 RM'000
Net loss attributable to the owners of the Company	(2,373)	(9,361)
Weighted average number of shares ('000 in units)	325,789	325,798
Basic loss per share (sen)	(0.73)	(2.87)

(b) Diluted

Diluted earnings per ordinary share for the financial year is calculated by dividing the profit for the financial year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year adjusted for the effects of dilutive potential ordinary shares. The Group had no dilution in its loss per ordinary shares.

29. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 18 May 2026.