A. Notes to the financial report for the first financial quarter ended 30 September 2025

1. Basis of preparation

The interim financial statements of the Group are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board and Paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

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 and the accompanying explanatory notes attached to this interim financial report.

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 30 June 2025 except for the adoption of MFRSs, amendments and interpretations that are effective for annual periods beginning on or after 1 January 2025 respectively which are applicable to the Group. The initial adoption of these applicable MFRSs, amendments and interpretations do not have any material impact on the financial statements of the Group.

2. Audit report of preceding annual 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.

3. Seasonal or cyclical operations

The business operations of the Group are subject to cyclical effects of the global electronics industries and volatility of real estate markets.

4. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that unusual because of their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter under review.

5. Nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year, which give a material effect in the current interim period

There were no significant changes in the estimates that have a material effect in the current quarter.

A. Notes to the financial report for the first financial quarter ended 30 September 2025

6. Issuance, cancellations, repurchases, resale or repayments of debts and equity securities

There were no issuance, repurchase and repayment of debts and equity securities during the current quarter and financial year-to-date ended 30 September 2025.

7. Dividend Paid

There were no dividend paid for the quarter under review. (30.9.2024 : Nil)

8. Segment Information

For management purposes, the Group is organised into business units based on their nature of business and services.

The Group's reportable operating segments are as follows:

- Manufacturing – Manufacture of precision machined components, precision stamping, sheet metal parts, surface treatment, precision moulds, tooling & dies, semiconductor assembly and testing equipment, metal works and structures, modules and parts for oil and gas production and extraction equipment.
- Property Development - Property development and property management.
- Pharmaceutical & Healthcare - Wholesale and retail sale of pharmaceutical and all kinds of healthcare products
- Asset and Investment Management – Property letting, operation of dormitory and hotel operations and investment holding.
- Other operating segments – Money lending and management services.

A. Notes to the financial report for the first financial quarter ended 30 September 2025

8. Segment Information (cont'd)

Period ended 30.9.2025	Manufacturing	Property Development	Pharmaceutical	Asset and Investment Management	Other Operating Segments	Eliminations	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customer	71,973	10,088	19,833	8,844	145	-	110,883
Intersegment revenue	5,958	227	-	14,536	2,531	(23,252)	-
Interest income	212	18	64	22	2	(94)	224
Interest expense	1,516	859	169	500	-	(970)	2,074
Depreciation and amortisation	6,460	35	521	311	17	(383)	6,961
Tax expense	2,678	-	309	249	56	(10)	3,282
Reportable segment profit after taxation	9,660	730	937	15,369	145	(15,911)	10,930
Reportable segment assets	354,277	195,992	59,621	417,656	18,728	(411,020)	635,254
Expenditure for non-current assets	15,790	-	54	30	8	-	15,882
Reportable segment liabilities	180,513	91,299	30,477	56,844	929	(104,594)	255,468

A. Notes to the financial report for the first financial quarter ended 30 September 2025

8. Segment Information (cont'd)

Period ended 30.9.2024	Manufacturing	Property Development	Pharmaceutical	Asset and Investment Management	Other Operating Segments	Eliminations	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customer	56,590	4,040	24,147	7,871	170	-	92,818
Intersegment revenue	6,956	512	-	7,244	2,199	(16,911)	-
Interest income	208	23	64	454	3	(434)	318
Interest expense	575	710	227	405	2	(623)	1,296
Depreciation and amortisation	4,966	45	395	878	50	(1,268)	5,066
Tax expense	2,213	-	694	259	-	(11)	3,155
Reportable segment profit after taxation	4,077	(671)	2,001	6,096	86	(6,516)	5,073
Reportable segment assets	269,441	184,118	64,495	423,527	19,694	(349,325)	611,950
Expenditure for non-current assets	2,882	-	1,205	367	24	-	4,478
Reportable segment liabilities	118,566	72,925	33,978	62,470	1,112	(78,831)	210,220

Segment information by geographical regions

The following is an analysis of the Group's revenue by geographical market, irrespective of the origin of the goods/services:

	30.9.2025	30.9.2024
	RM'000	RM'000
Malaysia	**92,480**	73,787
Singapore	**4,968**	6,030
United States of America	**7,769**	6,065
Others	**5,666**	6,936
	110,883	92,818

Information about major customer

There was no customer who contributed more than 10% of the Group's total revenues for the period under review (30.9.2024: Nil).

A. Notes to the financial report for the first financial quarter ended 30 September 2025

9. Valuation of property, plant and equipment

The valuation of property, plant and equipment has been brought forward without any amendment from the previous annual report.

10. Subsequent events

There were no material events subsequent to the end of the reporting period that have not been reflected in the financial statements.

11. Changes in the composition of the group

There were no other major changes in the composition of the Group during the period ended 30 September 2025.

12. Contingent assets and contingent liabilities

The Group has issued corporate guarantees to financial institutions for banking facilities granted to certain subsidiaries up to a limit of RM209 million of which RM108 million has been utilized as at 30 September 2025.

13. Material related party transaction

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 during the current quarter ended 30 September 2025.

14. Capital Commitments

Authorised capital commitments not recognised in the interim financial statement as at 30 September 2025 were as follows: -

	30.9.2025	30.9.2024
	RM'000	RM'000
Contracted but not provided for :-		
Property, Plant and Equipment	**6,042**	1,607

B. Additional information required by the Listing Requirements of Bursa Securities

1. Review of performance

	CURRENT/CUMULATIVE QUARTER		
	Current quarter ended	Preceding year corresponding quarter	Var
	30.9.2025	30.9.2024	
Operating Segment	**RM'000**	RM'000	%
Revenue:-			
Manufacturing	**71,973**	56,590	27%
Property Development	**10,088**	4,040	150%
Pharmaceutical	**19,833**	24,147	-18%
Asset and Investment Management	**8,844**	7,871	12%
Other operating segments	**145**	170	-15%
	110,883	92,818	19%
Profit before tax:-			
Manufacturing	**12,338**	6,290	96%
Property Development	**730**	(671)	209%
Pharmaceutical	**1,246**	2,695	-54%
Asset and Investment Management	**2,467**	916	169%
Other operating segments	**201**	86	134%
	16,982	9,316	
Consolidation adjustments and eliminations	**(2,770)**	(1,088)	
	14,212	8,228	73%

Statement of Profit & Loss and Other Comprehensive Income

The Group reported revenue and profit before tax ("PBT") of RM110.88 million and RM14.21 million respectively for current quarter, an increase of 19% and 73% respectively compared to preceding year's corresponding quarter.

B. Additional information required by the Listing Requirements of Bursa Securities

1. Review of performance (cont'd)

1.1 Segmental Analysis

Manufacturing

The manufacturing division delivered a better results, revenue increased by 27% compared to preceding year's corresponding quarter while PBT improved by 96% compared to preceding year's corresponding quarter. The improvement primarily resulted from increasing sales orders compared to preceding year's corresponding quarter.

Property Development

The property development division reported an increase in both revenue and PBT, amounting to 150% and 209% respectively on a quarter-over-quarter basis. The improvement primarily supported by progress billing on from the ongoing affordable housing project.

Pharmaceutical & Healthcare

The pharmaceutical and healthcare division recorded an 18% decrease in revenue and a 54% decline in PBT on a quarter-over-quarter basis. The weaker performance was mainly due to lower revenue that resulted in margin deterioration.

Asset and Investment Management

The asset and investment management division reported an increase of 12% in revenue and 169% in PBT compared to preceding year's corresponding quarter.

The significant increase in revenue was primarily driven by the performance of the hospitality management services in Langkawi, which contributed substantially to the division's overall growth.

The investment holding division is primarily involved in generating income through dividends paid by subsidiary companies to the holding company.

B. Additional information required by the Listing Requirements of Bursa Securities

2. Comparison with preceding quarter's results

Operating Segment	**Current Year quarter ended 30.9.2025 RM'000**	Preceding quarter ended 30.6.2025 RM'000	Var %
Revenue:-			
Manufacturing	**71,973**	50,659	42%
Property Development	**10,088**	7,915	27%
Pharmaceutical	**19,833**	19,177	3%
Asset and Investment Management	**8,844**	6,733	31%
Other operating segments	**145**	99	46%
	110,883	84,583	31%
Profit before tax:-			
Manufacturing	**12,338**	4,676	164%
Property Development	**730**	316	131%
Pharmaceutical	**1,246**	635	96%
Asset and Investment Management	**2,467**	(29,784)	108%
Other operating segments	**201**	(115)	275%
	16,982	(24,272)	
Consolidation adjustments and eliminations	**(2,770)**	42	
	14,212	(24,230)	159%

The Group's reported revenue of RM110.88 million and PBT of RM14.21 million, representing an increase of 31% in revenue and 159% in PBT as compared to Q4 FY2025.

Manufacturing

The manufacturing division's revenue in Q1 FY2026 increased by 42%, while PBT rose by 164% compared to Q4 FY2025. The improvement was primarily driven by higher sales orders.

B. Additional information required by the Listing Requirements of Bursa Securities

2. Comparison with preceding quarter's results (cont'd)

Property Development

The Property Development Division recorded an increase in both revenue and PBT for the current quarter. The improvement was primarily driven by the construction progress and revenue recognition from the ongoing affordable housing project.

Pharmaceutical & Healthcare

The division achieved a 3% increase in revenue and 131% increase in PBT margin compared to Q4 FY2025. This growth was primarily supported by contributions from newly introduced medical device that further strengthened the Division's therapeutic portfolio.

Asset and Investment Management

The Asset and Investment Management division reported better revenue and PBT for current quarter largely due to favorable business months for hotel operations.

The loss in the last quarter was due to a one-time impairment loss on intangible asset.

3. Commentary on the prospects of the Group

Manufacturing

Management anticipates that the manufacturing division will continue its gradual rebound, contributing to an increase in sales orders compared to FY2025. This improvement is expected to be primarily driven by the resurgence of demand in the global economy.

In addition to sustaining our current customer base within the E&E industry, the division plans to strategically expand into the Electronics Manufacturing Services (EMS) sector. This growth will be further supported by a comprehensive evaluation of our manufacturing operations, aimed at improving efficiency and optimizing cost structures.

Property Development

The Group anticipates a positive contribution from the property development division in the upcoming quarters, given that the ongoing affordable projects are approaching completion by 2026.

Acknowledging the rising costs of building materials and higher borrowing expenses, management is committed to closely monitoring and refining our risk management strategies. Additionally, new product launches will be carefully timed to align with market conditions, ensuring that we capitalize on emerging opportunities while mitigating potential risks.

B. Additional information required by the Listing Requirements of Bursa Securities

3. Commentary on the prospects of the Group (cont'd)

Pharmaceutical & Healthcare

Management expects steady demand for pharmaceutical and healthcare products, supported by rising health awareness and a stronger focus on preventive care. However, higher living costs may pose challenges to growth. To mitigate this, the division will broaden its product range, explore overseas markets, and continue to enforce strict cost controls.

While the outlook for FY2026 remains cautiously optimistic, management remains mindful of rising costs and potential recessionary risks. The division will continue to monitor market conditions and adjust its strategies to stay competitive and maintain sustainable profitability.

4. Variance on forecast profit/profit guarantee

No profit forecast or profit guarantee was issued during the period.

5. Profit for the period

Group	Current/Cumulative quarter 30.9.2025 RM'000
Profit for the period is arrived at after (crediting)/charging of : -	
Depreciation of property,plant and equipment	5,396
Depreciation of right-of-use assets	1,200
Depreciation of investment properties	68
Amortisation of intangible assets	297
Interest expenses	1,939
Lease expenses	135
Loss on foreign exchange	252
Amortisation of deferred income on government grants	(8)
Property,plant & equipment written off	1
Gain on disposal of property,plant & equipment	(34)
Interest income	(224)

Save as disclosed above, other items as required under Appendix 9B, Part A(16) of the Bursa Listing Requirements are not applicable.

B. Additional information required by the Listing Requirements of Bursa Securities

6. Taxation

Taxation comprises the following:-

	CURRENT/CUMULATIVE QUARTER	
	Current Year quarter ended 30.9.2025 RM'000	Preceding year corresponding quarter 30.9.2024 RM'000
Current tax	**(4,183)**	(3,126)
Deferred tax	**901**	(29)
	(3,282)	(3,155)

The effective tax rates for the current quarter are higher than the statutory tax rate mainly due to the losses of certain subsidiaries cannot be set off against taxable profits made by other subsidiaries.

7. Status of corporate proposals

There were no other corporate proposals announced as at the date of this interim report but pending completion.

B. Additional information required by the Listing Requirements of Bursa Securities

8. Group borrowings and debts securities

	30.9.2025	30.9.2024
	RM'000	RM'000
Secured :-		
Term loans	**36,802**	37,583
Revolving credit	**60,305**	60,497
Hire purchase	**48**	-
Banker's Acceptance	**1,328**	-
Bank overdraft	**18,316**	2,566
Unsecured :-		
Revolving credit	**9,897**	7,786
Banker's Acceptance	**12,598**	7,030
	139,294	115,462
Disclosed as : -		
Current liabilities	**109,971**	84,106
Non-current liabilities	**29,323**	31,356
	139,294	115,462
Currency Profile : -		
Ringgit Malaysia	**117,995**	95,280
US Dollar	**21,299**	20,182
	139,294	115,462

Secured term loans are secured against certain freehold and leasehold land, property and plant and equipment of the Group. The effective interest rate of loans and borrowings as at 30 September 2025 ranged from 3.99% to 8.35% per annum (30.9.2024: 3.30% to 6.80%).

9. Gain and losses arising from Fair Value Changes of Financial Liabilities

There were no gain and losses arising from fair value changes of financial liabilities for current quarter.

10. Material litigation

In reference to the litigation case from the previous quarter, there was no significant pending legal matters as of the date of this interim report.

11. Dividend

The Board of Directors does not recommends any dividend for the financial quarter ended 30 September 2025 (30.9.2024 : Nil).

B. Additional information required by the Listing Requirements of Bursa Securities

12. Earnings Per Share (”EPS”)

	INDIVIDUAL		CUMULATIVE PERIOD	
	Current Year quarter ended 30/9/2025 RM '000	Preceding Year Corresponding quarter 30/9/2024 RM '000	**Current Year todate 30/9/2025 RM '000**	Preceding Year Corresponding period 30/9/2024 RM '000
Profit attributable to ordinary equity holders of the Parent	**10,768**	5,311	**10,768**	5,311
Weighted average number of ordinary shares in issue ('000)	**320,181**	320,181	**320,181**	320,181
Basic earnings per share (sen)	**3.36**	1.66	**3.36**	1.66

Diluted earnings per share are not disclosed herein as it is not applicable to the Group.