Building Lifestyles, Building Trust

EUPE CORPORATION BERHAD
[Registration No.: 199601005416 (377762-V)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

	QUARTER ENDED		YEAR ENDED	
	28.02.2026 RM'000	28.02.2025 RM'000	28.02.2026 RM'000	28.02.2025 RM'000
Revenue	66,991	98,755	337,966	418,320
Cost of sales	(50,180)	(72,968)	(266,056)	(324,805)
Gross profit	16,811	25,787	71,910	93,515
Other operating income	684	1,063	5,371	11,253
Marketing and distribution expenses	(1,740)	(1,449)	(5,906)	(6,210)
Administrative expenses	(5,394)	(5,619)	(19,241)	(21,155)
Other operating expenses	(1,834)	(988)	(4,195)	(6,016)
Finance costs	(539)	(774)	(2,848)	(2,906)
Profit before tax	**7,988**	**18,020**	**45,091**	**68,481**
Tax expense	(1,959)	(4,964)	(13,056)	(19,352)
Profit/Total comprehensive income for the financial quarter/year	**6,029**	**13,056**	**32,035**	**49,129**
Profit/Total comprehensive income attributable to:				
Equity holders of the Company	4,185	12,290	25,121	43,882
Non-controlling interests	1,844	766	6,914	5,247
	6,029	13,056	32,035	49,129
Basic Earnings Per Share ("EPS") attributable to equity holders of the Company (sen)	2.85	8.35	17.10	30.02

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 28 FEBRUARY 2026

	AS AT 28.02.2026 RM'000	AS AT 28.02.2025 RM'000	MOVEMENT RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	55,582	56,009	(427)
Right-of-use assets	1,763	2,328	(565)
Investment in joint venture	46	-	46
Inventories - land held for property development	411,841	399,084	12,757
Investment properties	51,541	49,111	2,430
Other receivable	55	-	55
Deferred tax assets	6,486	2,043	4,443
	527,314	508,575	18,739
Current assets			
Inventories - property development costs	18,324	103,358	(85,034)
Inventories - completed properties and others	45,184	14,897	30,287
Contract costs	3,484	11,634	(8,150)
Contract assets	118,911	102,636	16,275
Trade and other receivables	41,783	37,733	4,050
Sinking funds	708	685	23
Tax recoverable	243	572	(329)
Deposits, cash and bank balances	145,005	147,792	(2,787)
	373,642	419,307	(45,665)
TOTAL ASSETS	900,956	927,882	(26,926)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 28 FEBRUARY 2026 (CONT'D)**

	AS AT 28.02.2026 RM'000	AS AT 28.02.2025 RM'000	MOVEMENT RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital	151,212	151,768	(556)
Reserves	401,711	379,518	22,193
	552,923	531,286	21,637
Non-controlling interests	13,349	12,435	914
TOTAL EQUITY	566,272	543,721	22,551
Non-current liabilities			
Long-term borrowings	180,046	207,538	(27,492)
Lease liabilities	917	1,510	(593)
Deferred tax liabilities	7,687	12,401	(4,714)
	188,650	221,449	(32,799)
Current liabilities			
Contract liabilities	525	21	504
Trade and other payables	63,638	70,889	(7,251)
Provisions	23,233	9,973	13,260
Short-term borrowings	50,716	76,143	(25,427)
Lease liabilities	911	919	(8)
Current tax payables	7,011	4,767	2,244
	146,034	162,712	(16,678)
TOTAL LIABILITIES	334,684	384,161	(49,477)
TOTAL EQUITY AND LIABILITIES	900,956	927,882	(26,926)
Number of ordinary shares ('000)	*146,590*	*147,200*	
Net assets per share attributable to equity holders of the Company (RM)	3.77	3.61	

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

	←	Attributable to equity holders of the Company			→		
			Non-Distributable	Distributable			
	Share capital RM'000	Treasury shares RM'000	Share options reserve RM'000	Retained earnings RM'000	Total RM'000	Non - controlling interests RM'000	Total equity RM'000
At 1 March 2025	151,768	-	303	379,215	531,286	12,435	543,721
Profit for the financial year	-	-	-	25,121	25,121	6,914	32,035
Purchase of treasury shares	-	(556)	-	-	(556)	-	(556)
Dividend paid	-	-	-	(3,233)	(3,233)	-	(3,233)
Dividend payable by subsidiaries to non-controlling interests	-	-	-	-	-	(6,000)	(6,000)
Grant of Employee Share Options Scheme	-	-	305	-	305	-	305
Lapse of Employee Share Options Scheme	-	-	(65)	65	-	-	-
At 28 February 2026	151,768	(556)	543	401,168	552,923	13,349	566,272
At 1 March 2024	145,005	-	-	338,571	483,576	16,888	500,464
Profit for the financial year	-	-	-	43,882	43,882	5,247	49,129
Issuance of ordinary shares	6,763	-	-	-	6,763	-	6,763
Dividend payable	-	-	-	(3,238)	(3,238)	-	(3,238)
Dividend paid by subsidiaries to non-controlling interests	-	-	-	-	-	(9,700)	(9,700)
Grant of Employee Share Options Scheme	-	-	303	-	303	-	303
At 28 February 2025	151,768	-	303	379,215	531,286	12,435	543,721

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

	YEAR ENDED	
	28.02.2026 RM'000	28.02.2025 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	317,333	449,888
Cash payments to suppliers and creditors	(195,947)	(305,276)
Cash payments to employees and for expenses	(25,688)	(24,693)
Cash generated from operations	95,698	119,919
Deposit paid	(343)	(1,591)
Insurance claim received	148	4
Rental income received	444	437
Tax paid	(19,640)	(15,995)
Net cash generated from operating activities	76,307	102,774
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances to a joint venture	(2)	-
Interest income received	3,175	2,307
Investment in a joint venture	(100)	-
Investment in redeemable convertible preference shares	(110)	-
Net changes in fixed deposits pledged	1,008	4,354
Proceed from disposal of property, plant and equipment	5	133
Proceed from sale of investment properties	-	891
Purchase of lands	-	(105,796)
Purchase of property, plant and equipment	(1,785)	(1,556)
Purchase of right-of-use assets	(37)	-
Purchase of investment property	(3,011)	(1,072)
Net cash used in investing activities	(857)	(100,739)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026 (CONT'D)

	YEAR ENDED	
	28.02.2026	**28.02.2025**
	RM'000	**RM'000**
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital	-	6,763
Purchase of treasury shares	(556)	-
Dividend paid to shareholders	(3,233)	(3,238)
Dividend paid to non-controlling interests	(6,000)	(9,700)
Net repayment of lease liabilities	(925)	(1,024)
Net (repayment)/drawdown of term loans	(25,681)	44,858
Net (repayment)/drawdown of revolving credits	(26,950)	43,091
Bank overdraft interest paid	(179)	(193)
Bankers' acceptance interest paid	-	(4)
Lease liabilities interest paid	(109)	(112)
Revolving credits interest paid	(2,691)	(2,669)
Term loans interest paid	(10,617)	(8,440)
Net cash (used in)/generated from financing activities	(76,941)	69,332
Net (decrease)/increase in cash and cash equivalents	(1,491)	71,367
Cash and cash equivalents at beginning of financial year	135,278	63,911
Cash and cash equivalents at end of financial year	133,787	135,278
Cash and cash equivalents at end of financial year comprise the following :		
Cash and bank balances	96,693	58,829
Fixed deposits with licensed banks	48,312	88,963
	145,005	147,792
Less: Bank overdraft	(2,014)	(2,302)
Deposits pledged as collateral	(9,204)	(10,212)
	133,787	135,278

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part A: Explanatory Notes Pursuant to MFRS 134

A1 Basis of Preparation

The Condensed Consolidated Interim Financial Statements ("Condensed Report") have been prepared in accordance with *Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and requirements of the Companies Act 2016, where applicable.

This Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 28 February 2025. The explanatory notes attached to the Condensed Report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 28 February 2025.

A2 Accounting Policies

The accounting policies adopted in preparing this Condensed Report are consistent with those used in the audited financial statements for the financial year ended 28 February 2025, except for the adoption of new standards and amendments to the MFRSs as disclosed below:

A2.1 New MFRS and amendments to MFRSs adopted

For the preparation of the Condensed Report, the following new MFRS and amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") are mandatory for the first time for the financial year beginning on or after 1 January 2025:

- Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

The adoption of the above-mentioned new MFRS and other amendments to MFRSs has no material impact on the financial statements of the Group.

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A2 Accounting Policies (cont'd)

A2.2 New MFRS and Amendments to MFRSs not yet effective

The following are amendments to MFRSs that have been issued by the MASB but have not been adopted by the Group:

Amendments to MFRSs effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 7 *Financial Instruments: Disclosures* and MFRS 9 *Financial Instruments – Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107 *Annual Improvements to MFRS Accounting Standards – Volume 11*
- Amendments to MFRS 7 *Financial Instruments – Disclosures* and MFRS 9 *Financial Instruments – Contracts Referencing Nature-dependent Electricity*

New MFRS effective for annual periods beginning on or after 1 January 2027

- MFRS 18 *Presentation and Disclosure in Financial Statements*
- MFRS 19 *Subsidiaries without Public Accountability – Disclosures*
- Amendments to MFRS 19 *Subsidiaries without Public Accountability – Disclosures – Translation to a Hyperinflationary Presentation Currency (Amendments to MFRS 121)*
- Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates – Translation to a Hyperinflationary Presentation Currency*

Amendments to MFRSs effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10 *Consolidated Financial Statements* and MFRS 128 *Investment in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The initial application of new MFRS or amendments to MFRSs is not expected to have any material impact on the financial statements of the Group.

A3 Auditors' Report on Preceding Financial Year Financial Statements

The auditors' report on the financial statements for the financial year ended 28 February 2025 was unmodified.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A4 Seasonal or Cyclical Factors

The results for the financial quarter and year ended 28 February 2026 were not materially affected by seasonal or cyclical factors.

A5 Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting the assets, liabilities, net income or cash flows of the Group during the financial quarter and year ended 28 February 2026.

A6 Material Changes in Estimates

There were no changes in estimates that had any material effect during the financial quarter and year ended 28 February 2026.

A7 Debt and Equity Securities

During the current financial year under review, the Company conducted several shares buy-back with a total of 610,200 ordinary shares at prices ranging from RM0.870 to RM0.970 per ordinary share, for total cash consideration of RM556,256.

Other than the above, there was no issuance, cancellation, repurchase, resale or repayment of debt and equity securities in the current financial quarter review.

A8 Dividend Paid

On 24 July 2025, the Board of Directors approved and declared an interim single tier dividend of 2.2 sen per ordinary share in respect of the financial year ended 28 February 2026 amounting to approximately RM3.2 million and was paid on 10 September 2025.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A9 Segmental Reporting

Financial Quarter and Year Ended 28 February 2026

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	326,106	56,257	11,489	3,413	397,265
Elimination of inter-segment revenue	(4,512)	(53,314)	(699)	(774)	(59,299)
	321,594	2,943	10,790	2,639	337,966
Segment results	48,098	137	(2,319)	(1,152)	44,764
Interest income	2,928	212	23	12	3,175
Finance costs	(2,424)	(16)	(408)	-	(2,848)
Profit/(Loss) before tax	48,602	333	(2,704)	(1,140)	45,091
Tax (expense)/income	(12,775)	(80)	357	(558)	(13,056)
Profit/(Loss) for the year	35,827	253	(2,347)	(1,698)	32,035

As of 28 February 2026

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	776,303	17,629	47,762	59,262	900,956
Liabilities					
Segment liabilities	78,257	15,817	6,033	3,815	103,922
Borrowings	221,957	1,000	5,342	2,463	230,762
	300,214	16,817	11,375	6,278	334,684

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A9 Segmental Reporting (cont'd)

Financial Quarter and Year Ended 28 February 2025

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	393,508	89,979	11,018	18,158	512,663
Elimination of inter-segment revenue	(890)	(77,268)	(522)	(15,663)	(94,343)
	392,618	12,711	10,496	2,495	418,320
Segment results	68,480	315	(5,601)	5,886	69,080
Interest income	1,997	286	19	5	2,307
Finance costs	(2,432)	(18)	(456)	-	(2,906)
Profit/(Loss) before tax	68,045	583	(6,038)	5,891	68,481
Tax (expense)/income	(18,284)	(159)	361	(1,270)	(19,352)
Profit/(Loss) for the year	49,761	424	(5,677)	4,621	49,129

As of 28 February 2025

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	815,790	10,417	47,944	53,731	927,882
Liabilities					
Segment liabilities	69,971	20,225	6,293	3,991	100,480
Borrowings	255,832	21,750	6,099	-	283,681
	325,803	41,975	12,392	3,991	384,161

A10 Related Party Disclosures

All related party transactions within the Group had been entered into in the normal course of business and were carried out on normal commercial terms.

A11 Valuation of Investment Properties

The Group has adopted the fair value model for its investment properties, and the fair value of the investment properties was determined at RM51,541,000 by comparing the recent transacted price of similar properties in adopting the market value .

A12 Significant Event Subsequent to the Reporting Period

There was no significant event subsequent to the end of current quarter up to the date of report.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A13 Changes in the Composition of the Group

On 11 September 2025, the Company incorporated a new 100% owned subsidiary, Eupe Retail Sdn. Bhd. ("ERETSB"), for a total cash consideration of RM100. The principal activity of ERETSB is to carry on the business of property investment and management.

On 6 November 2025, Eupe Nexus Sdn. Bhd., a wholly owned subsidiary of EKSB, acquired 70% interest via 350,000 ordinary shares in Magnolias Development Sdn. Bhd. ("MDSB") for a total consideration of RM350,000. MDSB is principally engaged in the business of property investment and development and project management activities.

On 13 February 2026 and 26 February 2026, Eupe Belfield Sdn. Bhd. ("EBelSB"), a wholly owned subsidiary of Eupe Kemajuan Sdn. Bhd. ("EKSB"), which in turn is a wholly owned subsidiary of the Company, subscribed 100,000 of ordinary shares, being 71.0% interest, for a total consideration of RM100,000 and 110,000 of redeemable convertible preference shares for a total consideration of RM110,000 in Borneo Select Sdn. Bhd. ("BSSB"). By way of the Joint Venture Agreement dated 26 September 2025, BSSB is a jointly controlled entity with Buttermelts Sdn. Bhd. and the principal activity is operating a café serving Borneo cuisine.

Other than the above, there were no material changes in the composition of the Group for the financial quarter and year ended 28 February 2026.

A14 Contingent Liabilities and Assets

As of the date of this report, there were no material contingent liabilities arising from litigations and claims.

A15 Capital Commitments

As of the date of this report, there were no material capital commitment outstanding or arising.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of Performance

Revenue	Quarter Ended			Year Ended		
	28.02.2026 Q4FY2026	28.02.2025 Q4FY2025	CHANGES	28.02.2026 FY2026	28.02.2025 FY2025	CHANGES
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	63,596	93,619	(30,023)	321,594	392,618	(71,024)
Construction	216	2,008	(1,792)	2,943	12,711	(9,768)
Chalet & Golf Management	2,752	2,508	244	10,790	10,496	294
Others	427	620	(193)	2,639	2,495	144
Total	**66,991**	**98,755**	**(31,764)**	**337,966**	**418,320**	**(80,354)**

Pre-tax Profit/(Loss)	Quarter Ended			Year Ended		
	28.02.2026 Q4FY2026	28.02.2025 Q4FY2025	CHANGES	28.02.2026 FY2026	28.02.2025 FY2025	CHANGES
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	9,663	18,930	(9,267)	48,602	68,045	(19,443)
Construction	159	171	(12)	333	583	(250)
Chalet & Golf Management	(929)	(820)	(109)	(2,704)	(6,038)	3,334
Others	(905)	(261)	(644)	(1,140)	5,891	(7,031)
Total	**7,988**	**18,020**	**(10,032)**	**45,091**	**68,481**	**(23,390)**

Q4FY2026 vs Q4FY2025

The Group recorded a decrease in total revenue for the financial quarter ended 28 February 2026 (“Q4FY2026”) of RM31.7 million or 32.2% to RM67.0 million, compared to RM98.7 million in previous corresponding financial quarter (“Q4FY2025”). The reduction in revenue was due to the absence of revenue from Villa Natura Phase 1 & 2, The Somerset 2 and Bandar Seri Astana Jaya (all completed in FY2025), Cinta Sayang Resort Villa II (“CSRVII”) and Helix2@PJ South (“Helix2”) (all completed in Q3FY2026). This was partially offset against higher revenue from Est8@Seputeh (“Est8”). The decline in overall revenue was also due to reduced construction revenue from the sales of buildings materials.

The revenue result translated into a Group pre-tax profit of RM8.0 million in Q4FY2026, a decrease of RM10.0 million or 55.7% from RM18.0 million pre-tax profit outcome recorded in Q4FY2025. The lower pre-tax profit outcome was also a result of cost savings from previous completed Northern projects in Q4FY2025. This combined impact of both lower revenue and pre-tax profit was partially offset by cost savings from infrastructure and other development costs in Villa Natura Phase 3 as well as a higher contribution from Est8 in Q4FY2026.

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

FY2026 vs FY2025

On the back of the quarterly results reported above, the Group posted lower revenue and pre-tax profit of RM338.0 million and RM45.1 million respectively for the financial year ended 28 February 2026 ("FY2026"). This represented a decrease in revenue of RM80.3 million or 19.2% and a decrease in pre-tax profit of RM23.4 million or 34.2% compared to the previous corresponding financial year ("FY2025").

The year-on-year decline in the Group's revenue was primarily attributable to the Property Development Division ("PDD") generating lower revenue as key projects in the PDD's Northern Region including Villa Natura Phase 1 & 2, Bandar Seri Astana Jaya, The Somerset 2, Padang Serai Ria Heights and Padang Serai factory were completed in FY2025.

In addition, Helix2 in the Central Region, Villa Natura Phase 3 and The Somerset 3 in the Northern Region were completed in Q3FY2026, resulting in lower revenue recognition during FY2026.

The year-on-year revenue decrease was also the result of reduced construction revenue from the sales of buildings materials in FY2026.

The decline in pre-tax profit for FY2026 reflected a period where higher margin projects namely Bandar Seri Astana Jaya, The Somerset 2 and Padang Serai factory were recognised in FY2025. Additionally, there was also an absence of RM7.2 million fair value gains from revaluation of investment properties offset by a RM2.3 million write off of The Carnivall Theme Park, which was recorded in the previous financial year.

The contribution from each of the Group's business division is as follows:

<u>Property Development Division ("PDD")</u>

PDD, as the largest contributor of the Group's revenue and profit, reported a decrease in revenue of RM30.0 million or 32.1% to RM63.6 million in Q4FY2026 from RM93.6 million in Q4FY2025.

The decrease was primarily driven by lower contributions from CSRVII and Helix2 (both completed in Q3FY2026), as well as the absence of revenue from Villa Natura Phase 1 & 2, The Somerset 2 and Bandar Seri Astana Jaya (all completed in FY2025). This was partially mitigated by higher revenue contributed from Est8.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

The contribution from each of the Group's business division is as follows (cont'd):

Property Development Division ("PDD") (cont'd)

PDD's lower revenue translated into a lower pre-tax profit of RM9.7 million in Q4FY2026, a decrease of RM9.2 million or 49.0%, compared to RM18.9 million in Q4FY2025. In addition to lower revenue, the GP margin reduced compared to the prior year, due to costs savings recognition from previous completed projects in Q4FY2025 and partially offset by cost savings from infrastructure and other development costs in Villa Natura Phase 3 and higher contribution from Est8 in Q4FY2026.

For FY2026, PDD's revenue decreased to RM321.6 million, compared to RM392.6 million in FY2025, a decrease of RM71.0 million or 18.1%. In line with the lower revenue, the Division registered a lower pre-tax profit of RM48.6 million in FY2026, a decrease of RM19.4 million or 28.6% from RM68.0 million recorded in FY2025. The lower pre-tax profit was also due to a lower margin project recognised during the financial year, namely Kelisa Ria 2 and high margin projects in the previous financial year, namely Bandar Seri Astana Jaya, The Somerset 2 and Padang Serai factory.

Construction Division ("CD")

CD's revenue is mainly derived from the sale of building materials to subcontractors for the Northern Region projects.

CD recorded lower revenue of RM0.2 million in Q4FY2026 and RM2.9 million in FY2026, a decrease of RM1.8 million or 89.2% and RM9.8 million or 76.8% respectively, compared to the corresponding financial quarter and financial year.

The decrease was driven by lower demand for building materials subsequent to the completion of Villa Natura Phase 1 & 2 and The Somerset 2 in FY2025.

CD maintained a pre-tax profit of RM0.2 million in both Q4FY2026 and Q4FY2025. However, it has recorded a lower pre-tax profit of RM0.3 million in FY2026 compared to RM0.6 million in FY2025, mainly resulting from the reduction in revenue and GP.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

Chalet & Golf Management Division ("CGMD")

CGMD recorded higher revenue at RM2.7 million in Q4FY2026 and RM10.8 million in FY2026, both increasing slightly by RM0.2 million.

However, CGMD reported a higher pre-tax loss of RM1.0 million in Q4FY2026, an increase of RM0.1 million or 13.3% compared to Q4FY2025. The higher pre-tax loss was due to more marketing promotions for golfers.

For FY2026, CGMD had a lower pre-tax loss of RM2.7 million, a decrease of RM3.3 million or 55.2% compared to the previous financial year. The decrease in pre-tax loss was mainly due to the write-off of fixed assets for The Carnivall Theme Park amounting to RM2.3 million in previous financial year. Besides that, there were also reduction in operating expenses of RM1.0 million due to reduction in payroll cost.

Others

The Others' division revenue represents rental income from the Group's investment properties. Total revenue decreased to RM0.4 million in Q4FY2026 and increased slightly to RM2.6 million in FY2026.

The division recorded a pre-tax loss of RM0.9 million in Q4FY2026 and RM1.1 million in FY2026, compared to a pre-tax loss of RM0.3 million in Q4FY2025 and a pre-tax profit of RM5.9 million in FY2025. The significant reversal in FY2026 results is primarily driven by fair value gains from revaluation of investment properties amounting to RM7.2 million in previous financial year offset fair value loss adjustments of RM0.4 million during the quarter and year.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B2 Comparison with Preceding Quarter's Results

	Quarter Ended		
	28.02.2026 Q4FY2026	**30.11.2025 Q3FY2026**	**CHANGES**
	RM'000	**RM'000**	**RM'000**
Revenue	**66,991**	97,991	(31,000)
Pre-tax Profit	**7,988**	9,389	(1,401)

The Group's revenue decreased by RM31.0 million or 31.6% to RM67.0 million in Q4FY2026, compared to RM98.0 million in the immediate preceding quarter ended 30 November 2025 ("Q3FY2026"). The decrease was mainly driven by lower revenue recognition of PDD's project, Helix2 and CSRVII which were completed in Q3FY2026 and Q4FY2026 respectively. The revenue came mainly from Est8 and Villa Natura Phase 4.

The pre-tax profit decreased by RM1.4 million or 14.9% to RM8.0 million in Q4FY2026, compared to RM9.4 million in Q3FY2026. The lower pre-tax profit compared to the previous quarter was in line with lower revenue and offset against higher construction expenses at Est8 and Northern projects taken up in the previous quarter.

B3 Prospects

According to World Bank and International Monetary Fund, Malaysia's economy is expected to expand at a moderate pace in the range of 4.0% - 4.5% in 2026, supported by steady employment conditions and ongoing investment activity.

But at the same time, global markets face elevated uncertainty, driven by geopolitical tensions in the Middle East alongside broader supply–demand dynamics. Volatility in global oil prices, particularly diesel, will result in additional inflationary pressures across the broader economy. For the property construction sector, this translates into cost pressures, price volatility and potential supply-side constraints.

As a relatively better-positioned energy producer compared to net importers, Malaysia may be able to manage some of these external shocks, although targeted domestic policy measures will remain important in cushioning short-term volatility.

The Group continues to actively monitor the evolving environment. Management remains focused on enhancing operational efficiency, strengthening cost management and driving product innovation to mitigate these challenges.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B4 Profit Forecast

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

B5 Taxation

	Quarter Ended		Year Ended	
	28.02.2026	28.02.2025	28.02.2026	28.02.2025
	RM'000	RM'000	RM'000	RM'000
Current year taxation	5,392	4,941	22,213	19,167
Deferred taxation	(3,433)	23	(9,157)	185
	1,959	4,964	13,056	19,352

The effective tax rate of the Group for the financial quarter and year ended 28 February 2026 is higher than the statutory tax rate in Malaysia, primarily due to certain non-tax deductible expenses and losses in certain subsidiaries which are not available to set off against taxable profits of other subsidiaries.

B6 Profit Before Tax

The following amounts have been included in arriving at Profit Before Tax:

	Quarter Ended		Year Ended	
	28.02.2026	28.02.2025	28.02.2026	28.02.2025
	RM'000	RM'000	RM'000	RM'000
Bad debts recovered	-	6	-	6
Interest income	848	662	3,175	2,307
Gain on disposal of property, plant and equipment	-	5	5	83
Gain on fair value adjustments	-	-	-	7,167
Other income	(164)	390	2,191	1,690
Interest expense	(539)	(774)	(2,848)	(2,906)
Depreciation and amortisation	(776)	(802)	(3,137)	(3,204)
Bad debts written off	-	(174)	-	(183)
Fixed assets written off	-	(12)	-	(2,443)
Loss on disposal of investment properties	-	-	-	(131)
Loss on disposal of property, plant and equipment	-	-	-	(30)
Loss on fair value adjustments	(631)	-	(631)	-
Provision for doubtful debts	(373)	-	(373)	(25)
Share of loss from joint venture	(54)	-	(54)	-

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B7 Status of Corporate Proposal

There was no corporate proposal announced as at the date of this announcement.

As of 28 February 2026, the details of utilisation of proceeds raised from the Private Placement were as follows:

Details of utilisation	Timeframe for utilisation	Proposed utilisation RM'000	Actual utilisation RM'000	Balance unutilised RM'000
Part finance the infrastructure works for the Group's land located in Daerah Kuala Muda, Kedah	Within 49 months	17,586	372	17,214
Estimated expenses in relation to the private placement	Immediate	590	590	-
Total		18,176	962	17,214

B8 Group Borrowings and Debt Securities

Total Group borrowings and debt securities as of 28 February 2026 were as follows:

	Non-Current RM'000	Current RM'000	Total RM'000
Secured			
Term loans	170,054	27,352	197,406
Revolving credits	9,992	21,350	31,342
Bank overdrafts	-	2,014	2,014
	180,046	50,716	230,762

B9 Changes in Material Litigation

There were no changes in material litigation against the Group as at the reporting date.

B10 Dividend

On 24 July 2025, the Board of Directors approved and declared an interim single tier dividend of 2.2 sen (FY2025 – 2.2 sen) per ordinary share amounting to approximately RM3.2 million in respect of the financial year ended 28 February 2026. The interim dividend was paid on 10 September 2025 to shareholders whose names appear on the Company's Record of Depositors on 26 August 2025.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR ENDED 28 FEBRUARY 2026

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B11 Earnings Per Share

The Earnings Per Share ("EPS") has been calculated by dividing the Group's net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue, as follows:

	Quarter Ended		Year Ended	
	28.02.2026	28.02.2025	28.02.2026	28.02.2025
Basic EPS				
Net profit attributable to equity holders of the Company (RM'000)	4,185	12,290	25,121	43,882
Weighted average number of ordinary shares ('000)	146,590	147,200	146,871	146,172
Basic EPS (sen)	2.85	8.35	17.10	30.02

B12 Authorised for Issue

The Condensed Consolidated Financial Statements were authorised for issuance by the Board of Directors on 24 April 2026.