LBI CAPITAL BERHAD
Registration No: 197801004391 (41412-X)
Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec 2025 RM'000	Audited As at preceding Financial Year End 31 Dec. 2024 RM'000
ASSETS		
Non-Currrent Assets		
Property, Plant and Equipment	585	820
Investment Properties	34,500	34,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	2,865	3,145
Investment in Associate Company Preference Share	6,312	6,312
Inventories	27,706	23,921
	71,969	68,499
Current Assets		
Other Investment	6,513	5,005
Inventories -Completed Properties	2,098	1,497
Inventories - Properties Development Cost	97,177	67,042
Trade Receivables	14,742	6,148
Other Receivables	3,725	3,663
Tax Recoverable	1,134	1,032
Money Market Funds	0	48
Fixed Deposits	816	19,774
Cash held under Housing Development Act	37	0
Cash and Bank balances	678	4,733
	126,920	108,942
Total Assets	198,889	177,441
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	111,670	111,670
Retained Earnings	33,549	29,349
Treasury Shares	(442)	(442)
Esos Reserve	117	117
	144,894	140,694
Non-controlling Interest	(1,720)	(1,039)
Total Equity	143,174	139,655

LBI CAPITAL BERHAD
Registration No: 197801004391 (41412-X)
(Incorporated in Malaysia)
Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec 2025 RM'000	Audited As at preceding Financial Year End 31 Dec. 2024 RM'000
Non-Current Liabilities		
Bank Borrowings	1,944	3,000
Redeemable Preference Shares	2,350	2,350
Deferred Tax	2,275	2,275
	6,569	7,625
Current Liabilities		
Trade Payables	26,420	19,828
Other Payables	6,383	4,917
Contract Liabilities	0	259
Bank Borrowings	14,772	4,847
Tax Payable	1,571	310
	49,146	30,161
Total Liabilities	55,715	37,786
Total Equity and Liabilities	198,889	177,441
Net assets per share (RM)	1.25	1.22

The condensed consolidated balance sheet should be read in conjunction with the financial statement for the year ended 31 Dec 2024 and the accompanying explanatory.

LBI CAPITAL BERHAD
Registration No: 197801004391 (41412-X)
Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/12/2025 RM'000	**Preceding Year Corresponding Quarter 31/12/2024 RM'000**	**Current Year To date 31/12/2025 RM'000**	**Preceding Year Corresponding Period 31/12/2024 RM'000**
Revenue	10,873	12,496	40,836	45,067
Other Operating Incomes	1,266	190	3,480	1,164
Operating Expenses	(10,294)	(12,698)	(37,688)	(41,203)
Finance Costs	(229)	(30)	(731)	(216)
Profit/(Loss) before Taxation	1,616	(42)	5,897	4,812
Income Tax	78	(39)	(2,379)	(1,517)
Profit/(Loss) after Taxation	1,694	(81)	3,518	3,295
Attributable to:				
Equity holders	1,926	172	4,199	4,078
Non-controlling Interest	(232)	(253)	(681)	(783)
Profit/(Loss) for the Period	1,694	(81)	3,518	3,295
Profit/(Loss) for the Period	1,926	172	4,199	4,078
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	1,926	172	4,199	4,078

LBI CAPITAL BERHAD
Registration No: 197801004391 (41412-X)
Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/12/2025 RM'000	Preceding Year Corresponding Quarter 31/12/2024 RM'000	Current Year To date 31/12/2025 RM'000	Preceding Year Corresponding Period 31/12/2024 RM'000
Total comprehensive income				
Equity holders	1,926	172	4,199	4,078
Non controlling interest	(232)	(253)	(681)	(783)
	1,694	(81)	3,518	3,295
Earnings per share attibutable to equity holders				
Basic earnings/(loss) per share (sen)	1.70	0.15	3.70	3.60
Diluted earning/(loss) per share (sen)	N/A	N/A	N/A	N/A

The condensed consolidated Income Statement should be read in conjunction with the Financial Statements for the year ended 31 December 2024

LBI CAPITAL BERHAD
Registration No: 197801004391 (41412-X)
Condensed Consolidated Statement of Changes in Equity

	Share Capital RM'000	Share Option Reserve RM'000	Retained Earning RM'000	Treasury Shares RM'000	TOTAL RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
As at 1 Jan. 2024	110,317	117	27,919	(442)	137,911	(322)	137,589
Issuance of Shares	1,353				1,353	0	1,353
Net profit/(loss) for the period			4,294		4,294	(717)	3,577
Dividend Issued			(2,863)		(2,863)		(2,863)
As at 31 Dec 2024	111,670	117	29,350	(442)	140,695	(1,039)	139,656
As at 1 Jan. 2025	111,670	117	29,350	(442)	140,695	(1,039)	139,656
Issuance of Shares					0		0
Net profit/(loss) for the period			4,199		4,199	(681)	3,518
Dividend Issued					0		0
As at 31 Dec 2025	111,670	117	33,549	(442)	144,894	(1,720)	143,174

The Condensed Consolidated Statement of changes in equity should be read in conjunction with the Financial Statements for the year ended 31 December 2024

A <u>NOTES TO THE INTERIM FINANCIAL REPORT</u>

A1. **Basis of Preparation**

The interim financial report of the Group are unaudited and has been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2024.

The accounting policies and methods of computation adopted by the Group in the preparation of the interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2024.

A2. **Changes in Accounting Policies**

The new accounting standards which came into effect from 1 January 2025 would not have any significant effects on the financial statements of the Group.

A3. **Auditors' Report**

There were no qualifications on auditors' report of the audited financial statements for the financial year ended 31 December 2024.

A4. **Seasonal or Cyclical Factors**

The Group's operations are not subject to seasonal or cyclical factors.

A5. **Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

Other than those disclosed in the financial statements, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

A6. **Material Changes in Estimates**

There were no material changes in estimate used for the preparation of the interim financial report.

A7. **Debt and Equity Securities**

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities for the current financial period.

A8. **Dividend Paid**

No dividend paid during the financial quarter.

A9. Segmental Report

The Group's principal business is property development and property investment within Malaysia. Hence no segmental report is presented.

A10. Valuation of Property, Plant and Equipment

Property, Plant and Equipment are stated at fair value less accumulated depreciation.

A11. Material Events Subsequent to the Balance Sheet Date

There were no material events subsequent to the end of current quarter under review up to the date of this report which will likely to have substantial effect on the results of the operations of the Group.

A12. Changes in the Composition of the Group

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

A13. Contingent Liabilities

	RM
Corporate guarantee for a subsidiary company banking facilities	13,000,000

A14. Capital Commitments

	RM
Approved and contracted for: Development land acquired under a Sale and Purchase Agreement.	19,600,000

B NOTES TO BURSA MALAYSIA'S LISTING REQUIREMENT

B1. **Review of Performance**

For the quarter under review, the Group registered a revenue of RM10.8 million as compared with RM12.5 million in previous corresponding quarter in 2024 due to lower billings following the completion of its Cheras Jaya project. Despite a lower revenue, the Group recorded a higher profit before tax of RM1.6 million as compared to a loss before tax of RM0.1 million for corresponding period last year.

During the financial year the Group recorded a lower revenue of 40.8 million compared to a revenue of RM45.0 million in 2024. Despite the lower revenue, the Group recorded a higher profit before tax of RM5.9 million as compared to RM4.8 million in 2024 mainly contributed by its Cheras Jaya project which was completed in 2025.

B2. **Variation of Results Against Preceding Quarter**

For the quarter under review, the Group recorded a higher revenue of RM10.8 million and a profit before tax of RM1.6 million as compared to the preceding quarter revenue of RM6.8 million and a profit before tax of RM0.5 million. The higher profit recorded due to a higher billings from its its Puncak Awani project during the period.

B3. **Prospects**

The board expects the performance of the Group in the current financial year to be challenging. The lower interest cost will help the property affordability for property buyer but the buyer confidence may be is affected by the numerous evolving macro events which are beyond the control of management.

B4. **Profit forecast and profit guarantee**

There were no profit forecast or profit guarantee for the financial year.

B5. **Taxation**

	Current Quarter	**Year-To-Date**
	RM'000	**RM'000**
Current Year Provision	(78)	2,379
Deferred Tax Provision	0	0
Total taxation	(78)	2,379

The effective tax rate of the Group was higher than the prevailing statutory tax rate due to losses in subsidiary companies and prior year tax provision in respect of one of its subsidiary company.

B6. **Status of Corporate Proposals**

There is no outstanding corporate proposal.

B7. **Borrowings and Debts Securities**

Total Group borrowings as at 31 Dec 2025 were as follows:

	As at 31/12/2025 RM'000
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	13,365
- Secured (foreign denominated loan)	1,407
	14,772
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	1,998
	1,998
Total	16,770

B8. **Material Litigation**

The Company is not involved in any material litigation as at the date of this financial report, which has a material effect on the financial position of the Group.

B9. **Dividends**

No dividend has been declared in respect of current financial period.

B10. **Earnings Per Share**

a) **Basic Earnings per Share**

Basic earnings per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and ordinary shares issued of 114,520,538 (2024:113,459,739) during the said financial year.

b) **Diluted Earnings per Share**

The diluted earning per share of the Group for the current period is not applicable.

B11. **Notes to the Condensed Consolidated Statement of Comprehensive Incomes**

The following amounts have been credited/(charged) in arriving at profit before tax:

		Current Quarter RM'000	**Cumulative Quarter RM'000**
a)	Interest income	11	199
b)	Dividend income and other income	40	238
c)	Interest expenses	(229)	(731)
d)	Depreciation and amortization	(32)	(247)
e)	Foreign exchange gain/(loss)	30	(75)

B12. **Audit Report Qualification**

The audit report of the Group's annual financial statement for the financial year ended 31 December 2024 was not subject to any qualification.

B13. **Authorisation for Issue**

The interim financial report was duly authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 26 Feb 2026.