A. EXPLANATION NOTES

A1. Basis of Preparation

The interim financial statements of the Group are unaudited and have been prepared under the same accounting policies and methods of computation as those used in the preparation of the most recent audited financial statements and comply with MFRS 134: Interim Financial Reporting, issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 July 2024. The explanatory notes attached to the interim financial statements 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 31 July 2024.

The financial statements of the Group are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under significant accounting policies, and in compliance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The accounting policies and presentation adopted for this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 July 2024 except for the changes in accounting policies and presentation resulting from the adoption of relevant MFRSs, Amendment to MFRSs and IC Interpretations that are effective for the financial periods beginning on 1 August 2024.

The adoption of relevant MFRSs, Amendment to MFRSs and IC Interpretations are not expected to have any significant financial impact on the financial statements of the Group.

A2. Qualified Audit Report

The auditors' report of the preceding annual financial statements was not qualified.

A3. Seasonal or Cyclical Factors

The principal business and performance of the Group were not significantly affected by any seasonal or cyclical factors.

A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter and cumulative period ended 31 July 2025.

A5. Changes in Estimates

There were no material changes in estimates that have had any material effect in the current quarter and cumulative period ended 31 July 2025.

A6. Debts and Equity Securities

Save as disclosed below, there were no issuances, repurchases and repayments of debt and equity securities during the quarter and cumulative period ended 31 July 2025.

As at 31 July 2025, the number of treasury shares held was 5,766,600 ordinary shares.

A7. Dividend Paid

The Company paid a final single tier dividend of 2 sen per ordinary share amounting to RM5,375,000 in respect of the financial year ended 31 July 2024 on 30 December 2024.

The Company paid a first single tier interim dividend of 1.5 sen per ordinary share amounting to RM4,031,000 in respect of the financial year ended 31 July 2025 on 30 July 2025.

A8. Segment Reporting

The segmental information of the Group for the financial year to-date 31 July 2025 was summarised as below:

	Investment Holding	Furniture	Packaging	Wood processing	Renewable Energy	Construction	Others	Consolidation Adjustments	Total
	RM'000								
Revenue									
External sales	-	99,541	32,217	6,036	15,466	9,838	559	-	163,657
Inter-Co sales	10,131	93	4,524	13,610	-	-	2,264	(30,622)	-
Total revenue	10,131	99,634	36,741	19,646	15,466	9,838	2,823	(30,622)	163,657
Results									
Segment result	6,359	8,194	2,153	(1,892)	2,473	(3,761)	(212)	(9,055)	4,259
Interest income	147	1,727	300	34	30	77	41	(64)	2,292
Finance costs	(16)	(135)	(194)	(64)	(137)	(318)	-	183	(681)
	6,490	9,786	2,259	(1,922)	2,366	(4,002)	(171)	(8,936)	5,870
Less: Share of loss of joint venture									(1,997)
Profit before tax									3,873
Assets	23,990	112,048	35,439	26,437	15,505	15,399	29,107	(28,116)	229,809
Add: Investment in joint venture									7,923
Total Assets									237,732
Total Liabilities	306	17,210	6,826	11,379	5,847	10,421	25,389	(28,448)	48,930

A8. Segment Reporting (cont'd)

Geographical segment

	Malaysia RM'000	Indonesia RM'000	Total RM'000
Profit before tax	3,565	308	3,873

The Group operates primarily in Malaysia, except for one of its joint venture companies whose principal activities include manufacturing and selling of finger jointed finished gesso coated and primed moulding products. This joint venture company operates in Medan, Indonesia.

A9. Valuation of Property, Plant and Equipment

There was no revaluation of properties of the Group in the current quarter and cumulative period ended 31 July 2025.

A10. Subsequent Events

There were no material events subsequent to the reporting period up to 23 September 2025 (latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report), which have not been reflected, in the financial statements for the current quarter under review and financial year to-date.

A11. Changes in the Composition of the Group

On 30 August 2024, the Company was incorporated and subscribed to 8 new ordinary shares of RM1 each, representing 80% of the issued and paid-up share capital of Jaycorp LVL Sdn Bhd ("JLVL") ("the Subscription"). Consequent to the Subscription, JLVL became an 80%-owned subsidiary of the Company. JLVL is principally engaged in processing of veneer sheets and manufacturing bent laminated veneer lumber ("LVL") pieces for furniture from veneer sheets.

On 3 October 2024, the Company subscribed for an additional 1,199,992 ordinary shares in JLVL for a total consideration of RM1,199,992 satisfied by cash, representing 80% of the subscribed ordinary shares.

A12. Capital Commitments

Capital commitments at 31 July 2025 were as follows:-

	RM'000
Property, plant and equipment	41,179

A13. Changes in Contingent Liabilities or Contingent Assets

a. Contingent Liabilities

	Company At 31 July 2025 RM'000
Unsecured	
Corporate guarantees in favour of bankers for providing banking facilities to subsidiaries and joint venture companies	103,093

b. Contingent Assets

There were no contingent assets since the last audited financial statements for the financial year ended 31 July 2024.

A14. Recurrent Related Party Transactions

Recurrent related party transactions occur within the normal course of business and the terms offered are no different to those offered to third parties. Recurrent related party transactions during the current quarter and financial year-to-date are summarised below:

Type of transactions:-	Current Quarter RM'000	Financial year-to-date RM'000
– Rental income – factory building	620	2,472
– Sales of carton box	378	2,294
– Sales of kitchen cabinet and bathroom vanity cabinet	10,663	55,880
– Sales of pine primed and gesso	6,577	26,518
– Subcontract work of furniture parts	60	232
– Purchase of furniture part, board material and hardware	3,800	14,788
– Rental payment – office building	23	90

SELECTED EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES:

B1. Review of Performance

Revenue	Current Quarter			Year To-date		
	Current Quarter	Preceding Year Corresponding Quarter	Changes	Current Year	Preceding Year	Changes
	2025 Q4	2024 Q4		2025 Q4	2024 Q4	
	RM'000	RM'000		RM'000	RM'000	
Investment holding	4,338	306	1317.65%	10,131	16,850	-39.88%
Furniture	17,354	24,987	-30.55%	99,634	116,987	-14.83%
Packaging	7,963	9,895	-19.53%	36,741	43,863	-16.24%
Wood processing	4,543	5,305	-14.36%	19,646	22,731	-13.57%
Renewable energy	4,388	2,704	62.28%	15,466	10,873	42.24%
Construction	1,554	4,197	-62.97%	9,838	19,010	-48.25%
Others	676	708	-4.52%	2,823	5,656	-50.09%
Consolidation adjustments	(8,650)	(5,352)		(30,622)	(41,554)	
Total	**32,166**	**42,750**	**-24.76%**	**163,657**	**194,416**	**-15.82%**

Profit/(Loss) Before Tax	Current Quarter			Year To-date		
	Current Quarter	Preceding Year Corresponding Quarter	Changes	Current Year	Preceding Year	Changes
	2025 Q4	2024 Q4		2025 Q4	2024 Q4	
	RM'000	RM'000		RM'000	RM'000	
Investment holding	4,114	(372)	1205.91%	6,490	13,144	-50.62%
Furniture	1,070	1,839	-41.82%	9,786	17,189	-43.07%
Packaging	(133)	849	-115.67%	2,259	4,159	-45.68%
Wood processing	(812)	89	-1012.36%	(1,922)	1,697	-213.26%
Renewable energy	766	(83)	1022.89%	2,366	783	202.17%
Construction	(1,544)	(1,002)	-54.09%	(4,002)	(792)	-405.30%
Others	(173)	33	-624.24%	(171)	164	-204.27%
Consolidation adjustments	(4,028)	(9)		(8,936)	(15,647)	
Share of loss of joint venture	(1,771)	(680)	-160.44%	(1,997)	(1,370)	-45.77%
Total	**(2,511)**	**664**	**-478.16%**	**3,873**	**19,327**	**-79.96%**

The Group registered revenue of RM32.2 million for 2025 Q4 compared to revenue of RM42.8 million in 2024 Q4. Loss before tax for 2025 Q4 was RM2.5 million compared to profit before tax of RM0.7 million for 2024 Q4.

The investment holding segment consists of the holding company's results which include dividend income and management fees received from subsidiaries. The revenue and profit before tax for 2025 Q4 were higher compared with 2024 Q4 as dividends were declared by a subsidiary in 2025 Q4. This segment's revenue is offset by the consolidation adjustments.

The furniture segment continued to be the main contributor to the Group's revenue. The furniture segment recorded RM17.4 million and RM1.1 million in revenue and profit before tax respectively for 2025 Q4. Comparatively, revenue and profit before tax for 2024 Q4 were RM25.0 million and RM1.8 million respectively. The revenue and profit before tax for 2025 Q4 were lower than 2024 Q4 due to decreased demand from export markets and local customers, as well as the strengthening of the Malaysian Ringgit (MYR) against the United States Dollar (USD).

B1. Review of Performance (cont'd)

The packaging segment contributed RM8.0 million in revenue and loss before tax of RM0.1 million for 2025 Q4 compared with revenue of RM9.9 million and profit before tax of RM0.8 million in 2024 Q4. The revenue in this segment was lower than 2024 Q4 due to lower demand from existing internal and external customers. The loss before tax was due to lower revenue, tariff discounts extended to certain customers and impairment losses on receivables.

The wood processing segment registered RM4.5 million in revenue and loss before tax of RM0.8 million for 2025 Q4 compared with revenue of RM5.3 million and profit before tax of RM0.1 million in 2024 Q4. The lower revenue in 2025 Q4 was due to lower inter-company sales to the furniture segment and external customers. The loss before tax was due to lower revenue coupled with higher write down of inventories and the newly incorporated subsidiary as described in Note A11 which is still in its initial startup stage.

The renewable energy segment contributed RM4.4 million in revenue and profit before tax of RM0.8 million for 2025 Q4 compared with revenue of RM2.7 million and loss before tax of RM0.1 million in 2024 Q4. The revenue and profit before tax for 2025 Q4 were higher than 2024 Q4 due to an annual planned plant shutdown for inspection and maintenance in 2024 Q4.

The construction segment registered RM1.6 million in revenue and loss before tax of RM1.5 million for 2025 Q4 compared with revenue of RM4.2 million and loss before tax of RM1.0 million in 2024 Q4. The lower revenue in 2025 Q4 was due to lower percentage completion on existing projects. The loss before tax for 2025 Q4 was due to lower revenue, narrower construction margins, as well as provisions recognised for foreseeable losses and liquidated ascertained damages ("LAD") cost.

The "others" segment contributed RM0.7 million in revenue and loss before tax of RM0.2 million for 2025 Q4 compared with revenue of RM0.7 million and profit before tax of RM0.03 million in 2024 Q4. The loss before tax for 2025 Q4 was due to lower intercompany sales, the write off of property, plant and equipment, upkeep of factory and a valuation fee incurred during the quarter.

The share of loss from the joint venture companies increased from a loss of RM0.7 million in 2024 Q4 to RM1.8 million in 2025 Q4. This was mainly attributable to losses incurred by the Malaysian joint venture company, driven by lower export sales and a higher write down of inventories.

B2. Quarterly Analysis

Revenue	Current Quarter	Immediate Preceding Quarter	Changes
	2025 Q4	2025 Q3	
	RM'000	RM'000	
Investment holding	4,338	306	1317.65%
Furniture	17,354	22,366	-22.41%
Packaging	7,963	7,882	1.03%
Wood processing	4,543	4,606	-1.37%
Renewable energy	4,388	3,712	18.21%
Construction	1,554	2,583	-39.84%
Others	676	659	2.58%
Consolidation adjustments	(8,650)	(5,266)	
Total	**32,166**	**36,848**	**-12.71%**

B2. Quarterly Analysis (cont'd)

Profit/(Loss) Before Tax	Current Quarter	Immediate Preceding Quarter	Changes
	2025 Q4	2025 Q3	
	RM'000	RM'000	
Investment holding	4,114	(918)	548.15%
Furniture	1,070	728	46.98%
Packaging	(133)	207	-164.25%
Wood processing	(812)	(948)	14.35%
Renewable energy	766	261	193.49%
Construction	(1,544)	(787)	-96.19%
Others	(173)	(51)	-239.22%
Consolidation adjustments	(4,028)	(8)	
Share of (loss)/profit of joint venture	(1,771)	(731)	-142.27%
Total	**(2,511)**	**(2,247)**	**-11.75%**

The Group recorded revenue of RM32.2 million and loss before tax of RM2.5 million for 2025 Q4 compared to 2025 Q3 revenue and loss before tax of RM36.8 million and RM2.2 million respectively.

For the investment holding segment, the revenue and profit before tax for 2025 Q4 were higher than 2025 Q3 as dividends were declared by a subsidiary in 2025 Q4. This segment's revenue is offset by the consolidation adjustments.

The furniture segment recorded RM17.4 million and RM1.1 million in revenue and profit before tax respectively for 2025 Q4. Comparatively, revenue and profit before tax for 2025 Q3 were RM22.4 million and RM0.7 million respectively. The revenue for 2025 Q4 was lower than 2025 Q3 due to decreased demand from Asian market and local customers. Despite the decline in revenue, profit before tax improved, supported by lower raw material consumption and reduced foreign exchange losses.

The packaging segment contributed RM8.0 million in revenue and loss before tax of RM0.1 million for 2025 Q4 compared to revenue of RM7.9 million and profit before tax of RM0.2 million in 2025 Q3. The revenue for 2025 Q4 was higher than 2025 Q3 due to higher demand from existing external customers. Despite higher revenue, the profit before tax was lower due to tariff discounts extended to certain customers and impairment losses on receivables.

The wood processing segment registered RM4.5 million in revenue and loss before tax of RM0.8 million for 2025 Q4 compared with revenue of RM4.6 million and loss before tax of RM0.9 million in 2025 Q3. The lower revenue in 2025 Q4 was due to lower inter-company sales to the furniture segment. However, the reduced loss before tax in 2025 Q4 was due to lower raw material consumption and a smaller loss incurred by the newly incorporated subsidiary as described in Note A11.

The renewable energy segment contributed RM4.4 million in revenue and profit before tax of RM0.8 million for 2025 Q4 compared with revenue of RM3.7 million and profit before tax of RM0.3 million in 2025 Q3. The higher revenue for 2025 Q4 was due to higher offtake by customers. The improved profit before tax for 2025 Q4 was due to higher revenue and higher biomass costs in 2025 Q3, which were a result of the low crop season.

The construction segment registered RM1.6 million in revenue and loss before tax of RM1.5 million for 2025 Q4 compared with revenue of RM2.6 million and loss before tax of RM0.8 million in 2025 Q3. The lower revenue was due to lower percentage completion on existing projects. The higher loss before tax was due to lower revenue, along with provisions recognised for foreseeable losses and liquidated ascertained damages ("LAD") cost.

B2. Quarterly Analysis (cont'd)

The "others" segment contributed RM0.7 million in revenue and loss before tax of RM0.2 million for 2025 Q4 compared with revenue of RM0.7 million and loss before tax of RM0.1 million in 2025 Q3. Despite slightly higher revenue, the loss before tax for 2025 Q4 increased due to the write off of property, plant and equipment, upkeep of factory and a valuation fee incurred during the quarter.

The share of loss from the joint venture company for 2025 Q4 was RM1.8 million compared to RM0.7 million in 2025 Q3. This was attributable to losses incurred by the Malaysian joint venture company, driven by lower export sale and a higher write down of inventories. Meanwhile, the Indonesian joint venture company incurred a higher provision for employee benefits and an impairment on receivable in 2025 Q4.

B3. Current Year Prospects

Global growth remains uncertain due to recent U.S. tariff measures, slower global trade, rising geopolitical tensions and volatility in financial markets, all of which have compounded existing economic challenges.

The Malaysian economy continued to expand, driven by resilient domestic demand, while positive developments in U.S. trade negotiations could enhance the country's export performance and growth prospects. However, rising operating costs including the increase in the minimum wage to RM1,700, electricity tariffs hike, the recent expansion of the Sales and Service Tax (SST), and the mandatory 2% EPF contribution for foreign workers, have placed additional financial pressure on local businesses.

The furniture segment remains the Group's core business. While its financial performance is expected to be challenging due to sluggish orders from customers and rising operating costs, the Group will prioritise cost control, market expansion, and product development to enhance profitability and growth.

B4. Profit Forecast

There were no profit forecasts issued for the current financial period under review.

B5. Taxation

The tax charges comprise: -

	Current Quarter RM'000	Financial year-to-date RM'000
• Company and Subsidiary Companies		
– Income Tax	330	3,864
– Deferred Tax	277	79
	607	3,943

The Group's effective tax rate in the current quarter is higher than the statutory tax rate due to certain non-tax deductible items and no deferred tax asset has been recognised in respect of losses in certain loss-making entities in Malaysia.

B6. Corporate Proposals

There were no corporate proposals as at the date of this announcement.

B7. Group Borrowings and Debt Securities

The Group borrowings as at 31 July 2025 are summarised as below:-

	Current	Non-current	Total
	RM'000	RM'000	RM'000
Hire purchase liabilities	324	538	862
Secured invoices financing - RM	962	-	962
Secured invoices financing - USD	119	-	119
Secured other borrowing	5,264	-	5,264
Secured overdraft	828	-	828
Secured term loan	1,130	4,375	5,505
Total	8,627	4,913	13,540

Out of the RM13.5 million in borrowings, RM0.1 million was denominated in USD currency.

B8. Material Litigation

Neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which has a material effect on the Group's financial position or business, and the Directors are not aware of any proceedings, pending or threatened, against the Company and/or any of its subsidiaries or of any facts likely to give rise to any proceedings which may materially and adversely affect the Group's financial position or business.

B9. Other Disclosures Items to the Statement of Comprehensive Income

Profit/(Loss) for the period is arrived at after crediting/(charging):-

	Current Quarter RM'000	Financial year-to-date RM'000
- Interest income	703	2,292
- Other income	687	3,070
- Interest expense	(317)	(681)
- Depreciation on property, plant and equipment investment properties and right-of-use assets	(1,943)	(7,925)
- Gain on disposal on property, plant and equipment	1	5
- Foreign exchange loss	-	(742)
- Loss on derivatives	(115)	(161)
- Reversal of impairment loss on receivables	765	394
- Write down of inventories	(667)	(1,045)
- Impairment loss on property, plant and equipment	(217)	(217)

Save as disclosed above, the following items are not applicable to the Group for the fourth financial quarter ended 31 July 2025:-

- exceptional items

B10. Dividend

The directors do not recommend the payment of any dividend for the current financial period ended 31 July 2025.

B11. Basic Earnings Per Share (EPS)

	Current Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year To Date
(Loss)/Profit after tax and non-controlling interest (RM'000)	(2,563)	774	1,356	14,140
Weighted average number of ordinary shares in issue ('000)	268,733	268,733	268,733	268,733
Basic EPS (sen)	(0.95)	0.29	0.50	5.26

B12. 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 30 September 2025.