INSPACE CREATION BERHAD

(Registration No. 202501016418 (1617832-H))
(Incorporated in Malaysia under the Companies Act 2016)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2026

TA Securities Holdings Berhad ("**TA Securities**"), being the Sponsor, is responsible for the admission of Inspace Creation Berhad to the ACE Market of Bursa Malaysia Securities Berhad on 8 May 2026. TA Securities assumes no responsibility for the contents of this unaudited interim financial report for the second quarter ended 31 May 2026.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2026

UNAUDITED CONDENSED COMBINED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME[(1)]

		Individual Quarter		Cumulative Quarter	
		Unaudited	Unaudited	Unaudited	Unaudited
		Current Quarter	[(2)]Preceding Corresponding Quarter	Current Year-to-date	[(2)]Preceding Corresponding Year-to-date
	Note	RM'000	RM'000	RM'000	RM'000
Revenue		10,735	N/A	21,449	N/A
Cost of sales		(6,655)	N/A	(14,046)	N/A
Gross profit		**4,080**	N/A	**7,403**	N/A
Other income		71	N/A	107	N/A
Administrative expenses		(6,185)	N/A	(8,622)	N/A
Other operating expenses		(164)	N/A	(338)	N/A
Net impairment (loss) / gain on trade receivables		(19)	N/A	55	N/A
Loss from operations		**(2,217)**	N/A	**(1,395)**	N/A
Finance costs		(76)	N/A	(152)	N/A
Loss before tax ("LBT")[(3)]	**B13**	**(2,293)**	N/A	**(1,547)**	N/A
Taxation	**B5**	(115)	N/A	(272)	N/A
Loss after tax ("LAT")		**(2,408)**	N/A	**(1,819)**	N/A
Other comprehensive income		-	N/A	-	N/A
Total comprehensive loss for the financial period		**(2,408)**	N/A	**(1,819)**	N/A
Loss for the financial period attributable to:					
Owners of the Company		(2,406)	N/A	(1,692)	N/A
Non-controlling interests		(2)	N/A	(127)	N/A
		(2,408)	N/A	**(1,819)**	N/A
Loss per Share ("LPS")					
Basic / Diluted[(4)(5)] (sen)	**B12**	(0.65)	N/A	(0.46)	N/A

Notes:

(1) The basis of preparation of the Unaudited Condensed Combined Statement of Profit or Loss and Other Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the Accountants' Report as disclosed in the prospectus of Inspace Creation Berhad ("**Inspace Creation**" or the "**Company**") dated 13 April 2026 in relation to the initial public offering ("**IPO**") ("**Prospectus**") and the accompanying explanatory notes attached to this interim financial report.

(2) This is the second interim financial report being announced by the Company in compliance with the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Securities**") ("**Listing Requirements**"). As such, there are no comparative figures for the preceding year's corresponding quarter and year-to-date as no interim financial report was prepared for the financial period concerned.

(3) For illustrative purposes only, the profit before tax ("**PBT**") after adjusting for the non-recurring listing expenses is as follows:

	Individual Quarter		**Cumulative Quarter**	
	Unaudited Current Quarter RM'000	**Unaudited (2)Preceding Corresponding Quarter RM'000**	**Unaudited Current Year-to-date RM'000**	**Unaudited (2)Preceding Corresponding Year-to-date RM'000**
LBT	(2,293)	N/A	(1,547)	N/A
Add: Listing expenses	2,628	N/A	2,628	N/A
Adjusted PBT	**335**	N/A	**1,081**	N/A

(4) The basic and diluted LPS of the Company are the same as the Company does not have any outstanding convertible securities as at the end of the current financial quarter and financial year-to-date.

(5) Basic and diluted loss per share is calculated based on the LAT attributable to owners of the Company divided by 369,301,600 ordinary shares in the Company as at 31 May 2026.

N/A Not applicable

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2026

UNAUDITED CONDENSED COMBINED STATEMENT OF FINANCIAL POSITION(1)

	Unaudited As at 31 May 2026 RM'000	Audited As at 30 November 2025 RM'000
ASSETS		
Non-current assets		
Plant and equipment	1,448	1,549
Right-of-use assets	1,035	1,198
Goodwill	347	347
Investment properties	2,500	2,500
Other investments	963	963
Deferred tax assets	287	208
Total non-current assets	**6,580**	**6,765**
Current assets		
Trade receivables	9,390	10,039
Other receivables, deposits and prepayments	1,721	2,297
Contract assets	10,798	8,944
Other investments	579	572
Cash and bank balances	15,924	10,507
Total current assets	**38,412**	**32,359**
TOTAL ASSETS	**44,992**	**39,124**
EQUITY AND LIABILITIES		
EQUITY		
Share capital	23,746	1
Invested equity	-	1,255
Merger reserve	(6,265)	-
Fair value reserve	314	314
Retained earnings	12,218	15,504
Equity attributable to owners	**30,013**	**17,074**
Non-controlling interests	609	898
TOTAL EQUITY	**30,622**	**17,972**
LIABILITIES		
Non-current liabilities		
Borrowings	3,582	3,884
Lease liabilities	738	891
Deferred tax liabilities	84	76
Provision for restoration costs	253	246
Total non-current liabilities	**4,657**	**5,097**

	Unaudited As at 31 May 2026 RM'000	Audited As at 30 November 2025 RM'000
Current liabilities		
Trade payables	5,938	8,558
Other payables, accruals and deposits received	2,317	4,149
Contract liabilities	157	903
Bank borrowings	773	1,011
Lease liabilities	302	294
Provision for taxation	226	1,140
Total current liabilities	**9,713**	**16,055**
TOTAL LIABILITIES	**14,370**	**21,152**
TOTAL EQUITY AND LIABILITIES	**44,992**	**39,124**
Number of ordinary shares in issue[(2)] ('000)	369,302	369,302
Net assets per ordinary share[(2)] (RM)	0.08	0.05

Notes:

(1) The basis of preparation of the Unaudited Condensed Combined Statement of Financial Position are disclosed in Note A1 and should be read in conjunction with the Accountants' Report as disclosed in the Prospectus and the accompanying explanatory notes attached to this interim financial report.

(2) Net assets per share is calculated based on the net assets divided by the Company's number of 369,301,600 issued shares as at 31 May 2026.

INSPACE CREATION BERHAD
Registration No. 202501016418 (1617832-H)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2026

UNAUDITED CONDENSED COMBINED STATEMENT OF CHANGES IN EQUITY[(1)(2)]

	Attributable to owners of the Company							
	Share capital	**Invested equity**	**Reorganisation reserve**	**Fair value reserve**	**Retained earnings**	**Total**	**Non-controlling interests**	**Total equity**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
As at 1 December 2025 (Audited)	1	1,255	-	314	15,504	17,074	898	17,972
Loss for the period	-	-	-	-	(1,692)	(1,692)	(127)	(1,819)
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income / (loss) for the period	-	-	-	-	(1,692)	(1,692)	(127)	(1,819)
Effect of restructuring exercise	7,520	(1,255)	(6,265)	-	(1,594)	(1,594)	(162)	(1,756)
Public issue	17,125	-	-	-	-	17,125	-	17,125
Share issuance expenses	(900)	-	-	-	-	(900)	-	(900)
As at 31 May 2026 (Unaudited)	**23,746**	**-**	**(6,265)**	**314**	**12,218**	**30,013**	**609**	**30,622**

Notes:

(1) The basis of preparation of the Unaudited Condensed Combined Statement of Changes in Equity is disclosed in Note A1 and should be read in conjunction with the Accountants' Report as disclosed in the Prospectus and the accompanying explanatory notes attached to this interim financial report.

(2) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2026

UNAUDITED CONDENSED COMBINED STATEMENT OF CASH FLOWS[1]

	Unaudited Current Year-to-date RM'000	Unaudited [2]Preceding Corresponding Year-to-date RM'000
Cash flows used in operating activities		
LBT	(1,547)	N/A
Adjustments for:		
Depreciation of plant and equipment	169	N/A
Amortisation of right-of-use assets	163	N/A
Finance costs	152	N/A
Finance income	(44)	N/A
Reversal of impairment loss on trade receivables	(55)	N/A
Distribution income	(7)	N/A
Operating loss before working capital changes	**(1,169)**	**N/A**
Changes in working capital:		
Trade receivables	704	N/A
Other receivables	576	N/A
Contract assets	(1,854)	N/A
Trade payables	(2,620)	N/A
Other payables	(1,828)	N/A
Contract liabilities	(746)	N/A
Cash used in operations	**(6,937)**	**N/A**
Income tax paid	(1,257)	N/A
Interest received	44	N/A
Interest paid	(145)	N/A
Net cash used in operating activities	**(8,295)**	**N/A**
Cash flows used in investing activities		
Purchase of property, plant and equipment	(68)	N/A
Net cash outflow of acquisition of subsidiaries	(1,756)	N/A
Net cash used in investing activities	**(1,824)**	**N/A**
Cash flows used in financing activities		
Repayment of lease liabilities	(145)	N/A
Decrease in bank overdraft	(220)	N/A
Repayment of bank borrowings	(320)	N/A
Repayment to director	(4)	N/A
Issuance of shares	16,225	N/A
Net cash from financing activities	**15,536**	**N/A**
Net increase in cash and cash equivalents	**5,417**	**N/A**
Cash and cash equivalents at beginning of the financial period	10,507	N/A
Cash and cash equivalents at the end of the financial period	**15,924**	**N/A**

Notes:

(1) The basis of preparation of the Unaudited Condensed Combined Statement of Cash Flows are disclosed in Note A1 and should be read in conjunction with the Accountants' Report as disclosed in the Prospectus and the accompanying explanatory notes attached to this interim financial report.

(2) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

Part A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING

A1 Basis of preparation

This interim financial report of Inspace Creation Berhad ("**Inspace Creation**" or the "**Company**") and its subsidiaries ("**Group**") are unaudited and have been prepared in accordance with the requirements of MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("**MASB**") and Rule 9.22 and Appendix 9B of the Listing Requirements.

This is the Company's second interim financial report on the unaudited condensed combined financial results announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding quarter and year-to-date.

This interim financial report should be read in conjunction with the Accountants' Report as disclosed in the Prospectus and the accompanying explanatory notes attached to this interim financial report.

A2 Significant accounting policies

The accounting policies and presentations adopted by the Group in this interim financial report are consistent with those adopted in the preparation of the Accountants' Report as disclosed in the Prospectus, except for the adoption of the following amendments to MFRS:-

MFRS		Effective Date
Amendments to MFRS 121	Lack of Exchangeability	1 January 2025

The initial application of the above amendments to MFRS did not have any significant impacts on the financial statements.

The Group has not applied in advance the following new MFRSs and amendments to MFRSs that have been issued by the MASB but are not yet effective for the financial period:

MFRS (Including the Consequential Amendments)		Effective Date
Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107	Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity	1 January 2026
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency	1 January 2027
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

The Group is in process of assessing the impact of implementing the above new MFRSs and amendments to MFRSs and/or interpretations in the year of initial application.

A3 Auditors' report of preceding annual financial statements

There was no qualification on the audited financial statements of the Group for the financial year ended 30 November 2025.

A4 Seasonal or cyclical factors

The business operations of the Group were not materially affected by any seasonal or cyclical trend during the current financial quarter and financial year-to-date.

A5 Unusual items affecting assets, liabilities, equity, net income or cash flows

Save for the one-off listing expenses of RM2.63 million, there were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current financial quarter and financial year-to-date.

A6 Material changes in estimates

There were no material changes in estimates for the current financial quarter and financial year-to-date.

A7 Debt and equity securities

Save as disclosed below, there were no issuances, cancellations, repurchases, resale or repayments of debts and equity securities during the current financial quarter and financial year-to-date.

(i) On 9 March 2026, the Company completed the acquisition of the entire equity interest in IDPM Sdn Bhd for a total purchase consideration of RM7,520,015, which was fully satisfied through the issuance of 300,800,600 new ordinary shares in the Company at an issue price of RM0.025 per share.

(ii) On 9 March 2026, IDPM Sdn Bhd completed the acquisitions of the remaining 51% equity interest in IDPM Associates Sdn Bhd for a cash consideration of RM1,601,043 and the remaining 40% equity interest in IDPM Builder Sdn Bhd for a cash consideration of RM154,453.

(iii) In conjunction with the Company's listing on the ACE Market of Bursa Securities on 8 May 2026 ("**Listing**"), the Company has undertaken an IPO comprising the following:

(a) public issue of 68,500,000 new ordinary shares in Inspace Creation ("**Shares**") ("**Public Issue Shares**") in the following manner:

- 18,466,000 Public Issue Shares for application by the Malaysian public;
- 8,500,000 Public Issue Shares for application by the eligible Directors, employees and other persons who have contributed to the success of the Group;
- 41,534,000 Public Issue Shares for application by way of private placement to selected investors; and

(b) offer for sale of 29,300,000 existing Shares ("**Offer Shares**") for application by way of private placement to selected investors;

at an IPO price of RM0.25 per Public Issue Share / Offer Share, payable in full upon application.

A8 Dividend paid

No dividends have been declared or paid in the current financial quarter and financial year-to-date.

A9 Segment information

Segment analysis for business segments and geographical segment information have not been prepared as the Group's revenue is derived entirely from the provision of interior fitting-out services in Malaysia.

A10 Valuation of property, plant and equipment

There was no valuation of the property, plant and equipment in the current financial quarter and financial year-to-date.

A11 Material subsequent events

There was no material event subsequent to the end of the current financial quarter and financial year-to-date which has not been reflected in this interim financial report.

A12 Changes in the composition of the Group

There were no changes in the composition of the Group during the current financial quarter and financial year-to-date.

A13 Contingent assets and contingent liabilities

There are no contingent assets and contingent liabilities during the current financial quarter.

A14 Capital commitments

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

A15 Significant related party transaction

Save as disclosed below, there were no other significant related party transactions during the current quarter and year-to-date under review:

	Individual Quarter		**Cumulative Quarter**	
	Unaudited Current Quarter RM'000	**Unaudited [1]Preceding Corresponding Quarter RM'000**	**Unaudited Current Year-to-date RM'000**	**Unaudited [1]Preceding Corresponding Year-to-date RM'000**
Transaction with Director and their close family member				
- Material and installation[2]	85	N/A	636	N/A

Notes:

(1) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

(2) Material and installation in relation to the provision of carpentry works.

N/A Not applicable

Part B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS

B1 Review of performance

	Individual Quarter		Cumulative Quarter	
	Unaudited 31.05.2026 RM'000	**Unaudited (1)31.05.2025 RM'000**	**Unaudited 31.05.2026 RM'000**	**Unaudited (1)31.05.2025 RM'000**
Revenue	10,735	N/A	21,449	N/A
Gross profit ("**GP**")	4,080	N/A	7,403	N/A
LBT	(2,293)	N/A	(1,547)	N/A
LAT	(2,408)	N/A	(1,819)	N/A

Notes:

(1) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

N/A Not applicable

The Group recorded revenue of RM10.74 million and RM21.45 million for the current financial quarter and the financial year-to-date ended 31 May 2026, derived entirely from the provision of interior fitting-out services.

The Group's cost of sales mainly comprised material and installation costs, amounting to RM6.32 million, representing 94.89% of the total cost of sales of RM6.66 million for the current financial quarter. For the financial year-to-date ended 31 May 2026, material and installation costs, amounting to RM13.46 million representing 95.80% of the total cost of sales of RM14.05 million.

The Group recorded a GP of RM4.08 million (GP margin of 38.01%) and RM7.40 million (GP margin of 34.51%) for the current financial quarter and the financial year-to-date ended 31 May 2026, respectively. The higher GP margin, compared with 30.72% for the financial year ended 30 November 2025, were mainly attributable to a more favourable project mix and higher project margins.

The Group recorded a LBT of RM2.29 million and RM1.55 million for the current financial quarter and the financial year-to-date ended 31 May 2026, respectively. The LBT was mainly attributable to administrative expenses of RM6.19 million, which included one-off listing expenses of RM2.63 million incurred in connection with the Listing and staff costs of RM2.98 million. Excluding the one-off listing expenses, the Group would have remained profitable during the current financial quarter and the financial year-to-date ended 31 May 2026.

B2 Comparison with immediate preceding quarter's results

	Individual Quarter		Variance	
	Unaudited Current Quarter 31.05.2026 RM'000	Unaudited Immediate Preceding Quarter 28.02.2026 RM'000	RM'000	%
Revenue	10,735	10,714	21	0.20
(LBT) / PBT	(2,293)	746	(3,039)	(407.37)

The Group's revenue remained consistent with the immediate preceding financial quarter at RM10.74 million, compared with RM10.71 million in the immediate preceding financial quarter.

The Group recorded a LBT of RM2.29 million for the current financial quarter, compared to a PBT of RM0.75 million in the immediate preceding financial quarter, representing a decrease of RM3.04 million. The decrease was mainly attributable to the recognition of one-off listing expenses of RM2.63 million incurred in connection with the Listing, as well as staff costs of RM2.98 million recognised during the current financial quarter. Excluding the one-off listing expenses, the Group would have remained profitable in the current financial quarter.

B3 Prospects of the Group

The outlook for the interior fitting-out industry in Malaysia, particularly within the corporate office segment, remains positive. Based on the independent market research report set out in the Prospectus, the value of work done for Malaysia's interior fitting-out services industry is projected to increase from RM2.8 billion in 2025 to RM3.5 billion in 2027, representing a compounded annual growth rate (CAGR) of 11.8%.

The growth in interior fitting-out services industry is expected to be supported by the expansion of commercial properties as well as growth in end-user industries, tourism and retail, alongside continued foreign investment and domestic investment. These factors are expected to drive the establishment, relocation and refurbishment of corporate offices, thereby supporting demand for office interior fitting-out services as corporates continue to enhance workplace functionality, employee productivity and corporate branding.

As disclosed in the Prospectus, the Group's business strategies and future plans are as follows:

(i) Expand its business by establishing a storage and mock-up spaces.

As part of its business expansion plan and to enhance its operational efficiency, the Group intends to establish a storage and mock-up space.

The establishment of a storage space will enable the Group to store frequently used materials such as wall and floor finishes, task chairs, loose and system furniture, allowing for bulk procurement at preferential rates as well as reducing reliance on its suppliers' delivery schedules. This is expected to improve its cost efficiency and profitability.

The Group intends to set up a mock-up space to showcase furniture and fitting design and material options and provide its clients with a visual representation and feel of the final furniture and fittings, thereby aiding the client's decision making and feedback process.

(ii) Expand into other commercial projects and regional markets

In line with the Group's regional growth strategy, the Group is participating in tenders for interior fitting-out projects outside of the Klang Valley. This expansion into new geographic markets will allow the Group to diversify its project pipeline and mitigate reliance on any single geographic market.

Further, the Group aims to broaden its project portfolio by expanding into other commercial segments such as hotel lobbies, common areas and show galleries. To support this strategy, the Group plans to actively engage with property developers and main contractors to participate in tenders for a wider range of commercial projects.

Premised on the positive outlook of the interior fitting-out industry, the Group remains optimistic of its prospects and expects its expansion plans to contribute positively to its financial performance in the future.

B4 Variance from actual profit from profit forecast and profit guarantee

The Group did not issue any profit forecast or profit guarantee in the current financial quarter and financial year-to-date.

B5 Income tax expense

	Individual Quarter		**Cumulative Quarter**	
	Unaudited 31.05.2026 RM'000	**Unaudited [(1)]31.05.2025 RM'000**	**Unaudited 31.05.2026 RM'000**	**Unaudited [(1)]31.05.2025 RM'000**
Current tax expense	119	N/A	343	N/A
Deferred tax income	(4)	N/A	(71)	N/A
Total income tax expense	**115**	**N/A**	**272**	**N/A**
Effective tax rate (%)	[(2)]N/A	N/A	[(2)]N/A	N/A
Statutory tax rate (%)	24.00	N/A	24.00	N/A

<u>Notes:</u>

(1) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

(2) The Group recorded loss for the current financial quarter and financial year-to-date. Accordingly, the effective tax rate is not meaningful and has been presented as N/A.

Notwithstanding the loss position, income tax expense was incurred during the current financial quarter mainly due to non-deductible expenses, including depreciation on non-qualifying assets and certain professional fees. Consequently, the Group remained in a taxable position despite reporting an accounting loss.

N/A Not applicable

B6 Status of corporate proposals

There are no other corporate proposals announced by the Company but not completed as at the date of this interim financial report.

B7 Utilisation of proceeds raised from the IPO

The gross proceeds raised from the IPO amounting to RM17.13 million and the status of utilisation of proceeds as at the end of financial period is as follows:

Details of utilisation	Proposed Utilisation RM'000	Actual Utilisation RM'000	Deviation RM'000	Balance Unutilised RM'000	Estimated time frame for utilisation from the date of listing
Capital expenditure	6,000	-	-	6,000	Within 24 months
Working capital	4,388	(1,000)	471	3,859	Within 12 months
Repayment of bank borrowings	2,737	-	-	2,737	Within 6 months
Listing expenses[(1)]	4,000	(3,529)	(471)	-	Within 3 months
	17,125	**(4,529)**	**-**	**12,596**	

The utilisation of proceeds as disclosed above should be read in conjunction with the Prospectus.

Note:
(1) The actual listing expenses incurred were lower than the estimated amount. Accordingly, the excess proceeds of RM0.47 million were reallocated for working capital purposes.

B8 Loans and borrowings

The Group's loans and borrowings were as follows:

	Unaudited As at 31.05.2026 RM'000	Audited As at 30.11.2025 RM'000
Non-current:		
Term loans	3,582	3,884
	3,582	**3,884**
Current:		
Bank overdrafts	144	363
Term loans	629	648
	773	**1,011**
Total bank borrowings[(1)]	**4,355**	**4,895**

Note:
(1) All the borrowings are secured and denominated in Ringgit Malaysia.

B9 Derivatives

The Group did not enter into any derivatives during the current financial quarter and financial year-to-date.

B10 Material litigation

As at the date of this report, save as disclosed below, the Group is not involved in any material litigation or arbitration either as a plaintiff or defendant, which might materially and adversely affect the Group's business or financial position, and there are no legal proceedings, pending or threatened, or of any fact likely to give rise to any legal proceeding which may materially and adversely affect the Group's business or financial position.

(i) IDPM Associates Sdn Bhd vs Sungai Klang Expressway Sdn Bhd

The Group is involved in a litigation between IDPM Associates Sdn Bhd ("**Plaintiff**") and Sungai Klang Expressway Sdn Bhd ("**Defendant**") in the Sessions Court, Kuala Lumpur.

The claim relates to an outstanding sum of RM268,141.10 for completed interior fit-out works, including approved variation works. The Plaintiff filed a Writ of Summons and statement of claims on 24 July 2024 to recover the outstanding amount together with interest.

The case is ongoing, with trial dates scheduled in August 2026. Based on legal advice, the Group is of the view that the likelihood of recovery is positive. Notwithstanding this, the amount has been fully impaired in the financial year ended 30 November 2022.

Accordingly, the litigation is not expected to have any material adverse impact on the Group's financial position or operations. Any favourable outcome may result in recovery of the impaired amount.

(ii) IDPM Associates Sdn Bhd vs Incite Innovations Sdn Bhd

The Group is involved in a litigation between IDPM Associates Sdn Bhd ("**IDPM Associates**" or "**Plaintiff**") and Incite Innovations Sdn Bhd ("**Incite**" or "**Defendant**") in the Sessions Court, Kuala Lumpur.

The claim relates to an outstanding sum of RM572,057.00 for completed interior fit-out works. The Plaintiff filed a Writ of Summons and statement of claims on 29 August 2025 to recover the outstanding amount together with interest.

On 24 February 2026, the Court allowed the IDPM Associates' summary judgement application and entered judgement in favour of IDPM Associates for the outstanding sum of RM572,057.00, together with costs of RM3,000.00.

Following the judgement, Incite failed to satisfy the judgment sum of RM575,057.00 awarded by the Court.

Accordingly, IDPM Associates commenced winding-up proceeding against Incite, and sought the following orders:

(a) Incite be wound-up pursuant to Section 416(1)(h) of the Companies Act 2016;

(b) The Director General of Insolvency may be appointed as Liquidator of Incite;

(c) IDPM Associates be allowed their costs of and incidental to the winding-up to be taxed by the proper office of the Court and paid by the liquidator out of the assets of Incite; and

(d) Such further or other Orders may be made in the premises as the Court shall deem just.

The hearing of the winding-up petition has been fixed for 18 August 2026.

B11 Dividends proposed

No dividend has been declared or proposed during the current financial quarter and financial year-to-date.

B12 Loss per share

The basic and diluted LPS for the current financial quarter and financial year-to-date are computed as follows:

	Individual Quarter		Cumulative Quarter	
	Unaudited 31.05.2026	**Unaudited (1)31.05.2025**	**Unaudited 31.05.2026**	**Unaudited (1)31.05.2025**
LAT attributable to the owners of the Company (RM'000)	(2,406)	N/A	(1,692)	N/A
Number of ordinary shares ('000)	369,302	N/A	369,302	N/A
Basic / Diluted LPS(2)(3) (sen)	(0.65)	N/A	(0.46)	N/A

Notes:

(1) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

(2) Basic and diluted LPS is calculated based on the LAT attributable to owners of the Company divided by the Company's enlarged total number of 369,301,600 issued shares as at 31 May 2026.

(3) The basic and diluted LPS of the Company are the same as the Company does not have any outstanding convertible securities as at the end of the current financial quarter and financial year-to-date.

N/A Not applicable

B13 Notes to the unaudited condensed combined statement of profit or loss and other comprehensive income

Loss for the current financial quarter and financial year-to-date were arrived at after taking into consideration of the following:

	Individual Quarter		Cumulative Quarter	
	Unaudited 31.05.2026 RM'000	**Unaudited 31.05.2025 RM'000**	**Unaudited 31.05.2026 RM'000**	**Unaudited 31.05.2025 RM'000**
After charging / (crediting)				
Amortisation of right-of-use assets	82	N/A	163	N/A
Depreciation of plant and equipment	77	N/A	169	N/A
Distribution income	(6)	N/A	(7)	N/A
Rental income	(27)	N/A	(54)	N/A
Interest expense	76	N/A	152	N/A
Interest income	(38)	N/A	(45)	N/A
Foreign exchange loss	6	N/A	6	N/A
Net impairment loss / (gain) on trade receivables	19	N/A	(55)	N/A
Staff costs	2,981	N/A	5,027	N/A
Listing expenses	2,628	N/A	2,628	N/A

Notes:
(1) This is the second interim financial report being announced by the Company in compliance with the Listing Requirements. As such, there are no comparative figures for the preceding year's corresponding year-to-date as no interim financial report was prepared for the financial period concerned.

N/A Not applicable

Save as disclosed above, the other disclosure items pursuant to Appendix 9B, Note 16 of the Listing Requirements are not applicable.

B14 Authorisation for Issue

This interim financial report was authorised for issue by the Board of Directors of the Company with a resolution passed by the Board of Directors.