MAGNA PRIMA
GROUP

From Resilience To Renewal.

ANNUAL REPORT 2025

About Us

Magna Prima was incorporated in Malaysia on 5 December 1995 as a private limited company before subsequently being converted to a public limited company, assuming its listing status on Bursa Malaysia and adopting its present name of Magna Prima Berhad on 16 January 1997.

Magna Prima Berhad is an investment holding company and through its subsidiaries, provides a diverse range of property development, building construction, trading and management services.

With projects in Ipoh, Johor Bharu and Klang Valley, Magna Prima Berhad is a niche developer of integrated lifestyle themed projects that attract robust take up rates. The Group focuses on purchasing and developing pocket-sized landbanks which are located in high density areas, with easy accessibility and have a significant gross development value.

31st ANNUAL GENERAL MEETING

DATE
19 June 2026, Friday

TIME
10.00 a.m.

VENUE
Fox Hotel Glenmarie Shah Alam,
Level 8, Pusat Komersil Vestland,
6, Jalan Juruanalisis, U1/35, Seksyen U1,
40150 Shah Alam, Selangor Darul Ehsan.

Contents

GROUP STRUCTURE

MAGNA PRIMA
GROUP

PROPERTY DEVELOPMENT

- 100% Magna Prima Development Sdn Bhd (296427-M) (199401010748)
  - 100% Magna Park Sdn Bhd (227337-X) (199101017025)
    - 70% Magna Ecocity Sdn Bhd (496141-A) (199901021241)
- 30% Magna Ecocity Sdn Bhd (496141-A) (199901021241)
- 100% Magna Shah Alam Sdn Bhd (381065-U) (199601008717)
- 100% Permata Juang (M) Sdn Bhd (828780-T) (200801027454)

PROPERTY DEVELOPMENT CONSTRUCTION & ENGINEERING TRADING

- 100% Magna City Shah Alam Sdn Bhd (785936-U) (200701027914)
- 100% Twinicon (M) Sdn Bhd (816605-V) (200801015315)
  - 75% ARMANI CREST SDN BHD (1632978-Y)(202501031566)

GROUP INFORMATION

BOARD OF DIRECTORS

DATO' SRI HJ WAN ADNAN BIN WAN MAMAT
Independent Non-Executive Chairman

DATO' SEAH LEY HONG
Managing Director

LEE CHIN CHEH
Executive Director

HO WEN YAN
Non-Independent Non-Executive Director

LEE CHIN CHUAN
Independent Non-Executive Director

DR. NORHANIM BINTI MAT SARI
Independent Non-Executive Director

AUDIT COMMITTEE

Chairman
Lee Chin Chuan
Member
Dato' Sri Hj Wan Adnan Bin Wan Mamat
Dr. Norhanim Binti Mat Sari

NOMINATION COMMITTEE

Chairperson
Lee Chin Chuan
Member
Dato' Sri Hj Wan Adnan Bin Wan Mamat
Dr. Norhanim Binti Mat Sari

REMUNERATION COMMITTEE

Chairperson
Dr. Norhanim Binti Mat Sari
Member
Dato' Sri Hj Wan Adnan Bin Wan Mamat
Lee Chin Chuan

COMPANY SECRETARIES

Tan Tong Lang
(MAICSA 7045482/
SSM PC No. 202208000250)

Thien Lee Mee
(LS0010621/
SSM PC No. 201908002254)

PRINCIPAL BANKERS

Public Bank Berhad
AMMB Holdings Berhad

SOLICITORS

Zailan & Co.
Azwar & Partners

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia Securities Berhad
Stock Name : MAGNA
Stock Code : 7617

BUSINESS ADDRESS

G-9, Subplace Boulevard,
Pusat Komersil Vestland,
No. 6, Jalan Juruanalisis U1/35,
Seksyen U1,
40150 Shah Alam
Selangor Darul Ehsan
Tel : (03) 5880 4810
Website : www.magnaprima.com.my

REGISTERED OFFICE

B-21-1, Level 21, Tower B
Northpoint Mid Valley City
No. 1, Medan Syed Putra Utara
59200 Kuala Lumpur
Tel : (03) 9770 2200
Fax : (03) 2201 7774
Email : boardroom@boardroom.com.my

SHARE REGISTRAR

Aldpro Corporate Services Sdn Bhd
B-21-1, Level 21, Tower B
Northpoint Mid Valley City
No. 1, Medan Syed Putra Utara
59200 Kuala Lumpur
Tel : (03) 9770 2200
Fax : (03) 2201 7774
Email : admin@aldpro.com.my

AUDITORS

Ong & Wong (AF0241)
Unit C-20-5, Block C, 20th Floor,
Megan Avenue II,
12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur,
W. P. Kuala Lumpur
Tel : (03) 2161 1000
(03) 2166 9131

PROFILE OF DIRECTORS

DATO' SRI HJ WAN ADNAN BIN WAN MAMAT
Independent Non-Executive Chairman

• Malaysian • Male • 66

Board Committee Membership
Member of Audit Committee, Nomination Committee and Remuneration Committee

Dato' Sri Hj Wan Adnan Bin Wan Mamat, was appointed to the Board on 8 July 2021 as an Independent Non-Executive Director and was re-designated to Independent Non-Executive Chairman on 29 November 2023.

Dato' Sri Wan Adnan began his career as Corporate Manager of Ramada Beach Resort Kuantan from 1986 to 1993 before joining the Pahang Chief Ministers Office as Economic Advisor to the Chief Minister until 1996.

From 1996 to 1999, he was appointed as Vice President of the Kuantan Municipal and was the Political Secretary to the Ministry of Information, Malaysia from 1999 to 2004. During PRU 11, contested and won the P82 seat, Indera Mahkota and subsequently elected as a Member of Parliament for the term 2004 to 2008.

He was appointed as a board member of Inno Biologic Sdn Bhd from 2005 until 2012. During PRU12, he was also appointed as a State Executive Committee (EXCO) member, heading the Pahang State Youth and Sports Committee. Pahang managed to host SUKMA in 2012.

After the PRU13, Dato' Sri Wan Adnan has focused his path on the corporate world. He has been appointed as Chairman for MMN Bina Sdn Bhd, a successful construction company in Pahang until 2015. He was also the chairman to Malaysia Aviation Training Academy (MATA) which is located in Kuantan. Apart from that, since 2014, he has been one of the directors to Sungei Wang Group, a company based in Kuala Lumpur which involves in property development, among others.

Dato' Sri Wan Adnan was appointed to the Board of KNM Group Berhad, an Oil and Gas company listed in Bursa as its Independent Non-Executive Director from 2014 to 2018. He is involved in property development thru Casa Inspirasi Sdn Bhd, and in Smart City and Energy Industry through Kiwi Group, appointed as the Group Chairman since March 2020. Royale Pahang Durian Group, having a joint venture with Pahang State Agriculture Development Corporation to restructure and develop the Musang King durians industry in Pahang, has also appointed as its subsidiaries' director in November 2020.

He was appointed as Independent Non-Executive Deputy Chairman of Infraharta Holdings Berhad on 7 October 2021 and later redesignated as an Independent Non-Executive Deputy Chairman on 1 December 2021. Subsequently, he was redesignated to Independent Non-Executive Chairman on 25 August 2022. Additionally, he has also appointed as a Non-Independent Non-Executive Director at PUC Berhad on 14 November 2022 and resigned on 22 January 2025. On 20 June 2023, he was appointed as an Independent Non-Executive Chairman of GIIB Holdings Berhad.

He does not have family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group.

He has not been convicted for any offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

Profile of Directors

DATO' SEAH LEY HONG
Managing Director

• Malaysian • Male • 38

Board Committee Membership
None

Dato' Seah Ley Hong, was appointed to the Board on 11 October 2024 as an Executive Director and was re-designated to Managing Director on 20 November 2024.

He is an accomplished business leader with a Bachelor of Engineering from the University of Leeds, U.K. He returned to Malaysia in 2013, bringing with him a wealth of knowledge and international perspective.

His early career highlights include a pivotal role as a Director at Speed Concrete Industries Sdn. Bhd., a premier pre-cast concrete manufacturer in Malaysia. Since assuming this position in May 2013, he demonstrated exemplary leadership, significantly elevating the company's performance and growing the company's revenue and profit.

In November 2015, he demonstrated remarkable entrepreneurial prowess with the establishment of Fixus Construction Sdn. Bhd., a dynamic entity specializing in building and infrastructure construction, as well as the maintenance of buildings and infrastructure throughout Malaysia. Several successful flood mitigation projects were also completed under his leadership.

His entrepreneurial vision has also led him to expand his business interests into diverse industries including manufacturing of purification products, training, and food and beverages.

On 16 April 2024, he was appointed as Managing Director of Scanwolf Corporation Berhad, further broadening his leadership portfolio and continuing his tradition of driving growth and innovation.

He does not have family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group.

On 30 May 2025, Dato' Seah Ley Hong entered into an agreement with Inland Revenue Board of Malaysia pursuant to Section 96A(1) of the Income Tax Act (ITA), 1967 to pay the amount of tax for the years of assessment 2022 to 2024 and the amount of penalty which is required to pay for the said years of assessment pursuant to Section 113(2) of the ITA. The tax and penalty payable had been fully settled by Dato' Seah Ley Hong.
Other than the matter above, he has not been convicted for offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

LEE CHIN CHEH
Executive Director

• Malaysian • Male • 55

Board Committee Membership
None

Lee Chin Cheh, was appointed to the Board on 8 March 2021 as an Independent Non-Executive Director. He was then re-designated as an Executive Director on 8 July 2021.

He graduated with Bachelor of Laws (Honours) from the University of Wolverhampton, United Kingdom in July 1994 and subsequently obtained his Certificate of Legal Practice from Malaysia's Legal Profession Qualifying Board in December 1995. He was admitted to the roll of advocates and solicitors of the High Court of Malaya in November 1996.

He established Messrs Lee Ong & Partners, a law firm, in 1997 and took on the position as Managing Partner. He has over 25 years of working experience in the legal industry encompassing conveyancing and various areas of corporate and commercial law, advising individuals and corporate entities in Malaysia and Singapore.

In March 2016, he was appointed as a Non-Executive Director of Pan Asia Corporation Limited, Australia, a position he assumes to present date. In June 2016, he was appointed as a Non-Independent Non-Executive Director of OCR Group Berhad and retired on 10 June 2021. Between August 2020 and February 2023, he served as Director of Malaysia Digital Economy Corporation. He also served as the Chairman of the Malaysia Rubber Board (Lembaga Getah Malaysia) between October 2021 and December 2022. He was appointed as an Independent Non-Executive Director of Seni Jaya Corporation Berhad in November 2021 and assumes the position to present date. He is also a director and shareholder of several private limited companies.

He does not have family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group.

He has not been convicted for any offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

Profile of Directors

HO WEN YAN
Non-Independent Non-Executive Director

• Malaysian • Male • 52

Board Committee Membership
None

Ho Wen Yan, was appointed to the Board on 13 February 2017 as an Executive Director and was then redesignated to Non-Independent Non-Executive Director on 12 February 2020.

He is an immediate family member to Chew Po Sim, Ho Min Yi, Ho Wen Fan and Ho Wen Han who are major shareholders of the listed company through Prisma Pelangi Sdn Bhd.

He has also been an Executive Director of Hua Yang Berhad since 1 June 2007 and was appointed Chief Executive Officer on 20 August 2010.

He does not have family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group.

He has not been convicted for any offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

LEE CHIN CHUAN
Independent Non-Executive Director

• Malaysian • Male • 53

Board Committee Membership
Chairman of Audit Committee and Nomination Committee
Member of Remuneration Committee

Lee Chin Chuan, joined the Board on 24 August 2022 as Independent Non-Executive Director.

Lee Chin Chuan joined Ernst & Young in February 1996 and spent 3.5 years in the audit department. Subsequently, he transferred to tax department in June 1999 and spent more than 4 years specializing in the tax investigation. In August 2003, he joined Pantai Tax Specialist Sdn Bhd which specializing in tax investigation of companies and also involved in tax advisory and other related matters.

In March 2004, he joined Lembaga Hasil Dalam Negeri (LHDN) as Penolong Pengarah at Pusat Penyiasatan Shah Alam which conducting tax investigation on companies and individuals. In April 2008, he started WAJ Advisory Sdn Bhd together with his partner which specialized in handling tax investigation of companies and individuals.

He was appointed as an Independent Non-Executive Director of Arka Berhad on 1 March 2023.

He does not have family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group.

He has not been convicted for any offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

DR. NORHANIM BINTI MAT SARI
Independent Non-Executive Director

• Malaysian • Female • 56

Board Committee Membership
Chairperson of Remuneration Committee
Member of Audit Committee and Nomination Committee

Dr. Norhanim Binti Mat Sari, joined the Board on 16 April 2026 as an Independent Non-Executive Director.

She is a seasoned professional with nearly three decades of expertise in Islamic finance, financial management, risk management, corporate finance, and investment analysis. She currently serves as an Independent and Non-Executive Director at Lotus Circular Berhad and as a Shariah Board Member at Salihin Shariah Advisory Sdn. Bhd. for Cagamas Berhad and Co-opbank Pertama Malaysia Berhad, contributing to governance, compliance, and strategic oversight.

Her career spans roles in the financial sector, government-linked agencies, and academia, including positions at Malayan Banking Berhad, MIGHT, and Bank Negara Malaysia, as well as academic appointments at Monash University Malaysia, Heriot-Watt University Malaysia, Universiti Malaya, Putra Business School, and INCEIF. An HRDC-accredited trainer, she provides executive training and consultancy, delivering practical, industry-relevant solutions that bridge theory and practice.

She was appointed as an Independent Non-Executive Director of Lotus Circular Berhad on 1 March 2024.

She does not have a family relationship with any Director and/or major shareholder of the Company. She does not have any conflict of interest with the Group.

She has not been convicted of any offences within the past five years other than traffic offences, if any, and no public sanctions or penalties were imposed by any relevant regulatory bodies during FYE 2025.

KEY SENIOR MANAGEMENT PROFILE

DATO' SEAH LEY HONG

Managing Director

• Malaysian • Male • 38

Our Managing Director, Dato' Seah Ley Hong, heads the management team. His profile is set out in the Profiles of Directors on page 5 of this Annual Report 2025.

LEE CHIN CHEH

Executive Director

• Malaysian • Male • 55

Our Executive Director, Mr Lee Chin Cheh, heads the management team. His profile is set out in the Profiles of Directors on page 5 of this Annual Report 2025.

SOO CHEE ONG

Chief Financial Officer

• Malaysian • Male • 51

Mr. Soo Chee Ong ("Mr. Soo"), was appointed as Chief Financial Officer of the Company on 17 January 2025.

He graduated with a Bachelor of Commerce (Majoring Finance and Accounting) from the Curtin University of Technology in 1999 and subsequently obtained a Master of Project Management from the University of Malaya in 2020. He is currently a member of the Malaysian Institute of Accountant (MIA) and a Certified Public Accountant (CPA) with CPA Australia.

Before joining Magna Prima Berhad, he was heading both the Investment & Research and ESG Departments at Guocoland Berhad (Subsidiary of Hong Leong Group) for 5 years. Prior to that, from 2014 to 2019, he served as Head of Finance and Acting Head of a Subsidiary Company within the Niche Development Division at United Malayan Land Bhd. (UMLAND). From 2007 to 2014, he held dual roles as Senior Accountant and Business Development Manager with Brunsfiled Group of Companies.

He began his professional career in 1999 as an External Auditor, building a solid foundation in accounting and financial reporting. He later moved into a Sales Executive role, before advancing to Finance Manager in 2005, where he took on broader responsibilities in managing financial operations.

He does not hold any directorships in any other public companies and listed issuer.

He does not have a family relationship with any Director and/or major shareholder of the Company. He does not have any conflict of interest with the Group. He has not been convicted for any offences within the past five years other than traffic offences, if any and no public sanctions or penalty was imposed by any relevant regulatory bodies during FYE 2025.

MANAGEMENT DISCUSSION & ANALYSIS

OVERVIEW

Magna Prima Berhad is committed to delivering value-driven property developments, guided by market insights and a solid financial foundation. Building upon the transformative initiatives of the previous years, the Group continues to capitalize on its strengthened financial position to create long-term value for shareholders and stakeholders. Our strategic focus remains on sustainable growth via the expansion of our project portfolio through prudent joint ventures and targeted acquisitions.

By aligning our developments with evolving market demands, we ensure that each project is thoughtfully planned and executed to maximize both financial returns and community benefits. As we move through 2026, the Group is dedicated to the seamless execution of ongoing projects while actively pursuing new ventures that reinforce our market position in high-demand urban areas. With a clear strategic vision, we are confident in our ability to thrive in the ever-changing property development landscape, supported by a balance sheet that has been significantly strengthened through debt reduction and strategic asset management.

PROJECT HIGHLIGHTS

Residensi Armani, Shah Alam

The Residensi Armani at Seksyen 13, Shah Alam, has shown great progress over the last year. This project has been very well received by the market, which is clearly seen in its strong sales performance and high interest from buyers. The development covers 5.25 acres and is located right next to the Kelab Golf Sultan Abdul Aziz Shah.

The project features three blocks of 15-storey apartments that offers modern city living. Construction is moving along well, and we are working hard to ensure everything stays on schedule. We expect the entire project to be completed by the end of 2026. Finishing this project on time is a top priority for the Group as it will provide a high-quality residential option in one of Shah Alam's most established neighbourhoods.

Shah Alam Lot PT12 Project

This 20-acre site in Seksyen 15, Shah Alam, is one of our most strategic land banks. It is planned as a landmark development that will offer a mix of residential units, commercial shops, and lifestyle spaces to meet different market needs. The project is at the planning design and authority approval stage.

We are working closely with our partner, OCR Avenue Sdn Bhd (OCR), to move the project forward. From a financial standpoint, the Group is progressively collecting its Minimum Entitlement of RM160 million from OCR. This steady flow of cash is important for our financial stability and allows us to fund other ongoing and upcoming projects without taking on new debt. We remain focused on managing this partnership effectively to ensure the project adds value to the Group.

Management Discussion & Analysis

Jalan Ampang Project (Armani Hallson KLCC)

This iconic project is a joint venture with Armani Hallson KLCC Sdn Bhd (formerly known as Golden Rainbow View Sdn Bhd) and has been officially named Armani Hallson KLCC. The project is situated on a prime approximately 2.6-acre site in one of the most prestigious areas of central Kuala Lumpur. Sales of the project has been exceptionally remarkable and construction works are progressing well.

Armani Hallson KLCC is a cornerstone of our property portfolio. We are progressively collecting our monetary entitlements from this project, which provides sufficient liquidity to the Group's financial strength. The success of this development project proves that there is still high demand for luxury properties in prime locations of Kuala Lumpur. We will continue to monitor the progress closely to ensure that the project meets high standards and delivers the expected returns for our shareholders.

Kepong Phase 2D Project

Our service apartment project in the busy area of Kepong is showing strong momentum. This project covers approximately 0.9 acres and has been a highlight of our recent development activities. Following its successful public launch, the project has seen very positive results in both construction progress and sales take-up rates.

The development consists of 306 units service apartments designed for people who want to live in a vibrant, well-connected community. We have already secured all the necessary approvals, and construction is moving forward according to plan. We are on track to deliver this project to our buyers by the end of 2026. The project's location offers great rental yield potential as well as capital growth, making it a favourite for both homeowners and investors.

JB SOHO Project

The Group has officially expanded into the Southern region of Malaysia by signing a Joint Venture Agreement (JVA) for a new SOHO project. This project is located on an approximately 0.9-acre site at Jalan Dato Abdullah Tahir in Johor Bahru. The location is very strategic because it is close to the upcoming Rapid Transit System (RTS) station that will link Johor to Singapore.

We are currently in the stage of getting authority approvals for the project. We expect to start construction work sometime in last quarter of 2026 or early 2027. We hope to reap benefit from the increased demand for lifestyle housing in Johor Bahru that will certainly come once the RTS starts operating. This project is part of our plan to diversify our locations outside of the Klang Valley.

Gopeng Project

As part of our plan to enter different markets, the Group has signed a JVA for a large development in Gopeng, Ipoh. This project is particularly significant due to its size, covering gross land of approximately 113 acres. We have decided to focus on low-rise housing at this location because there is a huge demand for landed homes in this area.

The project is currently going through the governmental approval process. We target to start the development activities by the end of this year or early next year. The large tract of land size allows us to plan for a lifestyle community that offers both quality homes and green spaces. We believe this project will be a major contributor to the Group's growth in the coming years.

Shah Alam Seksyen 15 Project

Reinforcing our presence in an area we know well, the Group has moved to acquire approximately 4.58 acres of commercial land in Seksyen 15, Shah Alam. This site is located in an excellent location with direct road access from the Federal Highway.

This acquisition fits perfectly with our strategy to develop land in prime urban areas. We see great potential for commercial development in this location as it can serve the nearby industrial and commercial neighbourhoods. We are currently preparing for the development plans and authority approvals and anticipate commencement of the project within the next 12 months.

Management Discussion & Analysis

OPERATING ENVIRONMENT: OPPORTUNITIES AND RISKS

The Group enters this year with a solid foundation, especially since we have fully settled our borrowings and maintained a debt-free position. This gives us the ability to adapt to market changes and take advantage of new opportunities as they come up. However, we remain careful about certain risks in the property market.

- Market Fluctuations: Changes in the economy can affect property demand and buyer sentiment.
- Construction Costs: The rising price of materials and labour can impact our project margins.
- Regulatory Changes: New rules from the government or local authorities can affect how we plan and build our projects.

Despite these challenges, our focus on the Klang Valley and other key growth areas like Johor and Ipoh allows us to grow steadily. We will continue to manage our finances prudently to ensure we stay strong regardless of market conditions.

OUTLOOK

Magna Prima Berhad is optimistic on the overall outlook for the year ahead. With a strong balance sheet and a list of exciting projects, our goals are clear: sustaining resilience and embrace renewal through operation efficiency, strategic land bank acquisition, and offering modern, lifestyle high-quality homes and commercial spaces. We remain dedicated to creating innovative spaces that improve the quality of life for our customers while bringing long-term rewards to our shareholders. By staying focused on our core strengths and exploring new markets, we are confident that the Group will continue to grow and succeed in the competitive property market.

MESSAGE FROM THE MANAGING DIRECTOR

Dear Shareholders,

At Magna Prima Berhad ("MPB" or "the Group"), sustainability remains integral to the way we conduct our business. Since our incorporation in 1995 and subsequent listing on Bursa Malaysia in 1997, we have remained steadfast in our commitment to delivering excellence in property development while acting responsibly towards our stakeholders, communities, and the environment.

Guided by our vision to be a leader in lifestyle development and a modern, technology-driven builder, sustainability principles are embedded across our operations. Our mission, which emphasises quality, reliability, and sustainable growth, ensures that our business decisions strike a balance between commercial objectives and long-term value creation.

For the financial year ended 31 December 2025, the Board of Directors is pleased to present this Sustainability Statement, which outlines the Group's approach to Environmental, Social, and Governance ("ESG") matters, as well as the key initiatives and practices undertaken during the year.

"We believe that a sustainable approach enhances long-term resilience, strengthens stakeholder trust, and supports responsible growth."

As part of this commitment, sustainability oversight is supported by the Board and senior management through structured governance frameworks. These frameworks focus on ethical business conduct, sound risk management, and transparent reporting practices.

From an environmental perspective, the Group remains mindful of its environmental footprint and continues to adopt practical measures that promote responsible resource usage within our operational capacities. In parallel, we place strong emphasis on our people and communities by prioritising employee well-being, diversity, and professional development, while actively supporting community-based initiatives.

We also uphold high standards of corporate governance, integrity, and accountability in all our dealings. Through robust internal controls and compliance with regulatory requirements, we strive to maintain stakeholder confidence and reinforce our role as a responsible corporate citizen.

Looking ahead, MPB remains committed to continuously strengthening its sustainability practices to meet evolving stakeholder expectations and support the creation of long-term sustainable value.

DATO' SEAH LEY HONG
Managing Director of Magna Prima Berhad

ABOUT THIS SUSTAINABILITY STATEMENT

The Group is pleased to present this Sustainability Statement ("the Statement"), which provides an overview of the Group's sustainability approach, governance, and performance for the financial year ended 31 December 2025 ("FYE 2025"). This Statement reflects the Group's commitment to integrating sustainability considerations into its business strategy and operations, covering Economic, Environmental, and Social aspects, as well as governance practices that support sustainable value creation and long term business resilience.

The Statement encompasses the Group's economic, environmental, and social performance, as well as key governance practices that demonstrate our commitment to sustainability.

Our principles of sustainable development are embedded in the Group's policies and procedures. These are continuously reviewed and enhanced to ensure alignment with our sustainability objectives and to integrate responsible practices across all operations. In strengthening our sustainability framework, the Group has also established a formal sustainability commitment.

The disclosures in this Statement have been prepared in accordance with the International Financial Reporting Standards ("IFRS") it is Guiding Principles and Content Elements for integrated reporting. The Statement addresses the Group's organisational overview, governance structure, business model, risks and opportunities, strategy, performance, and future outlook. It also highlights our alignment with the United Nations Sustainable Development Goals ("UNSDG") and complies with the Sustainability Reporting Guide ("SRG") and toolkit issued by Bursa Securities, the Global Reporting Initiative ("GRI") Standards, and the Task Force on Climate-related Financial Disclosures ("TCFD") Recommendations.

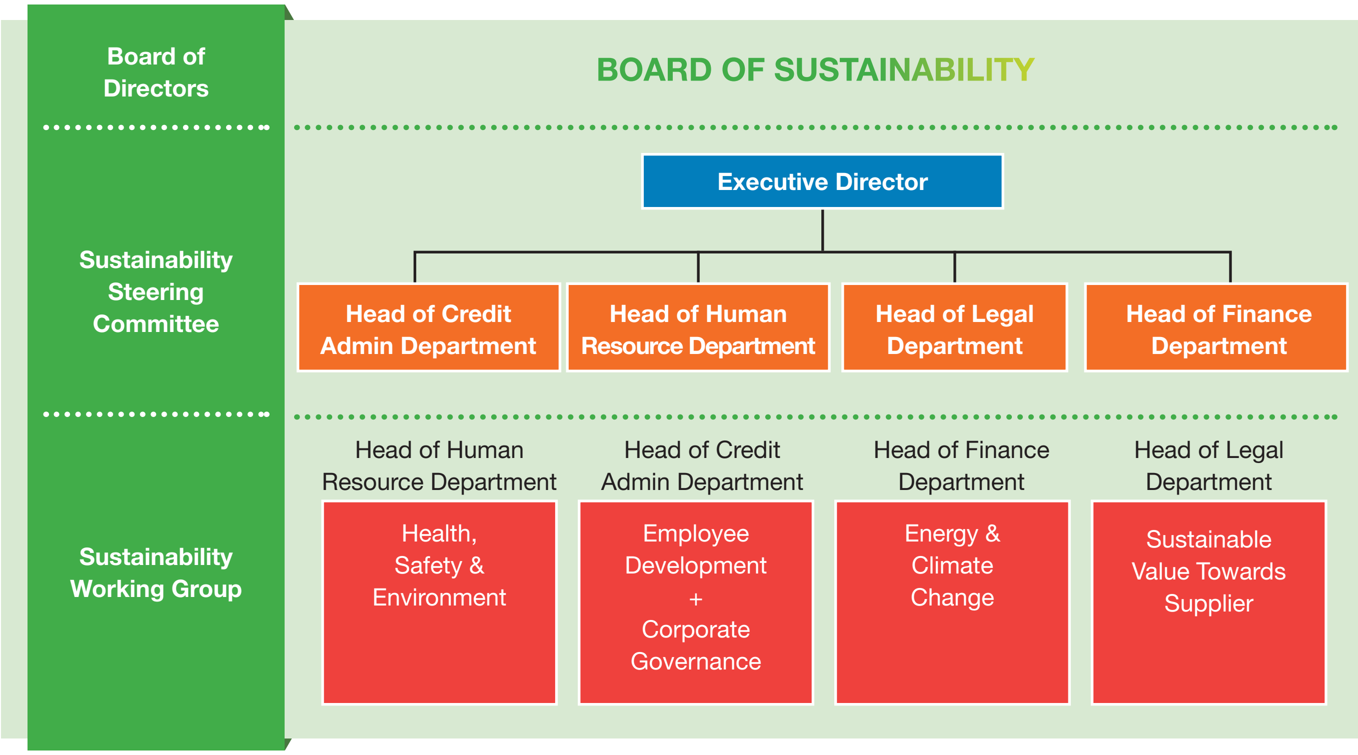
SUSTAINABILITY GOVERNANCE STRUCTURE

Sustainability at is guided by a **top down governance approach**, where the Board of Directors ("the Board") plays a key role in providing strategic direction, oversight, and accountability. This approach ensures that sustainability considerations are embedded into decision making processes and aligned with the Group's long term business objectives.

To support effective implementation and monitoring, the Group has established a structured sustainability governance framework that promotes accountability, transparency, and consistent reporting across all levels of the organisation.

Key Roles and Responsibilities of the Sustainability Committee

- Offer input to management on the Group's policies, strategies and programmes that are related to sustainability and corporate social responsibility
- Oversee and provide input on the Group's risk assessment and management policies and procedures
- Review the Group's charitable programmes and receive reports from management on charitable contributions made by the Group
- Consider, analyse and provide feedback on EES trends in the public domain, regulation and legislation, as well as to consider CSR actions as a response
- Review the Group's sustainability goals, while monitoring and strengthen sustainability performance
- Receive periodic reports from management on status of relationships with key external stakeholders



Sustainability Statement

STAKEHOLDER ENGAGEMENT

MPB engages with a diverse range of stakeholder groups that both influence and are impacted by the Group's activities. Key stakeholders include shareholders, financiers and investors, government agencies and regulators, customers, employees, suppliers, and local communities. These groups are identified based on their varying levels of influence on, and dependence upon, the Group's operations.

The Group is committed to maintaining open and constructive communication with all key stakeholders. To support this, regular engagements are conducted through both formal and informal channels. These interactions enable the Group to identify material issues, gain insights into emerging risks and opportunities, and respond more effectively to stakeholder needs.

Key Stakeholders	Engagement Platforms	Area of Interest or concerns	Our Responses
Shareholders, Financiers and Investors	**As needed** √ Press releases. √ One-on-one and group meetings. **Quarterly** √ Financial reports and announcements. **Annually** √ General Meetings. √ Annual Reports.	√ Business strategies and future plans. √ Stable income distribution. √ Group's overall performance. √ Good management and corporate governance.	√ Timely updates on the Group's strategy and financial performance via announcements in Bursa Malaysia. √ Uphold good governance practices across the Group, and supply chain. √ Monitor sustainability performance and targets.
Government Agencies and Regulators	**As needed** √ Scheduled/ad-hoc meetings.	√ Regulatory compliance including environmental and social compliance. √ Corporate governance .practices. √ Sharing of best practices.	√ Full compliance with regulatory requirements. √ Regular review and monitoring of risk register. √ Adoption of practices outlined in the Malaysian Code on Corporate Governance ("MCCG") 2021. √ Support government initiatives.
Customers	**Ongoing** √ Customer support channels (i.e., Company website).	√ Quality housing projects. √ Consumer data privacy.	√ Adhere to the quality standards (i.e., ISO 9001 Quality Management Systems Certification) √ Adhere to the Personal Data Protection Act 2010.
Employees	**Ongoing** √ Internal communications (i.e., email and WhatsApp). **As needed** √ Corporate announcements. √ Workshops and training.	√ Business growth and strategic direction. √ Remuneration and benefits. √ Career development and upskilling opportunities. √ Health and safety at the workplace. √ Work-life balance.	√ Promote transparent communication with employees. √ Provide equal employment opportunities without discrimination. √ Ensure compliance with Occupational Safety and Health Act ("OSHA") 1994 through effective Occupational Health and Safety Management Systems ("OHSMS").
Local Communities	**As needed** √ Strategic and ad- hoc meetings/ visits	√ Healthy and sustainable built environment. √ Community welfare and continued livelihood.	√ Integrate quality housing considerations into property development plans. √ Periodic engagements/ dialogues with local communities and NGOs to address concerns.
Suppliers and Contractors	**As needed** √ Meetings. **Annually** √ Supplier assessment/ performance appraisals.	√ Efficient procurement processes. √ Transparency in procurement processes. √ Capacity-building for suppliers. √ Health and safety of contractors' workers.	√ Improve efficiency by digitalisation of procurement processes. √ Emphasis on the provision of transparent procurement processes. √ Upskill suppliers/ contractors through capacity-building programmes pertaining to good labour practices. √ Ensure contractors' compliance with the Group's Health and Safety Policies and Procedures.

MATERIALITY ASSESSMENT

Materiality assessment is utilised as a key component in enhancing sustainability at MPB. We consider material topics as EES issues and opportunities that can impact our value creation.

These topics are evaluated based on their influence on MPB and their significance to stakeholders. Our materiality assessment process is summarised below.

Materiality Assessment Steps

STEP 1 — **Collect information across the entire supply chain**

- Sustainable Development Guidelines
- Inputs from complaint mechanism
- Enterprise Risk Assessment

STEP 2 — **Assess sustainability issues on the basis of impact on stakeholders**

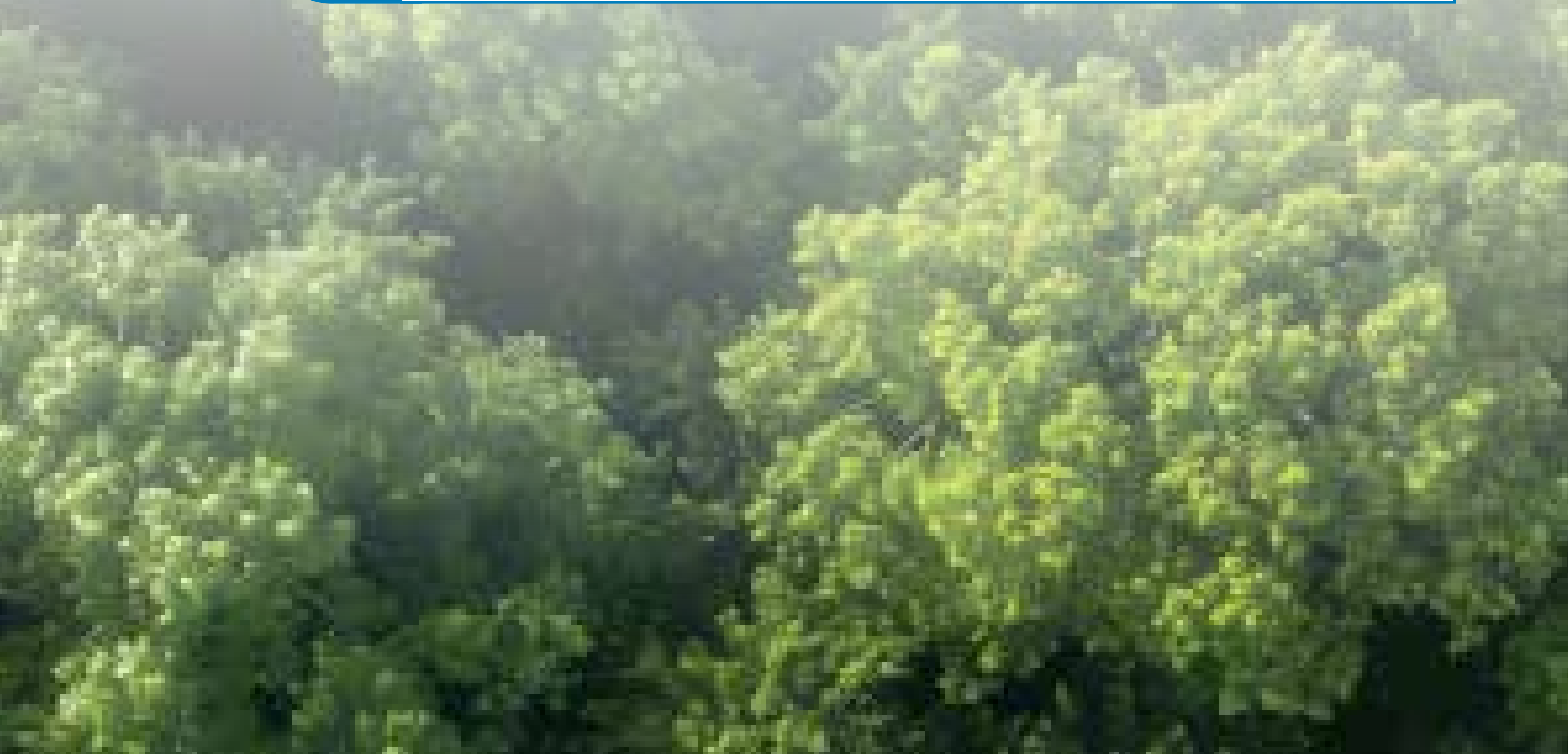
- Organise meetings with representatives of functional areas that relate to each group of stakeholders to measure the extent of impact.
- Conduct internal meetings at functional level to review priorities, taking into account external stakeholders' perspectives.

STEP 3 — **Assess the importance of issues on the basis of impact on organisation**

- Organise workshops with representatives from functions/units to analyse and prioritise material issues from the organisation's perspective and considering impact or potential business opportunity.

STEP 4 — **Prioritise material sustainability issues**

- Plot the Materiality Matrix reflecting the perspective of stakeholders.
- Organise meetings with functional areas to solicit opinion and to validate the result of materiality prioritisation.
- Present Materiality Assessment results to the SSC.



Sustainability Statement

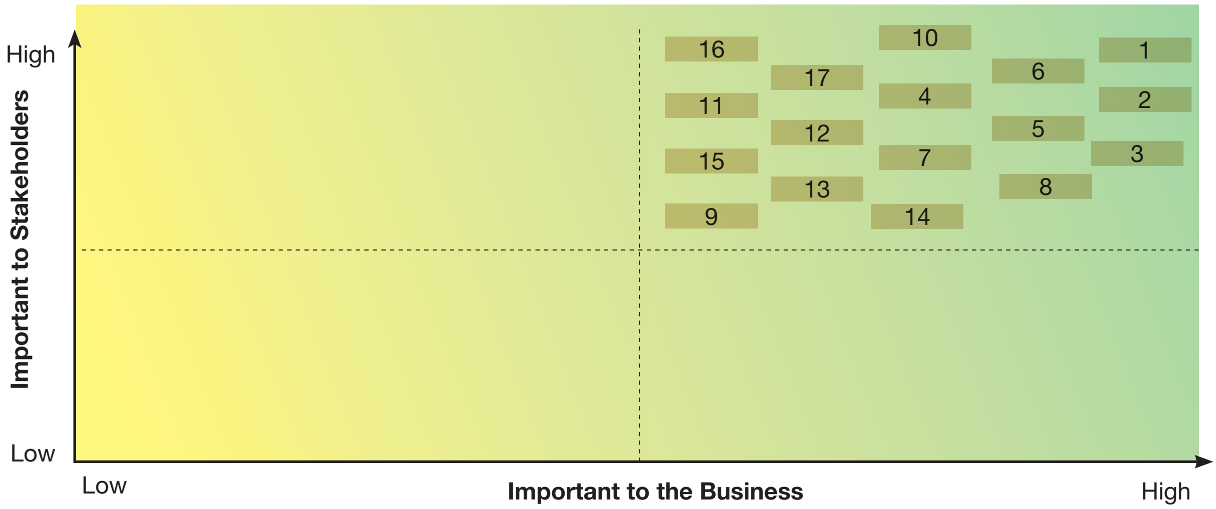
MATERIALITY ASSESSMENT (CONT'D)

Based on the ranking given to each of the material matters, a materiality matrix is derived as shown below.

This has been done through a thorough process of identification, ranking and verification which led to the result on the level of importance these material sustainability matters have on the Group's business operations as well as our stakeholders.

The finalised materiality matrix is presented below.

Materiality Matrix



Material Mapping

No.	Material Sustainability Matters	Stakeholder Group	Applicable GRI Indicator
1.	Corporate Governance	Employees, Regulators, Investors	GRI General Disclosures
2.	Financial Performance	Employees, Investors	GRI Disclosure 201
3.	Procurement and Supply Chain Management	Suppliers and Contractors, Regulators	GRI Disclosure 204
4.	Legal and Regulatory Compliance	Regulators	Compliance
5.	Customer Satisfaction	Customers	Product Responsibility
6.	Product Quality	Employees, Regulators, Investors	Product and Service Labeling
7.	Occupational Health and Safety	Employees, Contractors, Regulators	GRI Disclosure 403
8.	Talent Retention	Employees	GRI Disclosure 404
9.	Human Rights	Employees	GRI General Disclosures
10.	Recycled Materials	Employees	GRI Disclosure 301
11.	Risk Management	Regulators, Investors	GRI General Disclosures
12.	Energy and Climate change	Employees	GRI Disclosure 302 & 305
13.	Water Management	Employees	GRI Disclosure 303
14.	Equality and Diversity	Employees	GRI Disclosure 405
15.	Community Engagement	Local Communities	Local Communities
16.	Personal Data Protection Act ("PDPA")	Employees	Compliance
17.	Anti-Bribery and Anti-Corruption ("ABAC")	Employees	GRI Disclosure 205

SUSTAINABILITY FRAMEWORK

Our Vision:
To be a leader in lifestyle development and leading modern technology builder

Our Mission:
- To position MPB as a brand with utmost quality and guaranteed reliability.
- To be the preferred strategic partner in construction and property development for our nation.
- To provide excellent customer service through a solid business model with the support of IT and building technologies to serve our customers better.
- To continuously enhance our shareholders' value.
- To accomplish our Corporate Social Responsibility.

Our Focus Areas

ECONOMIC	**ENVIRONMENT**	**SOCIAL**	**GOVERNANCE**
Create economic and shared value for the mutual benefit of all stakeholders.	Commit to environmental conservation by utilising resources wisely and maintaining ecological balance.	Conduct business with ethics and concern for social responsibility while participating in enhancing society's quality of life.	Ensure fairness, transparency and accountability are upheld in daily business conduct.
1. Financial Performance 2. Procurement and Supply Chain Management	1. Recycled Materials 2. Energy and Climate Change 3. Water Management	1. Human Rights 2. Equality and Diversity 3. Talent Retention 4. Occupational Health and Safety 5. Community Engagement 6. Product Quality 7. Customer Satisfaction	1. Corporate Govenance 2. Risk Management 3. PDPA 4. ABAC 5. Legal and Regulatory Compliance

Related UN's SDG

Sustainability Statement

SUSTAINABILITY PERFORMANCE

<table>
<tr><th>Focus Areas</th><th>Material Sustainability Matters</th><th>Targets</th><th>Current progress against targets</th></tr>
<tr><td rowspan="4">Environment</td><td>Recycled Materials</td><td>Reduce the usage of A4 papers by 5% from the 2024 baseline by 2025</td><td>The Group A4 papers usage from FYE 2024 and FYE 2025 is as follows:
<table>
<tr><th>Year</th><th>Amount (RM)</th><th>Usage</th></tr>
<tr><td>2024</td><td>505</td><td>500 Sheets X 50 Ream</td></tr>
<tr><td>2025</td><td>500</td><td>500 Sheets X 40 Ream</td></tr>
<tr><td>Total</td><td>1,005</td><td></td></tr>
</table>
For FYE 2025, we noted a reduction in the usage of A4 paper compared to FYE 2024. Specifically, there was a decrease of approximately 20% in paper consumption. This reduction is evident from the drop from 50 reams (FYE 2024) to 40 reams (FYE 2025), reflecting improved resource optimisation and greater adoption of paper-efficient practices.</td></tr>
<tr><td rowspan="2">Energy and Climate Change</td><td>Reduce absolute GHG emissions for Scope 1 and Scope 2 by 40% in 2030</td><td>For FYE 2025, it was noted that no fuel expense claims were submitted by the Company's Directors. This absence of claims suggests one of two possibilities: either the Directors did not incur any fuel-related expenses in the course of performing their duties that warranted reimbursement, or such expenses were incurred but were not formally submitted for reimbursement.

Consequently, the Company did not process or record any fuel-related reimbursements attributable to Directors during the financial year. This is reflected in the Company's financial records, where no expenses of this nature have been recognised for FYE 2025.</td></tr>
<tr><td>Reduce energy consumption by 2% from the 2024 baseline by 2025</td><td>In FYE 2024, the Group operated from IDCC Tower, where electricity consumption could be monitored. The corresponding carbon footprint is summarised below:
<table>
<tr><th>Year</th><th>Electricity Consumption (kWh)</th><th>Carbon Footprint generated</th></tr>
<tr><td>2024</td><td>75,907.10</td><td>44.33 tCO2e</td></tr>
</table>
During FYE 2025, the Group relocated to Subplace Boulevard. The Group does not receive a separate electricity bill at the new premises, as electricity costs are included in the tenancy agreement with the landlord at approximately RM2,000 per month. Consequently, the Group is unable to accurately quantify its electricity consumption or calculate energy-related emissions for FYE 2025.</td></tr>
<tr><td>Water Management</td><td>Reduce water consumption by 2% from the 2024 baseline by 2025</td><td>The Group's water consumption could not be accurately determined, as the toilet facilities at Subplace Boulevard are shared with other tenants within the building. Due to this shared usage and the absence of separate metering, the recorded water consumption cannot be exclusively attributed to the Group, making it challenging to isolate and quantify the Group's specific water usage.</td></tr>
</table>

SUSTAINABILITY PERFORMANCE

<table>
<tr><th>Focus Areas</th><th>Material Sustainability Matters</th><th>Targets</th><th>Current progress against targets</th></tr>
<tr><td rowspan="2">Social</td><td>Human Rights</td><td>Zero substantiated complaints concerning human rights violations annually</td><td>For FYE 2025, no complaints related to human rights violations were reported within the Group. This indicates that the Group did not receive any grievances, reports, or allegations concerning breaches of human rights during the reporting period, reflecting its continued commitment to ethical labour practices and the upholding of human rights standards.</td></tr>
<tr><td>Equality and Diversity</td><td>Increase participation of women in leadership roles at the management level to 30% by 2030</td><td>
<u>Board Diversity by Gender and Age</u>
<table>
<tr><th>FYE 2024</th><th>Under 30</th><th>30-50</th><th>Above 50</th><th>Total</th></tr>
<tr><td>Male</td><td>-</td><td>33.33%</td><td>66.67%</td><td>100%</td></tr>
<tr><td>Female</td><td>-</td><td>-</td><td>-</td><td>-</td></tr>
</table>
<table>
<tr><th>FYE 2025</th><th>Under 30</th><th>30-50</th><th>Above 50</th><th>Total</th></tr>
<tr><td>Male</td><td>-</td><td>16.67%</td><td>66.67%</td><td>83.34%</td></tr>
<tr><td>Female</td><td>-</td><td>-</td><td>16.66%</td><td>16.66%</td></tr>
</table>
For FYE 2025, the Board comprises both male and female directors, with male accounting for 83.34% and female 16.66% of the total composition. In terms of age distribution, there are no directors under the age of 30. One director falls within the 30–50 age group, while the remaining five are above 50. This reflects a Board with considerable experience and tenure, supporting stability and continuity in leadership.

<u>Employee Diversity by Gender</u>
<table>
<tr><th>FYE 2024</th><th>Male</th><th>Female</th></tr>
<tr><td>Management</td><td>31.25%</td><td>12.50%</td></tr>
<tr><td>Executive</td><td>12.50%</td><td>12.50%</td></tr>
<tr><td>Non-Executive</td><td>12.50%</td><td>18.75%</td></tr>
<tr><td>TOTAL</td><td>56.25%</td><td>43.75%</td></tr>
</table>
<table>
<tr><th>FYE 2025</th><th>Male</th><th>Female</th></tr>
<tr><td>Management</td><td>18.52%</td><td>7.41%</td></tr>
<tr><td>Executive</td><td>29.63%</td><td>14.81%</td></tr>
<tr><td>Non-Executive</td><td>14.82%</td><td>14.81%</td></tr>
<tr><td>TOTAL</td><td>62.97%</td><td>37.03%</td></tr>
</table>
</td></tr>
</table>

Sustainability Statement

SUSTAINABILITY PERFORMANCE

<table>
<tr><th>Focus Areas</th><th>Material Sustainability Matters</th><th>Targets</th><th>Current progress against targets</th></tr>
<tr><td rowspan="2">Social</td><td>Equality and Diversity</td><td>Increase participation of women in leadership roles at the management level to 30% by 2030</td><td>
<u>Employee Diversity by Age</u>
<table>
<tr><th>FYE 2024</th><th>Under 30</th><th>30-50</th><th>Above 50</th></tr>
<tr><td>Management</td><td>-</td><td>37.50%</td><td>6.25%</td></tr>
<tr><td>Executive</td><td>-</td><td>25.00%</td><td>-</td></tr>
<tr><td>Non-Executive</td><td>12.50%</td><td>12.50%</td><td>6.25%</td></tr>
<tr><td>TOTAL</td><td>12.50%</td><td>75.00%</td><td>12.50%</td></tr>
</table>
<table>
<tr><th>FYE 2025</th><th>Under 30</th><th>30-50</th><th>Above 50</th></tr>
<tr><td>Management</td><td>-</td><td>22.22%</td><td>3.71%</td></tr>
<tr><td>Executive</td><td>11.11%</td><td>33.33%</td><td>-</td></tr>
<tr><td>Non-Executive</td><td>11.11%</td><td>14.81%</td><td>3.71%</td></tr>
<tr><td>TOTAL</td><td>22.22%</td><td>70.36%</td><td>7.42%</td></tr>
</table>
For FYE 2025, women represented approximately 29% of management-level leadership positions within the Group, reflecting continued progress in promoting gender diversity in senior roles. Overall, the workforce comprises 63% male and 37% female employees, indicating a fairly balanced gender distribution across the organisation.

The Group's workforce is structured across three job designation levels. Executives form the largest segment at 44%, followed by non-executive employees at 30%, and management-level staff at 26%. This composition highlights the Group's focus on sustaining a strong operational and support workforce while continuing to strengthen its managerial capabilities.
</td></tr>
<tr><td>Talent Retention</td><td>Provide training and development programmes for employees</td><td>
Below are the training attended by 5 employees in FYE 2025:-
<table>
<tr><th>Type of training</th><th>Date</th><th>Total hours of training</th><th>No. of attendance</th></tr>
<tr><td rowspan="2">Pelaksanaan E-SPA, Tandatangan Digital & E-Stamping</td><td rowspan="2">14th May 2025</td><td>4 Hours</td><td>1</td></tr>
<tr><td>4 Hours</td><td>1</td></tr>
<tr><td rowspan="3">IFRS Sustainability Reporting</td><td rowspan="3">12th November 2025</td><td>1 Hour</td><td>1</td></tr>
<tr><td>1 Hour</td><td>1</td></tr>
<tr><td>1 Hour</td><td>1</td></tr>
</table>
</td></tr>
</table>

SUSTAINABILITY PERFORMANCE

<table>
<tr><th>Focus Areas</th><th>Material Sustainability Matters</th><th>Targets</th><th>Current progress against targets</th></tr>
<tr><td rowspan="3">Social</td><td>Talent Retention</td><td>Provide training and development programmes for employees</td><td>
Below are the total hours of training attended by employee's category in FYE 2024 and 2025:-
<table>
<tr><th>FYE 2024</th><th>Total hours of training</th></tr>
<tr><td>Management</td><td>3</td></tr>
<tr><td>Executive</td><td>-</td></tr>
<tr><td>Non-Executive</td><td>-</td></tr>
<tr><td>TOTAL</td><td>3</td></tr>
</table>
<table>
<tr><th>FYE 2025</th><th>Total hours of training</th></tr>
<tr><td>Management</td><td>2</td></tr>
<tr><td>Executive</td><td>5</td></tr>
<tr><td>Non-Executive</td><td>4</td></tr>
<tr><td>TOTAL</td><td>11</td></tr>
</table>
Below are the total number of employee turnover by employee category from Jan 2025 – Dec 2025.
<table>
<tr><th></th><th>FYE 2024</th><th>FYE 2025</th></tr>
<tr><td>Management</td><td>2</td><td>1</td></tr>
<tr><td>Executive</td><td>2</td><td>3</td></tr>
<tr><td>Non-Executive</td><td>2</td><td>4</td></tr>
<tr><td>TOTAL</td><td>6</td><td>8</td></tr>
</table>
Training hours increased significantly from 3 hours in FYE 2024 to 11 hours in FYE 2025, reflecting a stronger emphasis on employee development and wider participation across Management, Executive, and Non-Executive levels, particularly among Executive and Non-Executive staff. However, despite this improvement in training efforts, overall employee turnover rose from 6 to 8, mainly due to higher turnover in the Executive and Non-Executive categories, indicating that the increased training has yet to translate into improved retention at these levels, although Management turnover showed a positive decline.
</td></tr>
<tr><td>Occupational Health and Safety</td><td>Zero fatality annually</td><td>For FYE 2025, the Group reported zero work-related fatalities and achieved a Lost Time Incident Rate ("LTIR") of zero. This underscores the Group's strong commitment to occupational health and safety, as well as the effectiveness of its safety management systems and protocols in preventing serious workplace incidents and injuries throughout the reporting period.</td></tr>
<tr><td>Community Engagement</td><td>Organise community impact programmes strengthens our relationship with local communities</td><td>The Group aims to plan and execute community impact programmes by 2030. These initiatives are designed to generate meaningful social value by supporting and engaging local communities, addressing societal needs, and advancing the Group's wider sustainability and corporate social responsibility goals.</td></tr>
</table>

Sustainability Statement

SUSTAINABILITY PERFORMANCE

Focus Areas	Material Sustainability Matters	Targets	Current progress against targets
Governance	Corporate Governance and Risk Management	Compliance to Malaysia Code of Corporate Governance	The Group maintains internal governance policies and procedures to guide ethical conduct, risk management and compliance with applicable laws and regulations. Employee are required to familiarise themselves with key governance-related policies, including the Anti-Bribery and Anti-Corruption ("ABAC") Policy, Personal Data Protection Act ("PDPA") Policy and Whistleblowing Policy. The percentage of employees who have received training on anti-corruption by employee category is 0% from 2024 to 2025. Percentage of operations assessed for corruption-related risks is 100% and no confirmed incidents of corruption and action taken from 2024 to 2025. Also, there were no substantiated complaints relating to breaches of customer data privacy, and no whistleblowing cases reported. Governance matters continue to be overseen by the Board and management.
	PDPA	Protecting stakeholder interests, which could extend to data protection and privacy under broader risk management and internal control frameworks	
	ABAC	Upholds high standards of ethics and integrity, which aligns with anti-bribery and corruption measures	
	Whistleblowing Policy	Promote ethical conduct and provide protection for whistleblowers	

Magna Prima Berhad

BMLR Transition Period

Date & Time: 2026-04-13_16:37:58

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category (Management)	Percentage	0	—	External (Limited)
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category (Executive)	Percentage	0	—	External (Limited)
Bursa (Anti-corruption)	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category (Non-executive)	Percentage	0	—	External (Limited)
Bursa (Anti-corruption)	Bursa C1(b) Percentage of operations assessed for corruption related risks	Percentage	100	—	External (Limited)
Bursa (Anti-corruption)	Bursa C1(c) Confirmed incidents of corruption and action taken	Number	0	—	External (Limited)
Bursa (Community/Society)	Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	0	—	External (Limited)
Bursa (Community/Society)	Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	0	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Management under 30)	Percentage	0	—	External (Limited)

Sustainability Statement

Magna Prima Berhad
BMLR Transition Period

Date & Time: 2026-04-13_16:37:58
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Management between 30-50)	Percentage	22.22	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Management above 50)	Percentage	3.71	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Executive under 30)	Percentage	11.11	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Executive between 30-50)	Percentage	33.33	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Executive above 50)	Percentage	0	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Non-executive under 30)	Percentage	11.11	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Non-executive between 30-50)	Percentage	14.81	—	External (Limited)

Magna Prima Berhad
BMLR Transition Period

Date & Time: 2026-04-13_16:37:58
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category (Non-executive above 50)	Percentage	3.71	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Management Male)	Percentage	18.52	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Management Female)	Percentage	7.41	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Executive Male)	Percentage	29.63	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Executive Female)	Percentage	14.81	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Non-executive Male)	Percentage	14.82	—	External (Limited)
Bursa (Diversity)	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category (Non-executive Female)	Percentage	14.81	—	External (Limited)

Sustainability Statement

Magna Prima Berhad

BMLR Transition Period

Date & Time: 2026-04-13 16:37:58

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Diversity)	Bursa C3(b) Percentage of Directors by Gender and Age Group (Male)	Percentage	83.34	—	External (Limited)
Bursa (Diversity)	Bursa C3(b) Percentage of Directors by Gender and Age Group (Female)	Percentage	16.66	—	External (Limited)
Bursa (Diversity)	Bursa C3(b) Percentage of Directors by Gender and Age Group (Under 30)	Percentage	0	—	External (Limited)
Bursa (Diversity)	Bursa C3(b) Percentage of Directors by Gender and Age Group (Between 30-50)	Percentage	16.67	—	External (Limited)
Bursa (Diversity)	Bursa C3(b) Percentage of Directors by Gender and Age Group (Above 50)	Percentage	83.33	—	External (Limited)
Bursa (Energy Management)	Bursa C4(a) Total energy consumption	Megawatt	0	—	External (Limited)
Bursa (Health and Safety)	Bursa C5(a) Number of work related fatalities	Number	0	—	External (Limited)
Bursa (Health and Safety)	Bursa C5(b) Lost Time Incident Rate ("LTIR")	Rate	0	—	External (Limited)
Bursa (Health and Safety)	Bursa C5(c) Number of employees trained on health and safety standards	Number	0	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(a) Total hours of training by employee category (Management)	Hours	2	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(a) Total hours of training by employee category (Executive)	Hours	5	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(a) Total hours of training by employee category (Non-executive)	Hours	4	—	External (Limited)

This report was generated on the Bursa Malaysia CSI Platform on 2026-04-13 16:37:58

Magna Prima Berhad
BMLR Transition Period

Date & Time: 2026-04-13_16:37:58
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Bursa (Labour practices and standards)	Bursa C6(b) Percentage of employees that are contractors or temporary staff	Percentage	0	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(c) Total number of employee turnover by employee category (Management)	Number	1	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(c) Total number of employee turnover by employee category (Executive)	Number	3	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(c) Total number of employee turnover by employee category (Non-executive)	Number	4	—	External (Limited)
Bursa (Labour practices and standards)	Bursa C6(d) Number of substantiated complaints concerning human rights violations	Number	0	—	External (Limited)
Bursa (Supply chain Management)	Bursa C7(a) Proportion spending on local suppliers	Percentage	100	—	External (Limited)
Bursa (Data privacy and security)	Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	—	External (Limited)
Bursa (Water)	Bursa C9(a) Total volume of water used	Megalitres	0	—	External (Limited)

VAERSA

23th April 2026

Magna Prima Berhad
G-9, Subplace Boulevard,
Pusat Komersil Vestland,
No. 6, Jalan Juruanalisis U1/35, Seksyen U1,
40150 Shah Alam, Selangor.

Attention: Dato' Seah Loy Hong (Managing Director)

INDEPENDENT LIMITED ASSURANCE REPORT ON SUBJECT MATTER INFORMATION IN MAGNA PRIMA BERHAD'S SUSTAINABILITY REPORT 2025

To the Board of Directors of Magna Prima Berhad

We, Vaersa Advisory Sdn. Bhd. have been engaged by Magna Prima Berhad to perform an independent limited assurance engagement on selected sustainability indicators (hereinafter referred to as the "Subject Matter Information") as reported by Magna Prima Berhad ("MPB") in its Sustainability Report for the year ended 31 December 2025 ("Sustainability Report 2025").

Our Limited Assurance Conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Subject Matter Information contained in the MPB's Sustainability Report 2025 for the year ended 31 December 2025 has not been prepared, in all material respects, in accordance with the Reporting Criteria.

Subject Matter Information

In strengthening the credibility of our reporting, this Sustainability Statement have been subjected to independent assurance in accordance with recognised assurance standards for selected indicators and has been approved by the Company's Audit Committee.

The Scope, Subject Matter(s) covered, and Conclusion (where applicable) are provided below:

Type of Assurance	Material Matters	Subject Matter	Scope	Conclusion
Independent Assurance	Energy and Climate Change	Total energy consumption	Operations assessed: Malaysia	Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to
	Water Management	Total volume of water used		
	Human Rights	Total hours of training by employee category		
		Percentage of employees that are contractors or temporary staff		
		Total number of employee turnover by employee category		
		Number of substantiated complaints concerning human		

VAERSA

		rights violations		believe that the Subject Matter as presented in MPB's Sustainability Statement have not been prepared and presented fairly, in all material respects, in accordance with the defined Criteria*.
	Equality and Diversity	Percentage of employees by gender and age group, for each employee category		
		Percentage of directors by gender and age group		
	Occupational Health and Safety	Number of work-related fatalities		
		Lost time incident rate ("LTIR")		
		Number of employees trained on health and safety standards		
	Community/Society	Total amount invested in the community where the target beneficiaries are external to the listed issuer		
	Anti-Corruption	Percentage of employees who have received training on anti-corruption by employee category		
		Percentage of operations assessed for corruption-related risks		
		Confirmed incidents of corruption and action taken		
	Supply Chain Management	Proportion of spending on local suppliers		
	Data Privacy and Security	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data		

***Reporting Criteria**

The Subject Matter Information needs to be read and understood together with the Reporting Criteria, which MPB is solely responsible for selecting and applying. The Reporting Criteria used for the reporting of the Subject Matter Information are as follows:

- **MPB's internal sustainability reporting guidelines and procedures by which the Selected Information is gathered, collated, and aggregated internally; and**
- **The Global Reporting Initiative's Sustainability Reporting Standards ("GRI standards") for disclosures. (collectively referred to as the "Reporting Criteria").**

Management's Responsibility

The management of MPB is responsible for the preparation of the Subject Matter Information included in the MPB's Sustainability Report 2025 in accordance with the Reporting Criteria. This responsibility includes the selection and application of appropriate methods to prepare the Subject Matter Information reported in the MPB's Sustainability Report 2025 as well as the design, implementation, and maintenance of internal control relevant for the preparation of the Subject Matter Information that is

VAERSA

Management's Responsibility (Cont'd)

free from material misstatement, whether due to fraud or error. Furthermore, the responsibility includes the use of assumptions and estimates for disclosures made by MPB which are reasonable in the circumstances.

Our Responsibility

Our responsibility is to express a limited assurance conclusion on the Subject Matter based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with the approved standard for assurance engagements in Malaysia, International Standard on Assurance Engagements ("ISAE") 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information". This standard requires that we plan and perform this engagement under consideration of materiality to express our conclusion with limited assurance about whether the Subject Matter Information is free from material misstatement.

The accuracy of the Subject Matter Information is subject to inherent limitations given their nature and methods for determining, calculating, and estimating such data. Our limited assurance report should therefore be read in conjunction with the Reporting Criteria.

A limited assurance engagement involves assessing the suitability in the circumstances of MPB's use of the Reporting Criteria as the basis for the preparation of Subject Matter Information, assessing the risks of material misstatement of the Subject Matter Information whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the Subject Matter Information. A limited assurance engagement is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks.

Restriction on Distribution and Use and Disclaimer of Liability to Third Parties and For Any Other Purpose

This report, including the conclusion, has been prepared solely for the Board of Directors of MPB in accordance with the agreement between us, in connection with the performance of an independent limited assurance engagement on the Subject Matter Information as reported by MPB in its Sustainability Report 2025 and should not be used or relied upon for any other purposes.

We consent to the inclusion of this report in the MPB's Sustainability Report 2025 to be disclosed on the website of MPB at www.magnaprima.com.my to assist the Directors in responding to their governance responsibilities by obtaining an independent limited assurance report on the Subject Matter Information in connection with the preparation of MPB's Sustainability Report 2025. As a result, we will not accept any liability or responsibility to any other party to whom our report is shown or into whose hands it may come. Any reliance on this report by any third party is entirely at its own risk.

Yours faithfully,
Quincy Gan Hoong Huat
Executive Director

VAERSA
ADVISORY SDN BHD
(1272384-X)

B-5-12, Menara Prima,
Jalan PJU 1/39, Dataran Prima,
47301 Petaling Jaya, Selangor.

03-7886 4304
www.vaersa.my

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Board of Directors (“the Board”) of Magna Prima Berhad (“Magna Prima” or “the Company”) recognises the importance of good corporate governance and fully supports the principles and best practices promulgated in the Malaysian Code on Corporate Governance (“MCCG”) to enhance business prosperity and maximize shareholders’ value.

In discharging its fiduciary duties, the Board is guided by the principle of acting in the best interests of the Company and its shareholders, while giving due consideration to the interests of other key stakeholders. Continuous efforts are therefore undertaken to strengthen governance practices that promote transparency, ethical conduct, effective oversight and sound decision-making throughout the Group.

This Corporate Governance Overview Statement (“this Statement”) outlines the manner in which the Company has applied the following three (3) key principles of the MCCG during the financial year ended 31 December 2025 (“FYE 2025”):

Principle A: Board Leadership and Effectiveness;
Principle B: Effective Audit and Risk Management; and
Principle C: Integrity in Corporate Reporting and Meaningful Relationship with Stakeholders.

Prepared in accordance with Paragraph 15.25 of the Main Market Listing Requirements (“MMLR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and it is to be read together with the Corporate Governance Report of the Company which is available at the Company’s website at www.magnaprima.com.my.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

1. BOARD RESPONSIBILITIES

The Group is led and controlled by an experienced Board, comprising members from diverse professional backgrounds, having expertise and experience, skills and knowledge in fields such as technical, financial, corporate, legal and management skills.

The Board is primarily responsible for the Group’s overall strategic plans for business performance, appraisal of major business proposals, overseeing the proper conduct of business, succession planning, risk management, investor relations programmes, internal control and management information systems. The Board approves the key matters such as approval of annual and quarterly results, acquisitions and disposals, capital expenditures, budgets, material contracts and business engagements.

The Board acknowledges the importance of readiness of talent pool for succession planning.

The succession plan was approved by the Board to ensure smooth transition of management and continued success of the Group whenever there is a necessary change in management.

The Board ensures that the Group is managed with integrity, transparency and accountability, while the Management is accountable for the execution of the expressed policies and attainment of the Group corporate objectives.

The Independent Non-Executive Directors bring independent judgment and provide constructive views on issues of strategy, business performance, resources and standards of conduct.

Notwithstanding that the Board Committees are delegated with certain responsibilities, the Chairman of the Board committees report to the Board and minutes of committee meetings are tabled to the Board to keep the Board apprised of matters being considered and deliberated by the respective committee.

Corporate Governance Overview Statement

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

1. BOARD RESPONSIBILITIES (CONTINUED)

As at the date of this Statement, the current composition of the Board and Board Committees is as follows:

	Board	Audit Committee ("AC")	Nomination Committee ("NC")	Remuneration Committee ("RC")
Dato' Sri Hj Wan Adnan Bin Wan Mamat *(Independent Non-Executive Chairman)*	√	√	√	√
Dato' Seah Ley Hong *(Managing Director)*	√			
Lee Chin Cheh *(Executive Director)*	√			
Ho Wen Yan *(Non-Independent Non-Executive Director)*	√			
Lee Chin Chuan *(Independent Non-Executive Director)*	√	√ (Chairman)	√ (Chairman)	√
Dr. Norhanim Binti Mat Sari^ *(Independent Non-Executive Director)*	√	√	√	√ (Chairperson)
Wong Phui Ping* *(Independent Non-Executive Director)*	√	√	√	√
Ngan Yeow Meng** *(Independent Non-Executive Director)*	√	√	√	√

^ Appointed on 16 April 2026
* Appointed on 27 March 2025, Resigned on 16 April 2026
** Resigned on 26 March 2025

The roles of the Independent Non-Executive Directors, Non-Independent Non-Executive Directors, the Chairman, Managing Director (MD) and Executive Director (ED) are distinct and separate to ensure there is a balance of power and authority.

The Independent Non-Executive Chairman is responsible for the leadership, effectiveness, conduct and governance of the Board.

The MD and ED are responsible for day-to-day operation and management of the business and implementation of the Board's policies and decisions. Both the MD and ED will ensure the strategic goals are duly executed and operated effectively within the Group. The ED will explain, clarify and inform the Board on key matters pertaining to the Group. All Directors are jointly responsible for determining the Group's strategic business direction.

The Board consists of six (6) members comprising one (1) Independent Non-Executive Chairman, two (2) Independent Non-Executive Directors, one (1) Non-Independent Non-Executive Directors, one (1) Managing Director and one (1) Executive Director.

Collectively, the Board consists of qualified individuals with knowledge, skills, industry specific experience and expertise in the areas of financial management, strategic planning, legal and regulatory compliance, manufacturing and marketing development.

The qualifications and experience of the Directors are sent out in the Directors' Profiles set out in this Annual Report 2025. The Board is satisfied with its current composition which comprises a balanced mix of operational skills of the Managing Director and Executive Director with the professional expertise of the Non-Executive Directors.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

1. BOARD RESPONSIBILITIES (CONTINUED)

Board Charter

In discharging its duties, the Board of Directors of Magna Prima is constantly mindful of the need to safeguard the interests of the Group's shareholders, customers and all other stakeholders. In order to facilitate the effective discharge of its duties, Magna Prima Group has to ensure that it manages the business and affairs of the Company in conformity with the laws and regulations of the jurisdictions in which it operates.

The Directors of Magna Prima regard Corporate Governance as vitally important to the success of Magna Prima's business and are committed to applying the relevant principles to ensure that the following principles of good governance is practised in all of its business dealings in respect of its shareholders and relevant stakeholders:

- To enable the Board to provide strategic guidance and effective oversight of management; and

- To clarify the roles and responsibilities of Board members in order to facilitate the Board's accountability to the Company and its shareholders.

The Board is ultimately accountable and responsible for the performance and affairs of the Company. Thus, the Board is the focus point of the Company's Corporate Governance.

All Board members are expected to act in a professional manner, upholding the value of integrity with regard to their fiduciary duties and responsibilities.

Code of conduct

The Company has formalized a code of conduct to actively promote and established a corporate culture which promotes ethical conduct that permeates through the Group. The code of conduct serves as a road map to help guide actions and behavior while working for and / or dealing with the Company to maintain high standards of business ethics and encourage performance with integrity. The provisions covered include relationships between staff and management.

All employees are required to read, understand, accept and abide by the terms of code of conduct. The full code of conduct is available online at www.magnaprima.com.my.

Whistleblowing Policy

The Board has established a Whistleblowing Policy. This will provide an avenue for the staff to raise concerns related to possible improprieties in matters of compliance and other malpractices in an appropriate manner and without fear of retaliation.

The Whistleblowing Policy is aimed at protecting integrity, transparency, impartiality and accountability where the Group conducts its business operations.

The Policy serves as an early warning system for the Group to remedy any wrongdoings before serious damage is caused.

"Whistleblowing" is defined as the deliberate, voluntary disclosure or reporting of an individual or organizational malpractice by any person, who has access to information on an actual, past or present or suspected improper conduct within the Group or organization based on his or her reasonable belief.

The person who reports the serious concerns of improper conduct is referred to as "Whistleblower." The full whistleblowing policy is available online at www.magnaprima.com.my.

Anti-Bribery and Anti-Corruption Policy

The Board has implemented an Anti-Bribery and Anti-Corruption Policy which sets out the responsibilities of Magna Prima and those individuals acting on its behalf and they are not permitted to pay, offer, accept or receive bribe in any form. The Anti-Bribery policy is available online at www.magnaprima.com.my.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

1. BOARD RESPONSIBILITIES (CONTINUED)

Directors' Fit and Proper Policy

The Policy serve as guide to the NC and the Board in their review and assessment of candidates that are to be appointed onto the Board as well as Directors who are seeking elections or re-election.

This Policy is to ensure that Directors must possess the character, integrity, relevant range of skills, knowledge, experience, competence and time commitment to carry out their roles and responsibilities effectively in the best interest of the Company and its stakeholders. The Directors' Fit and Proper Policy is available online at www.magnaprima.com.my.

Board Meetings

The Board meets at least once every quarter, with additional meetings convened as necessary. Meetings are scheduled in advance for each financial year to allow Board members to plan their schedules accordingly. Senior Management is invited to attend Board meetings and, when necessary, to brief the Board on proposals submitted for consideration. All proceedings of the Board meetings are duly minuted and signed by the Chairman of the Meeting. Any director with a direct or indirect interest in the subject matter discussed during Board meetings will declare their interest and abstain from the decision-making process.

The Board met a total of seven (7) times during FYE 2025 and the details of each Director's attendance were as follows:

	Total meetings attended
Dato' Sri Hj Wan Adnan Bin Wan Mamat	7/7
Dato' Seah Ley Hong	5/7
Lee Chin Cheh	7/7
Ho Wen Yan	7/7
Lee Chin Chuan	7/7
Wong Phui Ping *(Appointed on 27 March 2025, Resigned on 16 April 2026)*	6/6
Ngan Yeow Meng *(Resigned on 26 March 2025)*	1/1
Dr. Norhanim Binti Mat Sari *(Appointed on 16 April 2026)*	N/A

All the Directors have complied with the minimum 50% attendance requirement in respect of Board Meetings as stipulated by the MMLR of Bursa Securities.

The Board is satisfied with the level of time commitment given by the Directors towards fulfilling their roles and responsibilities as Directors of the Company. This is evidenced by the attendance record of the Directors at the Board meetings.

The Directors must advise the Board and the Company Secretary of his appointment as director of other public listed company outside the Group. The Company Secretary will monitor the number of directorships and the changes, if any, of each Director.

In compliance with Paragraph 15.06 of the MMLR, the Directors of the Company shall not hold more than 5 directorships in public listed companies. This enables them to discharge their duties effectively by ensuring that their commitment, resources and time are more focused.

The Non-Executive Directors are participative and work between meetings in order to get to know the business, understand the issues and build relationships with Management and shareholders.

Re-election of Directors

In accordance with the Constitution of the Company provide that the Directors to retire in every year shall be those, who subject to retirement by rotation, have been longest in office since their last election or appointment, but as between persons who became or were last re-elected Directors on the same day, those to retire shall (unless they otherwise agree among themselves) be determined by lot. An election of director shall take place every year. All Directors shall retire from the office once at least in every three (3) years but shall be eligible for re-election.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

1. BOARD RESPONSIBILITIES (CONTINUED)

Re-election of Directors (Continued)

Pursuant to Article 104 of the Company's Constitution, Mr. Ho Wen Yan and Mr. Lee Chin Chuan will retire by rotation at the Thirty-First ("31st") Annual General Meeting of the Company and has offered themselves for re-election at the forthcoming 31st AGM of the Company.

The NC and the Board have reviewed the results of the annual assessment for Mr. Ho Wen Yan and Mr. Lee Chin Chuan and have agreed that they meet the criteria of character, experience, integrity, competence, and the time required to effectively discharge their duties as Directors.

Pursuant to Clause 109 of the Company's Constitution, Dr. Norhanim Binti Mat Sari will retire at the forthcoming 31st AGM of the Company and has offered herself for re-election at the forthcoming 31st AGM of the Company.

The Board approved the NC's recommendation that these directors who retire following the Company's Constitution are eligible to stand for re-election.

Supply of Information

The Directors have full and unrestricted access to all information pertaining to the Group's business and affairs including inter alia, financial results, annual budgets, business reviews against business plans and progress reports on the Group's developments and business strategies, to enable them to discharge their duties effectively. The agenda and board papers are circulated to the Board members prior to the Board meetings to allow sufficient time for the Directors to review, consider and deliberate knowledgeably on the issues and, where necessary, to obtain further information and explanations to facilitate informed decision making.

In addition, there is a schedule of matters reserved specifically for the Board's decision which includes the approval of budgets, material acquisitions and disposals of assets, major capital projects, financial results, dividend recommendations and Board appointments.

The Board Report contains relevant information on the business of the meeting, which may include among others: -

- Performance of the Group
- Operational matters
- Business development issues and market responses
- Capital expenditure proposals
- Acquisitions and disposals proposals
- Appointment of senior executives
- Dividend recommendations

Senior Management Officers and external advisers may be invited to attend Board Meetings, when necessary, to furnish the Board with explanations and comments on the relevant agenda items tabled at the Board Meetings or to provide clarification on issue(s) that may be raised by any Director.

The Chairman of the Audit Committee would brief the Board on matters deliberated by the Audit Committee which require the attention of the Board.

The Directors have full and timely access to all information within the Company, whether as a full Board or in their individual capacity, in the furtherance of their duties.

In addition, the Board has ready and unrestricted access to all information within the Company and Group as well as the advice and services of Senior Management and Company Secretary in carrying out their duties.

The Board is supported by two (2) qualified Company Secretaries, namely Mr. Tan Tong Lang and Ms. Thien Lee Mee. Mr. Tan Tong Lang is an associate member of the Malaysian Institute of Chartered Secretaries and Administrators ("MAICSA") while Ms. Thien Lee Mee is a Licensed Secretary under Suruhanjaya Syarikat Malaysia ("SSM"). They are qualified to act as Company Secretaries pursuant to Section 235(2) of the Companies Act 2016.

The Company Secretaries provides advice and assists the Board and Committees in achieving good corporate governance by ensuring compliance to statutory laws, legislation, regulatory requirements, MMLR and other relevant rules and regulations.

Corporate Governance Overview Statement

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

2. STRENGTHEN COMPOSITION

Appointment to the Board

The appointment of new Directors is the responsibility of the full Board after considering the recommendations of the NC. The Company maintains an adequate number of Board members. The Board appoints its members through a formal and transparent selection process which is consistent with the Constitution of the Company. This process has been reviewed, approved and adopted by the Board. New appointees will be considered and evaluated by the NC. The NC will then recommend the candidates to be approved and appointed by the Board. The Company Secretaries will ensure that all appointments are properly met.

Generally, the Board adopts a flexible approach when selecting and appointing new directors depending upon the circumstances and timing of the appointment. The NC will help assess and recommend to the Board, the candidature of directors, appointment of directors to board committees, review of Board's succession plans and training programmes for the Board.

In identifying suitable new candidates, the NC will not solely rely on the recommendations from the existing Board members, Management or Major Shareholders, but will consider utilising independent sources.

During the FYE 2025, Madam Wong Phui Ping was appointed as an Independent Non-Executive Director of the Company on 27 March 2025. Subsequently, Dr. Norhanim Binti Mat Sari was appointed as an Independent Non-Executive Director of the Company on 16 April 2026.

AC

The Board is also assisted by the AC whose members, key functions and activities for the year under review are set out in the AC Report disclosed in the Annual Report 2025.

NC

The Board has established a NC, which has the primary responsibility to assess the suitability of candidates for nomination to the Board and to recommend such appointments and evaluation of the performance of Directors. The objective is to ensure independent assessment of appointments to the Board.

The members, key functions and activities of the NC for the year under review are set out in the NC Report disclosed in the Annual Report 2025.

Gender Diversity Policy

The Board is aware of the importance of boardroom diversity. However, the Board does not adopt any formal gender diversity policy in the selection of new Board candidates and does not have specific policies on setting target for female candidates in the Group and will actively work towards having more female directors on the Board.

Currently, the Board members comprise of 5 male Directors and 1 woman director. The Board will be working towards achieving the country's aspirational target of achieving 30% representation of women on boards.
The Board believes that there is no detriment to the Company in not adopting a formal gender, ethnicity and age group diversity policy as the Company is committed to providing fair and equal opportunities and nurturing diversity within the Group.

Notwithstanding the above, the Board affirms its commitment to boardroom diversity as a truly diversified board can enhance the board's effectiveness, perspective, creativity and capacity to thrive in good times and to weather the tough times.

The appointments of Board members and Senior Management are made based on merit, in the context of diversity in skills, experience, age, background, gender, ethnicity and other factors which is in the best interests of the Group.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

2. STRENGTHEN COMPOSITION (CONTINUED)

Sustainability

The following are the three (3) pronged approaches applied by the Company in achieving business sustainability: -

a) Strengthen balance sheet to enable business expansion;
b) Build capital and liquidity with implementation of aggressive cost control measures; and
c) Drive sustainability-led initiatives group-wide, prioritising health and safety above all else.

As part of the efforts in promoting and building sustainability momentum within the Group, the Management has strengthened the Environmental, Social and Governance integration into the group wide operations in FYE 2025, with a particular focus on environmental and social dimensions. Please refer to the Sustainability Report in the Annual Report for further details.

The Company has engaged with stakeholders in a variety of ways which have been done at both the business units and group levels through formal and informal activities. The collective opinions and insights from the stakeholders help the Board make informed decisions, while aligning the stakeholders' expectations with the Company's sustainability priorities and business approach.

The Board through the NC assesses the training programmes attended by each Director during FYE 2025 to ensure that the Directors had and will continue to constantly keep them abreast on the relevant requirements and matters concerning the sustainability, including the latest development in industry as well as the sustainability issues relevant to the Group.

3. DIRECTORS' REMUNERATION

The Remuneration Committee reviews and recommends to the Board the remuneration package of the Managing Director, Executive Director and Senior Management of the Group with the main aim of providing the level of remuneration sufficient to attract and retain key personnel needed to run the Group successfully.

The objective of the Company's policy on Directors' remuneration is to ensure that the remuneration of directors is reflective of the Group's demands, complexities and performance as a whole, as well as being able to attract and retain Directors of the right calibre and talent to drive the Company's long-term objectives.

The Remuneration Committee has three (3) members comprising exclusively Independent Non-Executive Directors. The present composition is as follows: -

Chairperson	:	Dr. Norhanim Binti Mat Sari, *Independent Non-Executive Director* *(Appointed as Chairperson of RC on 16 April 2026)*
Member	:	Dato' Sri Hj Wan Adnan Bin Wan Mamat, *Independent Non-Executive Chairman*
		Lee Chin Chuan, Independent Non-Executive Director *(Re-designated as Member of RC on 16 April 2026)*
		Wong Phui Ping, *Independent Non-Executive Director* *(Cessation of office on 16 April 2026)*

During FYE 2025, two (2) RC meetings were held. The full Terms of Reference of the Remuneration Committee is available online at www.magnaprima.com.my

The remuneration of the Managing Director, Executive Director and Senior Management of the Group are to be structured so as to link rewards to Group and individual performance with the main aim of providing the level of remuneration sufficient to attract and retain key personnel needed to run the Group successfully. For Non-Executive Directors, the level of fees shall reflect the experience, expertise and level of responsibilities undertaken.

All Non-Executive Directors are paid director's fees for serving as Directors on the Board. The Company also reimburses reasonable expenses incurred by these Directors in the course of their duties. They are paid a meeting allowance for attendance at each Board and its Committees' meetings. The Directors' fees are approved at the annual general meeting by shareholders.

Corporate Governance Overview Statement

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

3. DIRECTORS' REMUNERATION (CONTINUED)

The Executive Director's remuneration comprising basic salary and bonus which are reflective of experience, expertise, level of responsibilities and performance. Benefits in kind such as company car are made available as appropriate.

During FYE 2025, the RC has reviewed and deliberated on the salary and remuneration package for Directors and senior management. The details of the Directors' remuneration for each Director during FYE 2025 are as follows: -

Name	Salaries (RM)	Bonus (RM)	Director's Fees (RM)	Meeting Allowance (RM)	Estimated money value of benefits -in-kind (RM)	Total (RM)
Dato' Seah Ley Hong	400,000.00	N/A	N/A	N/A	N/A	400,000.00
Mr. Lee Chin Cheh	360,000.00	N/A	N/A	N/A	N/A	360,200.00
Mr. Ho Wen Yan	N/A	N/A	24,000.00	4,000.00	N/A	28,000.00
Dato' Sri Hj Wan Adnan Bin Wan Mamat	N/A	N/A	120,000.00	4,000.00	N/A	124,000.00
Mr. Lee Chin Chuan	N/A	N/A	24,000.00	4,000.00	N/A	28,000.00
Madam Wong Phui Ping (Appointed on 27 March 2025 , Resigned on 16 April 2026)	N/A	N/A	18,000.00	3,500.00	N/A	21,500.00
Mr. Ngan Yeow Meng *(Resigned on 26 March 2025)*	N/A	N/A	6,000.00	500.00	N/A	6,500.00
Dr. Norhanim Binti Mat Sari *(Appointed on 16 April 2025)*	N/A	N/A	N/A	N/A	N/A	N/A
Total	**760,000.00**	**0.00**	**192,000.00**	**16,000.00**	**0.00**	**968,000.00**

SUBSIDIARY COMPANIES

Details of the Directors' remuneration for each Director during the financial year 2025 are as follows:-

	Dato' Sri Wong Sze Chien	Dato' Sri Azlan Bin Azmi	Yong Cheen Yau	Total
Magna Park Sdn Bhd			-	-
Armani Crest Sdn Bhd	-	-		

4. REINFORCE INDEPENDENCE

Annual assessment of the Directors, Board as a whole and Board Committees

The NC is required to assess the Board's effectiveness in terms of its composition, roles and responsibilities, and whether the Board Committees have discharged their functions and duties in accordance with the terms of reference. The NC assesses on an annual basis the composition of the Board to ensure that the Board has the appropriate mix of expertise and experience and collectively possesses the necessary core competencies for effective functioning and informed decision making.

All assessments and evaluations carried out by the NC in discharging its functions have been well documented. The Board has, through NC, conducted the following annual assessments in FYE 2025:-

a) Directors' self-assessment;
b) Evaluation of the effectiveness of the Board as a whole and Board Committees;
c) Assessment of Independent Directors; and
d) Review of the term of office and performance of Audit Committee and each of its members.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONTINUED)

4. REINFORCE INDEPENDENCE

Annual assessment of the Directors, Board as a whole and Board Committees (Continued)

The annual assessment of individual Directors, Board as a whole and Board Committees which commences with the completion of a set of self-assessment form detailing all assessment criteria to be completed by all Directors for evaluation by the NC. Criteria for self-assessment includes self-rating on the Director's knowledge, support of the goals of the Company, time commitment, and active participation on the Board.

Based on the assessments conducted for FYE 2025, the NC was satisfied with the performance of the Board as a whole, the Board Committees and each individual Director.

Tenure of Independent Director

The Board is mindful that the recommendation in the MCCG, the tenure of an independent director, does not exceed a cumulative term limit of nine (9) years. If the Board intends to retain as an independent director beyond nine (9) years, it should justify and seek annual shareholders' approval through a two-tier voting process. The Independent Non-Executive Director will not be further retained beyond the cumulative term of twelve (12) years.

As of the date of this statement, none of the existing Independent Directors of the Company have exceeded the tenure of a cumulative term of nine (9) years in the Company.

5. FOSTER COMMITMENT

Directors' Training

All appointed Directors of the Company have successfully attended the Directors' Mandatory Accreditation Programme Part I on corporate governance and director's roles, duties and liabilities as required under Bursa Securities' Main Market Listing Requirements. Some Directors have also completed the MAP Part II, a new mandatory onboarding programme organised by Bursa Securities. All Directors are encouraged to attend talks, training programmes and seminars to update themselves on new developments in the business environment during FYE 2025.

The training programmes, seminars and workshops attended by the Directors and Senior Management during the financial year were, inter alia, on areas relating to corporate governance, and to further broaden their perspective, skills, knowledge and to keep abreast of the relevant changes in law, regulations and the business environment. The corporate secretariat function facilitates the organization of Directors' attendance at external programmes while keeping a record of the training received or attended by the Directors.

During FYE 2025, the Directors have attended the following training programmes covering areas relevant to their duties and responsibilities, which included the following: -

Name of Directors	Course Title
Dato' Seah Ley Hong	• Mandatory Accreditation Programme Part II: Leading for Impact (LIP)
Lee Chin Cheh	• Mandatory Accreditation Programme Part II: Leading for Impact (LIP)
Ho Wen Yan	• Mandatory Accreditation Programme Part II: Leading for Impact (LIP)
Lee Chin Chuan	• Mandatory Accreditation Programme Part II: Leading for Impact (LIP) • National Tax Conference 2025
Wong Phui Ping	• Mandatory Accreditation Programme Part I

In order to effectively carry out their roles and duties, the Directors are committed to participating in professional development programs as necessary. This ongoing commitment to professional development ensures that the Directors stay up-to-date with best practices and emerging trends in their respective areas of expertise. The Company encourages and supports the Directors' participation in such programs, recognising the importance of maintaining a skilled and knowledgeable Board.

Updates on companies and securities legislations, and other relevant rules and regulations, such as amendments and updates to the MMLR of Bursa Securities, MCCG, Capital Markets & Services Act, 2007, were provided to the Board, together with the Board papers, in order to acquaint them with the latest developments in these areas.

Corporate Governance Overview Statement

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

6. UPHOLD INTERGRITY IN FINANCIAL REPORTING

Financial Reporting

In its financial reporting via quarterly results, annual financial statements and annual report presentations (including the Chairman's Statement and Management Discussion & Analysis), the Board provides a comprehensive assessment of the Group's performance and prospects for the benefit of shareholders, investors and interested parties. The Audit Committee also assists the Board by scrutinizing the information to be disclosed, to ensure accuracy and adequacy.

Magna Prima announced its quarterly and full year results within the stipulated time frame. The financial statements are publicly released through BURSALINK on a timely basis to ensure effective distribution of information concerning the Group.

Directors' Responsibility in Financial Reporting

The Board is responsible for the preparation of the annual financial statements of the Group and to ensure that the financial statements give a true and fair view of the state of affairs of the Group and its result and cash flow for the financial year.

The Board of Directors has ensured that the financial statements have been prepared in accordance with applicable approved accounting standards in Malaysia, the requirements of the Companies Act 2016 and other regulatory provisions. In preparing the financial statements, the Board has ascertained that reasonable prudent judgment, and estimates have been consistently applied and the accounting policies adopted have been complied with.

The Directors have a general responsibility of taking reasonable steps to safeguard the assets of the Group and to prevent and detect any irregularities.

Relationship with Auditors

The Board via the Audit Committee maintains a formal and transparent professional relationship with the Group's auditors, both internal and external. The Audit Committee also met the external auditors without the presence of the Management, where necessary.

7. RECOGNISE AND MANAGE RISKS

Statement on Risk Management and Internal Control

The Board acknowledged its responsibility for maintaining a sound system of internal control which provides reasonable assurance in ensuring the effectiveness and efficiency of the Group's operations and to safeguard shareholders' investment and its assets and interests in compliance with the relevant law and regulations as well as the Group's internal financial administration procedures and guidelines.

The Statement on Risk Management and Internal Control furnished on page 44 of this Annual Report provides an overview on the state of internal controls and level of risks and the effectiveness of risks mitigation plans within the Magna Prima Group.

Internal Control

The Board has the overall responsibility of maintaining a system of internal control that provides reasonable assurance of effective and efficient operations and compliance with laws and regulations as well as with internal procedures and guidelines. The effectiveness of the system of internal control of the Group was reviewed periodically by the Audit Committee. The review covers the financial, operational as well as compliance controls.

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

8. RELATIONSHIP WITH SHAREHOLDERS AND INVESTORS

The Board recognises the importance of communication and proper dissemination of information to its shareholders and investors. Major corporate developments and happenings in the Company have always been promptly announced to all shareholders, in line with Bursa Securities' objective of ensuring transparency and good corporate governance practice.

The financial performance of the Group, major corporate developments and other relevant information are promptly disseminated to shareholders and investors via announcements of its quarterly performance, annual report and corporate announcements to Bursa Securities. During General Meetings, shareholders are encouraged to participate to enquire and comment on the Company's performance and operations and voting on the resolutions were done by way of poll.

AGM

AGM serve as a principal platform for shareholders to engage in dialogue with the Board and key senior management annually. The Annual Report together with the Notice of AGM is sent to registered shareholders within the prescribed period as allowed by the Company's Constitution and the MMLR as the case may be.

At the AGM, the Chairman briefed members, corporate representatives and proxies who were present of their right to speak and vote on the resolutions set out in the Notice of AGM.

In accordance with the MMLR, resolutions set out in the notice of AGM or in any notice of general meeting are voted by poll.

The Board encourages shareholders' participation during question-and-answer sessions at the AGM and provides sufficient opportunity for shareholders to communicate their concerns. The external auditors are invited to the meeting to provide their professional and independent view to shareholders, if required.

COMPLIANCE STATEMENT

The Board is committed to achieve a high standard of Corporate Governance throughout the organisation and would endeavour to apply the recommendations of the MCCG. The Board of Magna Prima has approved this Statement on 24 April 2026.

STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL

INTRODUCTION

The Board and management acknowledge its overall responsibility for maintaining a sound system of risk management and internal control, and for reviewing its adequacy and effectiveness. The Board is committed to continuously enhancing the Group's governance, risk management, and internal control systems, taking into consideration operational efficiency and evolving business requirements.

The Group has established an ongoing process for identifying, evaluating, and managing significant risks that may affect the achievement of its business objectives. This process is regularly reviewed by the Board and is guided by the "Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers", and generally accepted risk management and internal control practices. These procedures, which are subject to regular review by the Board, provide a structured and continuous approach to managing risks faced by the Group. The Board has received assurance from the Managing Director and Executive Director, who perform functions equivalent to the Chief Executive Officer and Chief Financial Officer, that the Group's risk management and internal control systems are operating adequately and effectively in all material respects.

BOARD'S RESPONSIBILITY

The Board complies with Paragraph 15.26(b) of the MMLR of Bursa Securities and Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers.

The Board acknowledges its responsibility for establishing and maintaining a sound system of risk management and internal control, and for reviewing its adequacy and effectiveness. The Board is committed to ensuring that the Group's risk management and internal control framework supports the achievement of its strategic objectives and safeguards shareholders' investments.

In discharging its responsibilities, the Board:

- Establishes the Group's risk appetite and ensures alignment with the Group's business strategy;
- Identifies, evaluates, and monitors key risks, including financial, operational, regulatory compliance, cyber security, and sustainability (ESG) risks;
- Ensures that appropriate systems and controls are implemented to manage these risks; and Conducts an annual review and periodic assessment of the adequacy and effectiveness of the Group's risk management and internal control systems.

The Board is assisted by the Audit Committee, outsourced Internal Audit function, and Management in the continuous monitoring and review of the Group's risk management and internal control processes. The Board acknowledges that systems of risk management and internal control are designed to manage rather than eliminate risks and therefore can only provide reasonable but not absolute assurance against material misstatement, fraud, or loss.

Clear functions reserved for the Board and those delegated to Management

The Board recognises its key role in providing oversight of the Group's strategic direction, risk management, and internal control framework. The Board has established clear functions reserved for the Board and those delegated to Management to ensure effective governance and accountability. In discharging its responsibilities, the Board, among others:

- Sets the Group's strategic objectives and ensures alignment with the approved risk appetite;
- Oversees the implementation of the Group's risk management and internal control framework;
- Identifies and monitors principal risks and ensures appropriate systems are in place to manage these risks;
- Reviews and approves significant policies, including those relating to risk management and internal control;
- Assesses the adequacy and effectiveness of the Group's internal control systems and risk management processes; and
- Ensures compliance with applicable laws, regulations, and governance requirements.

The Board delegates the day-to-day management of the Group's operations to the Managing Director and Executive Director, who are responsible for:

- Implementing the Group's strategies, policies, and decisions approved by the Board;
- Establishing and maintaining effective risk management and internal control systems;
- Identifying, assessing, and managing risks in line with the Group's risk appetite; and
- Reporting to the Board on significant risks, control deficiencies, and the effectiveness of the systems in place.

The Board is supported by the Audit Committee and Internal Audit function, which provide independent assurance on the adequacy and effectiveness of the Group's risk management and internal control systems.

CONTROL ENVIRONMENT AND STRUCTURE

The Board recognises that a sound control environment is fundamental to an effective system of risk management and internal control. The Board is committed to maintaining a robust control environment within the Group, supported by clearly defined governance structures, policies, and procedures. The Group's internal control framework is guided by generally accepted internal control principles, including those set out in the COSO Internal Control Framework. The key elements of the Group's control environment are as follows:

- The Board meets regularly to review the overall performance of the Group, assess key risks, and consider the findings and recommendations of the Board Committees. The Board also approves appropriate measures and changes in policies and procedures to enhance the system of internal control.

- The Audit Committee, comprising entirely non-executive directors, meets regularly throughout the financial year and assists the Board in overseeing the effectiveness of the Group's risk management and internal control systems. The Audit Committee has full and unrestricted access to both internal and external auditors and meets with the external auditors without the presence of Management at least twice a year.

- The Internal Audit function, which is outsourced to an independent professional firm, provides objective and independent assurance to the Board through the Audit Committee on the adequacy and effectiveness of the Group's internal control systems. Internal audits are conducted based on a risk-based audit plan approved by the Audit Committee, and audit findings are reported directly to the Audit Committee.

- Financial and operational information is regularly prepared and presented to the Board to facilitate effective monitoring of performance. The Group prepares an annual budget, which is approved by the Board, and performance is monitored against the approved budget on a quarterly basis. Significant operational issues are identified and addressed in a timely manner.

- The Group has established defined limits of authority, which set out the levels of approval required for capital and operational expenditures. These limits are subject to periodic review to ensure their continued relevance and effectiveness.

- Documented policies and procedures are in place for key business processes across the Group to ensure consistency, accountability, and compliance with internal requirements and applicable regulations.

RISK MANAGEMENT FRAMEWORK

The Board, through the Audit Committee, oversees the Group's risk management framework, which is supported by Management and facilitated by an outsourced professional firm, Vaersa Advisory Sdn. Bhd. The Group has established structured risk management processes to ensure that significant risks are systematically identified, evaluated, monitored, and managed across the organisation.

The Group's risk management framework is guided by generally accepted risk management principles and is designed to manage risks within the Board-approved risk appetite.

The key elements of the Group's risk management framework are as follows:

- Heads of Departments are responsible for identifying, assessing, and managing risks within their respective areas of responsibility, and for ensuring that appropriate controls are implemented and maintained.

- Formal risk assessment exercises are conducted annually, facilitated by an outsourced professional firm, to identify and evaluate risks across various areas, including regulatory, operational, financial, customer, product and service, supplier, and human capital risks.

- Key risks identified, together with existing controls and mitigation measures, are documented in a Risk Register, which forms part of the Group's Risk Management Report. Risk responses are developed and monitored by Management.

- Significant risk matters are reported to and deliberated at the Audit Committee meetings. The Audit Committee reviews the Group's risk profile and the effectiveness of mitigation measures implemented by Management, and escalates key risk matters to the Board where necessary.

- Risk monitoring is conducted on an ongoing basis, with Management continuously assessing risk exposures in terms of likelihood and impact, and implementing appropriate actions to manage, mitigate, or avoid such risks.

Statement of Risk Management and Internal Control

RISK MANAGEMENT FRAMEWORK (CONTINUED)

Figure 1: Risk management Processes

A risk analysis of the Group is conducted on an ongoing basis, which includes continuous review of the processes for identifying, evaluating, and managing risks, as well as implementing appropriate actions to monitor and address their impact on the Group's operations and business activities.

Management is responsible for comprehensively identifying and assessing all types of risks in terms of their likelihood and potential impact, and for ensuring that appropriate measures are in place to manage, mitigate, or avoid such risks.

This ongoing process of risk identification, assessment, and management has been in place throughout the financial year under review and up to the date of approval of this Statement for inclusion in the Annual Report.

INTERNAL CONTROL FRAMEWORK

The Group's internal control framework is supported by an independent Internal Audit function, which is outsourced to a professional firm and reports directly to the Audit Committee. The Internal Audit function adopts a risk-based audit approach in reviewing the adequacy and effectiveness of internal control processes across key business activities of the Group. Internal audit findings, together with recommendations and Management's responses, are presented to the Audit Committee. The Audit Committee, in turn, reports significant matters to the Board for its consideration.

An annual audit plan, which covers strategic, operational, and financial activities of the Group, is prepared by the Internal Auditors and approved by the Audit Committee. The Internal Auditors have carried out the planned audits for the financial year under review and continue to monitor the implementation of audit recommendations to ensure that identified control weaknesses are appropriately addressed by Management.

The status of audit findings, recommended actions, and their implementation progress are regularly reported to the Audit Committee and the Board.

The Board acknowledges its responsibility for maintaining a sound system of internal control, which provides reasonable assurance in achieving operational effectiveness and efficiency, safeguarding the Group's assets and interests, and ensuring compliance with applicable laws, regulations, and internal policies and procedures.

INTERNAL AUDIT FUNCTION

The Audit Committee is supported by an independent Internal Audit function, which is outsourced to Vaersa Advisory Sdn. Bhd. The Internal Auditors report directly to the Audit Committee and provide objective assurance on the adequacy and effectiveness of the Group's risk management, internal control, and governance processes.

The Internal Audit function independently reviews the internal control systems established by Management, assesses their adequacy and effectiveness in achieving the Group's objectives, and makes recommendations for continuous improvement.

INTERNAL AUDIT FUNCTION (CONTINUED)

During the financial year ended 31 December 2025, the outsourced Internal Audit firm conducted a review of the Finance Department, and the findings were presented to the Audit Committee on 14 November 2025.

For the financial year under review, the total cost incurred by the Group for maintaining the internal audit function was RM10,000. The Board, upon the recommendation of the Audit Committee, has agreed to continue engaging an external and independent professional firm to support the internal audit function.

MANAGEMENT RESPONSIBILITIES AND ASSURANCE

In accordance with the Bursa Malaysia Securities Berhad guidelines, Management is responsible for assisting the Board in identifying risks relevant to the Group's business objectives and strategies, implementing and maintaining sound systems of risk management and internal control, and monitoring and reporting to the Board on significant control deficiencies and changes in risks that may materially affect the Group's performance and achievement of its objectives.

The Board has received assurance from the Managing Director and Executive Director, who perform functions equivalent to the Chief Executive Officer and Chief Financial Officer, that the Group's risk management and internal control systems are operating adequately and effectively in all material respects.

BOARD ASSURANCE AND LIMITATION

The Board confirms that the process for identifying, evaluating, and managing significant risks within the Group is ongoing. For the financial year under review, no material losses have arisen from significant control weaknesses. The Board is satisfied that the Group's systems of risk management and internal control are adequate and effective in supporting the achievement of its business objectives.

The Board recognises that risk management and internal control systems are continuously improved in line with the evolving business environment. However, such systems are designed to manage rather than eliminate the risk of failure to achieve business objectives and can therefore only provide reasonable, but not absolute, assurance against material misstatement, fraud, or loss.

REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

The Audit Committee has assessed the suitability and independence of the External Auditors and has obtained written confirmation that they have been independent throughout the audit engagement, in accordance with relevant professional and regulatory requirements.

The External Auditors have reviewed this Statement on Risk Management and Internal Control for inclusion in the Annual Report for the financial year ended 31 December 2025.

Based on their review, the External Auditors have reported to the Board that nothing has come to their attention that would cause them to believe that this Statement is inconsistent with their understanding of the processes adopted by the Board in reviewing the adequacy and effectiveness of the Group's risk management and internal control systems.

CONCLUSION

The Board is of the view that the Group's system of risk management and internal control is adequate and effective, and that the Group's risks are being managed within an acceptable level in the context of its business environment.

The Board acknowledges that risk management and internal control systems are designed to manage rather than eliminate the risk of failure to achieve business objectives and can therefore only provide reasonable, but not absolute, assurance against material misstatement, fraud, or loss. For the financial year under review, the Board is satisfied that there were no material losses, contingencies, or uncertainties arising from any inadequacy or failure of the Group's risk management and internal control systems that would require separate disclosure in the Annual Report.

This Statement is made in accordance with the resolution of the Board dated 24 April 2026.

AUDIT COMMITTEE REPORT

The principal functions of the Audit Committee ("AC") are to assist the Board in the effective discharge of its fiduciary responsibilities in relation to corporate governance, ensure timely and accurate financial reporting as well as the development of internal controls.

MEMBERS

The AC is appointed by the Board from amongst its Directors and shall comprise at least 3 Non-Executive Directors, with all of whom are Independent Non-Executive Directors. As at the date of this Report, the current composition of the AC are as follows:

Chairman	:	Lee Chin Chuan*, Independent Non-Executive Director*
Member	:	Dato' Sri Hj Wan Adnan Bin Wan Mamat*, Independent Non-Executive Chairman*
		Dr. Norhanim Binti Mat Sari, *Independent Non-Executive Director* *(Appointed as Member of AC on 16 April 2026)*
		Wong Phui Ping, *Independent Non-Executive Director* *(Cessation of office on 16 April 2026)*

TERM OF REFERENCE

The Terms of Reference of the AC is available for reference at the Company's website at www.magnaprima.com.my.

1. PURPOSE

The primary objective of the AC is to provide an oversight of the financial reporting process, the audit process, the system of internal controls and compliance with laws and regulations.

2. AUTHORITY

The Committee is authorized by the Board to: -

- Investigate any activity within its term of reference;
- Have full and unrestricted access to any information as deemed required to perform its duties;
- Obtain legal or other independent professional advice and appoint independent parties with related knowledge and expertise to assist the Committee, if necessary;
- Have direct communication with external auditors and person(s) performing the audit function or activity; and
- Convene meetings with external auditors, without the presence of any Managing Director, Executive Director and employee of Company, whenever deemed necessary.

3. FREQUENCY OF MEETING

The Committee shall meet quarterly and as and when required, with authority to convene additional meetings as deemed necessary.

The AC held a total of five (5) meetings during the financial year. The meetings were appropriately structured through the use of agenda and meeting papers, which were distributed to members with sufficient notification.

During the FYE 2025, there were a total of five (5) AC Meeting held and the attendance of the AC as follows:

Members	Position	No. of meetings attended
Lee Chin Chuan	Independent Non-Executive Director	5/5
Dato' Sri Hj Wan Adnan Bin Wan Mamat	Independent Non-Executive Chairman	5/5
Wong Phui Ping *(Cessation of office on 16 April 2026)*	Independent Non-Executive Director	5/5
Dr. Norhanim Binti Mat Sari *(Appointed as Member of AC on 16 April 2026)*	Independent Non-Executive Director	N/A

TERM OF REFERENCE (CONTINUED)

4. The duties and responsibilities of the Committee are to:

- Review all financial information for publication, including quarterly and annual financial statements with external auditors prior to submission to the Board of Directors. The review shall focus on:

  - Changes in or implementation of major accounting policy changes;-
  - Significant matters highlighted including financial reporting issues, significant judgments made by management, significant and unusual events, or transactions, and how these matters are addressed; and
  - Compliance with accounting standards and other legal requirements.

- Discuss with the external auditors, the nature, scope, and approach of the audit of the financial statements.

- Discuss with the external auditor on areas of concern arising from the audit of the financial statements.

- Assess the adequacy and effectiveness of the accounting procedures and the internal control systems of the Company by reviewing management letters from external auditors.

- Discuss problems and reservations arising from the interim and final audits and any matters the auditors may wish to discuss in the absence of Management, where necessary.

- Review the internal audit plan and processes, consider major findings of internal audit, and recommend actions and steps to be taken by management in response to the findings.

- Review the relevance and adequacy of the scope, functions, competency and resources of internal audit and the necessary authority to carry out the function.

- Determine the extent of cooperation and assistance given by the employees.
- Review related party transactions and conflict of interest situations that may arise within the Group including any transaction, procedure or course of conduct that raises the questions of management integrity.

- Consider the appointment of the external auditors, the terms of reference of their appointment and any questions on resignation and dismissal before recommendation to the Board.

- Undertake such other responsibilities as may be agreed to by the Committee and the Board.

- Report on its activities, significant results, and findings.

- Review the Company's arrangements for its employees to raise concerns, in confidence, about possible wrongdoing in financial reporting or other matters. The Committee shall ensure that these arrangements allow proportionate and independent investigation of such matters and appropriate follow-up action.

INTERNAL AUDIT FUNCTION

The Group's internal audit function is outsourced to a professional services firm as part of its effort to ensure that the Group's system of internal controls is adequate and effective. The internal audit function assists the Board and Audit Committee in providing independent assessment of the effectiveness and adequacy of the Group's system of internal controls. The internal audit function reports directly to the Audit Committee.

The activities carried out by the Internal Audit function were: -

a) Prepared and presented the Internal Audit Plan for the Audit Committee's consideration and approval;
b) Performed risk-based audits in accordance with the Internal Audit Plan approved by the Audit Committee on strategic business processes of the Group;
c) Issued Internal Audit Reports to the Audit Committee and Senior Management identifying control weaknesses and issues together with Management's response and proposed action plans, and followed up on matters raised; and
d) Acted on comments made by the Audit Committee and /or Senior Management on concerns over operations or controls and significant issues pertinent to the Company and of the Group.

The Group has incurred approximately RM10,000 for FYE 2025 in maintaining the internal audit function.

Audit Committee Report

SUMMARY OF THE ACTIVITIES OF THE AUDIT COMMITTEE FOR THE FYE2025

During the FYE 2025, the Audit Committee carried out the following activities: -

- Reviewed the Audit Planning Memorandum for the FYE2025 presented by the External Auditors;
- Reviewed the report by External Auditors on the audit of the financial statements for FYE2025;
- Reviewed the suitability and independence of the External Auditors and presented the recommendation to the Board;
- Reviewed the Internal Audit Reports, which highlighted observations from audits performed in accordance with the Internal Audit Plan approved by the Audit Committee;
- Reviewed and appraised the adequacy and effectiveness of Management response in resolving the audit issues reported;
- Reviewed the findings of the Internal Auditors and follow-up on the recommendations;
- Reviewed the adequacy and performance of the internal audit function and its comprehensive coverage of the Group activities;
- Reviewed the unaudited quarterly financial results of the Group and the audited financial statements of the Group and Company and recommended the same to the Board;
- Review any related party transaction and conflict of interest situation that may arise within the Group including any transaction, procedure or course that raises question on management integrity at each Audit Committee quarterly meeting;
- Reviewed and approved the Internal Audit Plan; and
- Reviewed the Statement on Risk Management and Internal Control and Audit Committee Report for the FYE2025.

OVERSIGHT OF EXTERNAL AUDITORS

- Reviewed, assessed, and monitored the performance, suitability, and independence of the external auditors. The Audit Committee undertook an annual assessment to assess the performance, suitability and independence of the external auditors based on, amongst others, the quality of service, sufficiency of resources, communication, and interaction, as well as independence, objectivity, and professional skepticism. The external auditors provide annual confirmation of their independence in accordance with the terms of all professional and regulatory requirements.
- Evaluated the external auditors' independence and objectivity, as well as their ability to serve the Group in terms of technical competencies and manpower resource sufficiency.
- Following the review of the external auditors' effectiveness and independence, the Audit Committee is satisfied with the performance and the audit independence of the external auditors and it was recommended to the Board to propose shareholders the re-appointment of the external auditors at the Annual General Meeting of the Company.
- The Audit Committee has a policy that requires a former key audit partner to observe a cooling-off period of at least three years before being appointed as a member of the Audit Committee.

OVERSIGHT OF INTERNAL AUDIT

- The internal auditors attended one (1) Audit Committee meeting held in FYE 2025;
- Reviewed the risk-based Internal Audit Plan for the Group for FYE 2025 and approved for adoption of the same by the Group throughout FYE2025;
- Reviewed the Internal Audit Reports for FYE 2025 and assessed the internal auditors' findings and the management's responses and made the necessary recommendations to the Board for approval;
- Reviewed the progress updates on the follow-up review of the previous Internal Audit Reports;
- Reviewed the adequacy and performance of the internal audit function and its comprehensive coverage of the Group's activities for FYE 2025; and
- Reviewed and assessed the adequacy of the scope, functions, competency, and resources of the outsourced internal auditors for FYE 2025 and that they have the necessary authority to carry out their work.

REVIEW OF RELATED PARTY TRANSACTION

Reviewed any related party transaction and conflict of interest that may arise within the Group including any transaction, procedure or course of conduct that raises questions on management integrity at each Audit Committee quarterly meetings.

This Report is made in accordance with the resolution of the Board dated 24 April 2026.

NOMINATION COMMITTEE REPORT

The Board hereby presents the Report of the Nomination Committee ("NC") that provides insights on the manner in which the NC has discharged its functions for the FYE 2025.

Role of the NC

The Terms of Reference of the NC is available for reference at the Company's website at www.magnaprima.com.my.

Composition and Attendance

The NC comprises of three (3) members, all are independent Non-Executive Directors which is in compliance with Paragraph 15.08A of the MMLR of Bursa Securities and the MCCG are as follows:

Chairman	:	Lee Chin Chuan, *Independent Non-Executive Director* *(Re-designated as Chairman of NC on 16 April 2026)*
Member	:	Dato' Sri Hj Wan Adnan Bin Wan Mamat, *Independent Non-Executive Chairman*
		Dr. Norhanim Binti Mat Sari, *Independent Non-Executive Director* *(Appointed as Member of NC on 16 April 2026)*
		Wong Phui Ping, *Independent Non-Executive Director* *(Cessation of office on 16 April 2026)*

The detailed information about their profiles can be found in the Directors' Profile section of the Annual Report.

Meeting

There was one (1) NC Meeting held in the FYE 2025, on 29 April 2025. During the meeting, the Company Secretary documented the minutes of each NC and presented them for confirmation at the following NC Meeting. All matters discussed in NC Meetings were presented to the Board for notation.

The attendance of the NC as set out table below:

Members	Position	No. of meetings attended
Lee Chin Chuan *(Re-designated as Chairman of NC on 16 April 2026)*	Independent Non-Executive Director	1/1
Dato' Sri Hj Wan Adnan Bin Wan Mamat	Independent Non-Executive Chairman	1/1
Wong Phui Ping *(Cessation of office on 16 April 2026)*	Independent Non-Executive Director	1/1
Dr. Norhanim Binti Mat Sari *(Appointed as Member of NC on 16 April 2026)*	Independent Non-Executive Director	N/A

Summary of Activities of the NC

As of the date of this Statement, the NC's key activities are summarized below:

a) Board Effectiveness Evaluation

The annual Board assessment FYE 2025 was carried out by the NC with the assistance of the Company Secretaries.

A self-assessment questionnaire was circulated to all the Board members, and used to assess the Board as a whole, the Board Committees as well as the Directors individually. There were a variety of parameters considered to ensure a holistic evaluation. The assessment covered areas which include, inter alia, the responsibilities of the Board in relation to its role and function, for the Board and Senior Management, corporate governance, and monitoring the Company's performance.

Other areas evaluated include the composition and size of the Board and Board Committees, the Board's decision making and output, information and the overall perception of the Board and support rendered to the Board.

Nomination Committee Report

<u>Summary of Activities of the NC</u> (Continued)

As of the date of this Statement, the NC's key activities are summarized below: (Conitnued)

a) Board Effectiveness Evaluation (Conitnued)

The NC also assessed the contributions of each member of the Board, his knowledge and abilities, integrity, as well as his personal commitment to Board responsibilities.

Independent Non-Executive Directors are further assessed on their ability to exercise independent judgement, in addition to their ability to demonstrate the values and principles associated with independence such as impartiality, objectivity and consideration of all stakeholders' interests, where deemed necessary.

b) Performance of the AC and its Members

The NC had conducted an annual assessment on the performance of the AC as a whole and also adopted a peer evaluation mechanism on the performance of the individual committee members. The overall results of the evaluation were satisfactory.

c) Appointment of New Director

The NC reviewed and recommended to the Board for approval, the proposed appointment of Dr. Norhanim Binti Mat Sari as Independent Non-Executive Director on 16 April 2026. While making recommendation, the NC had reviewed her Profiles, taking into consideration of her qualifications, background, skills, experience, time commitment, and competencies.

d) Re-election of Directors

The Company Secretaries monitor the Directors' retirement by rotation at each Annual General Meeting ("AGM") and submit the proposal to the NC in accordance with the Constitution of the Company, which requires one-third of the total number of Directors, or if the number is not a multiple of three, the number nearest to one-third, to retire by rotation at the AGM each year. The NC reviews the performance of the said Director(s) who is/are retiring by rotation and make the appropriate recommendation to the Board.

Mr. Ho Wen Yan and Mr. Lee Chin Chuan, who are retiring by rotation pursuant to Clause 104 of the Company's Constitution, shall retire from office and is eligible for re-election at the forthcoming 31st AGM of the Company.

Dr. Norhanim Binti Mat Sari, who was appointed to the Board as an Independent Non-Executive Director on 16 April 2026, shall retire from office and be eligible for re-election pursuant to Clause 109 of the Company's Constitution.

e) Reviewed and recommended the NC Report for inclusion in the Annual Report 2025 to the Board for approval.

At this juncture, the Group wishes to highlight that it practices non-discrimination in any form, whether based on age, gender, ethnicity or religion throughout the organisation. This includes the selection of Board members and Senior Management. In addition, the Group believes that it is of utmost importance that the Board comprises of the best-qualified individuals who possess the requisite knowledge, experience, independence, foresight and good judgement to ensure that our Board functions effectively and discharges its duties in the best interests of the Company and shareholders.

This Report is dated 24 April 2026.

ADDITIONAL COMPLIANCE INFORMATION

1. AUDIT AND NON-AUDIT FEES PAID TO EXTERNAL AUDITORS

During the financial year under review, the amount of audit and non-audit fees paid/payable estimated to the external auditors by the Company and the Group respectively for the financial year ended 31 December 2025 were as follows:

	Company (RM)	Group (RM)
Audit Services Rendered	100,000	292,000
Non-Audit Services Rendered		
(a) Review of Statement on Risk Management and Internal Control	8,000	8,000

2. REVALUATION POLICY

The Company does not have a revaluation policy on landed properties.

3. MATERIAL CONTRACTS AND CONTRACTS RELATING TO LOAN

During the financial year under review, there was no other material contract and/or contracts relating to loan entered into by the Company and/or its subsidiary companies involving Directors and Major Shareholders' interests.

4. RECURRENT RELATED PARTY TRANSACTIONS

At the forthcoming 31st Annual General Meeting to be held on 19 June 2026, the Company will seek the approval of the shareholders for the proposed new shareholders' mandate for recurrent related party transactions of a revenue or trading nature.

STATEMENT OF DIRECTORS' RESPONSIBILITY

The Directors are required by the Companies Act, 2016 to prepare financial statements for each financial year which give a true and fair view of the financial position of the Group and the Company as at the financial year end and of their results and cash flows for the financial year then ended.

In preparation of the financial statements, the Directors have observed the following criteria:

(i) Adopting the appropriate accounting policies, which were applied consistently and prudently;

(ii) Making judgements and estimations were reasonable and prudent; and

(iii) Ensured applicable financial reporting standards in Malaysia were complied and assured that the financial statements were prepared on a going concern basis.

The Directors are responsible for ensuring that the Group and the Company maintains proper accounting records that disclose with reasonable accuracy at any time the financial position of the Group and the Company, and that the financial statements comply with the regulatory requirements.

The Directors are also responsible for taking such reasonable steps to safeguard the assets of the Group and of the Company to minimise fraud and other irregularities.

The Directors are satisfied that in preparing the financial statements of the Group and of the Company for the FYE2025, the Group and the Company have used the appropriate accounting policies and applied them consistently and supported by reasonable and prudent judgments and estimates. The Directors also consider that all applicable approved accounting standards have been complied with and further confirm that the financial statements have been prepared on a going concern basis.

This Statement was approved by the Board of Directors on 24 April 2026.

Financial Statements

DIRECTORS' REPORT

The Directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial year ended 31 December 2025.

Principal Activities

The principal activities of the Company are investment holding and provision of management services.

The principal activities of the subsidiary companies are stated in Note 7 to the financial statements.

There have been no significant changes in the nature of these activities during the financial year.

Financial Results

	Group RM	Company RM
Profit/(Loss) for the financial year attributable to:		
- Owners of the Company	8,459,797	(14,008,956)
- Non-controlling interests	(9,781)	-
	8,450,016	(14,008,956)

Dividend

No dividend has been paid or declared by the Company since the end of the previous financial year. The Board of Directors does not recommend any dividend to be paid for the financial year under review.

Reserves and Provisions

There were no material transfers to or from reserves or provisions during the financial year other than those disclosed in the financial statements.

Issue of Shares and Debentures

There were no issuance of any new shares or debentures during the financial year under review.

Options Granted Over Unissued Shares

No options were granted to any person to take up unissued shares of the Company during the financial year under review.

Directors

The Directors in office during the financial year and during the period from the end of the financial year to the date of this report are:

Dato' Seah Ley Hong	
Dato' Sri Hj Wan Adnan bin Wan Mamat	
Dr. Norhanim Binti Mat Sari	(Appointed on 16 April 2026)
Ho Wen Yan	
Lee Chin Cheh	
Lee Chin Chuan	
Ngan Yeow Meng	(Resigned on 26 March 2025)
Wong Phui Ping	(Appointed on 27 March 2025 and resigned on 16 April 2026)

Directors' Interests in Shares or Debentures

According to the register of Directors' shareholdings required to be kept under Section 59 of the Companies Act, 2016, none of the Directors who held office at the end of the financial year held any shares or debentures in the Company or its subsidiaries during the financial year except as follows:

	No. of ordinary shares			
	As at	**As at**		
	1.1.2025	**Bought**	**Sold**	**31.12.2025**
Interest in the Company, Magna Prima Berhad:				
<u>Direct interest</u>				
Lee Chin Cheh	8,232,800	-	-	8,232,800
<u>Direct interest</u>				
Lee Chin Chuan	20,000	-	-	20,000
<u>Indirect interest</u>				
Ho Wen Yan*	102,889,940	-	(22,600,000)	80,289,940
<u>Indirect interest</u>				
Lee Chin Cheh**	6,118,000	-	-	6,118,000
<u>Indirect interest</u>				
Dato' Seah Ley Hong***	120,000,000	99,386,900	-	219,386,900

* Deemed interest by virtue of his interest in Prisma Pelangi Sdn. Bhd.
** Deemed interest by virtue of his spouse's interest pursuant to Section 59(11)(c) of the Companies Act, 2016.
*** Deemed interest pursuant to Section 8(4) of the Companies Act, 2016.

By virtue of their interests in the shares of the Company, Dato' Seah Ley Hong, Lee Chin Cheh and Ho Wen Yan are also deemed to have interests in the shares of all its subsidiary companies to the extent the Company has an interest.

Other than as disclosed above, according to the register of Directors' shareholdings, the other Directors in office at the end of the financial year did not hold any interest in shares or debentures in the Company or its subsidiaries during the financial year.

Directors' Benefits

Since the end of the previous financial year, no Director of the Company has received or become entitled to receive a benefit (other than a benefit included in the aggregate amount of emoluments received or due and receivable by Directors as shown in the financial statements) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which he is a member, or with a company in which he has a substantial financial interest.

There were no arrangements during and at the end of the financial year which had the object of enabling the Directors of the Company to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Directors' Remuneration

The directors' remuneration paid to or receivable by the directors of the Group and of the Company during the financial year are as follows:

	Group RM	**Company RM**
Directors' remuneration:		
- salaries and other emoluments	1,094,858	894,858
- Employees Provident Fund	126,360	102,360
- SOCSO	2,126	2,126
- fees and meeting allowances	208,000	208,000
	1,431,344	1,207,344

Directors' Report

Subsidiary Companies

Details of the subsidiary companies are disclosed in Note 7 to the financial statements.

Auditors' Remuneration

The details of the auditors' remuneration as follows:

	Group RM	Company RM
Statutory audit	292,000	100,000
Other services	8,000	8,000
	300,000	108,000

Indemnity and Insurance Costs

During the financial year, the total amount of insurance premium paid for the Directors and officers of the Company was RM27,453.

Other Statutory Information

Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:

(i) to ascertain the action taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that there were no known bad debts and that adequate allowance had been made for doubtful debts; and

(ii) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company have been written down to an amount which the current assets might be expected to realise.

At the date of this report, the Directors are not aware of any circumstances which would render:

(i) it necessary to write off any bad debts or the amount of allowance for doubtful debts of the Company inadequate to any substantial extent; or

(ii) the values attributed to the current assets in the financial statements of the Group and of the Company misleading; or

(iii) adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or

(iv) any amount stated in the financial statements of the Group and of the Company misleading.

No contingent or other liability of any company in the Group has become enforceable, or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may affect the ability of the Group and of the Company to meet their obligations when they fall due.

Other Statutory Information (Continued)

At the date of this report, there does not exist:

(i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or

(ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.

In the opinion of the Directors:

(i) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(ii) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

Material Litigations

Details of material litigations are disclosed in Note 33 to the financial statements.

Subsequent Events

Details of subsequent events are disclosed in Note 35 to the financial statements.

Auditors

The auditors, ONG & WONG (AF0241), have expressed their willingness to continue in office.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors.

DATO' SEAH LEY HONG

LEE CHIN CHEH

KUALA LUMPUR
27 April 2026

STATEMENT BY DIRECTORS

PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT, 2016

We, DATO' SEAH LEY HONG and LEE CHIN CHEH, being two of the Directors of MAGNA PRIMA BERHAD, do hereby state that, in the opinion of the Directors, the financial statements set out on pages 64 to 106 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 31 December 2025 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors.

DATO' SEAH LEY HONG

LEE CHIN CHEH

KUALA LUMPUR
27 April 2026

STATUTORY DECLARATION

PURSUANT TO SECTION 251(1)(B) OF THE COMPANIES ACT, 2016

I, SOO CHEE ONG (MIA No.: 24138), being the officer primarily responsible for the financial management of MAGNA PRIMA BERHAD, do solemnly and sincerely declare that the financial statements set out on pages 64 to 106 are to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the)
abovenamed SOO CHEE ONG)
at KUALA LUMPUR)
on this date of 27 April 2026)

SOO CHEE ONG

Before me,

COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF MAGNA PRIMA BERHAD

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Magna Prima Berhad, which comprise the statements of financial position as at 31 December 2025 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of material accounting policies, as set out on pages 64 to 106.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2025, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current year. We have determined that there are no key audit matters to communicate in our report in the financial statements of the Company. These matters were addressed in the context of our audit of the financial statements of the Group and the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report:

Key audit matters	How our audit addressed the key audit matters
Impairment of trade receivables *Refer to Note 2.3(ii), Note 2.21(iv) and Note 8 of the financial statements*	
The Group's net trade receivables amounting to RM67,104,530 as at 31 December 2025. It is consisting about 17% out of the Group's current assets. The assessment of impairment of trade receivables involves significant management judgment, particularly in estimating the Expected Credit Loss ("ECL") under Malaysian Accounting Standards Board MFRS 9 Financial Instruments.	Our audit procedures focused on the following: • We obtained an understanding of the Group's impairment assessment process and evaluated the design and implementation of relevant internal controls over credit monitoring. • We assessed the recoverability of trade receivables by analysing customers' historical payment trends, examining receipts during the financial year, and reviewing subsequent collections after the financial year end to evaluate the adequacy of the impairment allowance. • We reviewed the ageing profile of trade receivables to identify long-outstanding balances indicative of increased credit risk, evaluated management's justification for impairment provisions on significant overdue receivables and corroborating the basis of such assessments with appropriate explanations from management.

Independent Auditors' Report
To the members of Magna Prima Berhad

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the Annual Report but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

Auditors' Responsibilities for the Audit of the Financial Statements (Continued)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (continued)

- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act, 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, is disclosed in Note 7 to the financial statements.

Other Matters

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act, 2016 in Malaysia and for no other purpose. We do not assume any responsibility to any other person for the content of this report.

The financial statements for the financial year ended 31 December 2024 were audited by another firm of chartered accountants whose report dated 29 April 2025 expressed an unqualified opinion on those statements.

ONG & WONG
AF0241
Chartered Accountants

ONG KONG LAI
00494/06/2026 J
Chartered Accountant

KUALA LUMPUR
27 April 2026

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Non-Current Assets					
Property, plant and equipment	3	417,013	514,067	203,876	238,478
Right-of-use assets	4	831,716	95,473	769,295	-
Investment properties	5	-	-	-	-
Land held for property development	6	-	-	-	-
Investment in subsidiary companies	7	-	-	55,180,517	141,413,217
		1,248,729	609,540	56,153,688	141,651,695
Current Assets					
Inventories - property development costs	11	248,749,227	202,565,613	-	-
Inventories - developed properties held for sales	11	548,116	548,116	-	-
Contract assets	15	16,190,115	1,088,078	-	-
Contract cost assets	9	3,328,734	2,474,965	-	-
Trade and other receivables	8	67,777,967	154,559,852	183,443,884	237,572,209
Tax recoverable		-	-	186,024	248,725
Cash held under Housing Development Accounts	12	3,226,900	544,364	-	-
Fixed deposits placed with licensed banks	13	4,006,550	-	-	-
Cash and bank balances		45,021,896	6,933,662	37,343,715	2,427,688
		388,849,505	368,714,650	220,973,623	240,248,622
Current Liabilities					
Trade and other payables	14	57,076,301	36,464,309	5,712,935	97,266,215
Borrowings	16	-	-	-	-
Lease liabilities	17	253,364	20,151	232,223	-
Current tax liabilities		20,862	18,449,559	-	-
		57,350,527	54,934,019	5,945,158	97,266,215
Net current assets/(liabilities)		331,498,978	313,780,631	215,028,465	142,982,407
		332,747,707	314,390,171	271,182,153	284,634,102
Financed by:					
Share capital	18	150,945,315	150,945,315	150,945,315	150,945,315
Treasury shares	19	(2,385,431)	(2,385,431)	(2,385,431)	(2,385,431)
Reserves	20	177,253,987	165,755,366	122,065,262	136,074,218
Equity attributable to owners of the Company		325,813,871	314,315,250	270,625,146	284,634,102
Non-controlling interests		2,719	-	-	-
		325,816,590	314,315,250	270,625,146	284,634,102
Non-Current Liabilities					
Trade and other payables	14	6,320,330	-	-	-
Borrowings	16	-	-	-	-
Lease liabilities	17	594,387	58,521	557,007	-
Deferred taxation	10	16,400	16,400	-	-
		6,931,117	74,921	557,007	-
		332,747,707	314,390,171	271,182,153	284,634,102

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
Revenue	21	97,239,336	204,223,577	2,608,480	-
Cost of sales	22	(86,562,000)	(177,423,410)	-	-
Gross profit		10,677,336	26,800,167	2,608,480	-
Other operating income		11,367,492	617,466	557,224	98,996,790
Marketing and promotion expenses		(411,411)	(449,634)	-	-
Administration expenses		(6,398,056)	(5,431,503)	(3,390,905)	(3,887,015)
Other operating expenses		(5,104,915)	(4,749,424)	(13,621,579)	(46,063,994)
Profit/(Loss) from operations	23	10,130,446	16,787,072	(13,846,780)	49,045,781
Finance costs	24	(50,666)	(613,160)	(47,489)	-
Profit/(Loss) before taxation		10,079,780	16,173,912	(13,894,269)	49,045,781
Taxation	25	(1,629,764)	2,407,551	(114,687)	7,978,260
Profit/(Loss) for the financial year		8,450,016	18,581,463	(14,008,956)	57,024,041
Other comprehensive income/(loss):					
Item that may be reclassified subsequently to profit or loss					
Exchange differences arising from translation of foreign operations		3,038,824	2,449,490	-	-
Total comprehensive income/(loss) for the financial year		11,488,840	21,030,953	(14,008,956)	57,024,041
Profit/(Loss) for the financial year attributable to:					
Owners of the Company		8,459,797	18,581,463	(14,008,956)	57,024,041
Non-controlling Interests		(9,781)	-	-	-
		8,450,016	18,581,463	(14,008,956)	57,024,041
Total comprehensive income/(loss) for the financial year attributable to:					
Owners of the Company		11,498,621	21,030,953	(14,008,956)	57,024,041
Non-controlling Interests		(9,781)	-	-	-
		11,488,840	21,030,953	(14,008,956)	57,024,041
Earnings per share attributable to owners of the Company:					
Basic and diluted (sen)	26	2.10	4.63		

The accompanying notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Attributable to Owners of the Company							
	Non-distributable				Distributable			
	Share Capital RM	Treasury Shares RM	Translation Reserve RM	Other Reserve RM	Retained Profits RM	Sub-Total RM	Non-Controlling Interests RM	Total Equity RM
At 1 January 2025	150,945,315	(2,385,431)	(3,038,824)	(409,500)	169,203,690	314,315,250	-	314,315,250
Acquisition of subsidiary company	-	-	-	-	-	-	12,500	12,500
Profit for the financial year	-	-	-	-	8,459,797	8,459,797	(9,781)	8,450,016
Other comprehensive income:								
Exchange differences arising from translation of foreign operations	-	-	3,038,824	-	-	3,038,824	-	3,038,824
Total comprehensive income	-	-	3,038,824	-	8,459,797	11,498,621	(9,781)	11,488,840
At 31 December 2025	150,945,315	(2,385,431)	-	(409,500)	177,663,487	325,813,871	2,719	325,816,590
At 1 January 2024	150,945,315	(2,385,431)	(5,488,314)	(409,500)	150,622,227	293,284,297	-	293,284,297
Profit for the financial year	-	-	-	-	18,581,463	18,581,463	-	18,581,463
Other comprehensive income:								
Exchange differences arising from translation of foreign operations	-	-	2,449,490	-	-	2,449,490	-	2,449,490
Total comprehensive income	-	-	2,449,490	-	18,581,463	21,030,953	-	21,030,953
At 31 December 2024	150,945,315	(2,385,431)	(3,038,824)	(409,500)	169,203,690	314,315,250	-	314,315,250

The accompanying notes form an integral part of the financial statements.

COMPANY STATEMENT OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Share Capital RM	Non-distributable Treasury Shares RM	Other Reserve RM	Distributable Retained Profits RM	Total Equity RM
At 1 January 2025		150,945,315	(2,385,431)	(409,500)	136,483,718	284,634,102
Loss/Total comprehensive loss for the financial year		-	-	-	(14,008,956)	(14,008,956)
At 31 December 2025		150,945,315	(2,385,431)	(409,500)	122,474,762	270,625,146
At 1 January 2024		150,945,315	(2,385,431)	(409,500)	79,459,677	227,610,061
Income/Total comprehensive income for the financial year		-	-	-	57,024,041	57,024,041
At 31 December 2024		150,945,315	(2,385,431)	(409,500)	136,483,718	284,634,102

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Cash flows from operating activities					
Profit/(Loss) before taxation		10,079,780	16,173,912	(13,894,269)	49,045,781
Adjustments for:					
Depreciation of property, plant and equipment	3	111,172	51,494	50,997	9,070
Depreciation of right-of-use assets	4	222,347	26,038	202,446	-
Property, plant and equipment written off	3	34,328	1	-	-
Net impairment of contract assets	15	(13,506)	13,506	-	-
Net provision of expected credit loss allowance on:					
- trade, other receivables and deposits	8(b)	(1,946,988)	2,884,335	-	175,605
- advances to subsidiary companies	8(b)	-	-	13,621,082	36,046,227
Written off of amount due from subsidiaries		-	-	-	29,425
Impairment loss on investment in subsidiary companies	7	-	-	-	4,371,000
Reversal of provision on LAD		-	(388,301)	-	-
Gain on disposal, strike off and deemed disposal of subsidiaries		(1)	-	-	-
Unrealised foreign exchange (gain)/loss		3,038,824	-	-	(4,287,172)
Finance costs	24	50,666	613,160	47,489	-
Finance income		(7,734,142)	(48,766)	(557,223)	(3,930)
Operating profit/(loss) before changes in working capital		3,842,480	19,325,379	(529,478)	85,386,006
Changes in working capital:					
Land held for property development		-	1,015,812	-	-
Inventories		(46,183,615)	158,211,088	-	-
Contract assets		(15,088,531)	(1,101,584)	-	-
Contract cost assets		(853,769)	(2,474,965)	-	-
Trade and other receivables		94,871,996	(132,648,161)	(53,000)	(175,662)
Trade and other payables		26,932,323	11,431,111	(829,028)	1,424,162
Cash generated from/(used in) operations		63,520,884	53,758,680	(1,411,506)	86,634,506
Tax paid		(20,073,776)	(2,223,389)	(67,301)	(14,773)
Tax refunded		15,315	-	15,315	-
Interest received		1,591,019	48,766	557,223	3,930
Net cash from/(used in) operating activities		45,053,442	51,584,057	(906,269)	86,623,663

The accompanying notes form an integral part of the financial statements.

Statements of Cash Flows
For the financial year ended 31 December 2025

	Note	Group		Company	
		2025 RM	2024 RM	2025 RM	2024 RM
Cash flows from investing activities					
Purchase of property, plant and equipment		(48,446)	(484,140)	(16,395)	(242,140)
Purchase of right-of-use assets		13,151	-	-	-
Proceeds from issue of shares to non-controlling interests		12,500	-	-	-
Net cash inflow from disposals, strike off and deemed disposal of subsidiaries		1	-	-	-
Net cash used in investing activities		(22,794)	(484,140)	(16,395)	(242,140)
Cash flows from financing activities					
Repayment from/(to) related companies		-	-	36,068,691	(83,963,287)
Repayment of lease liabilities		(250,151)	(19,161)	(230,000)	-
Repayment of borrowings		-	(46,525,170)	-	-
Interest paid		(3,177)	(613,160)	-	-
Fixed deposits pledged with licensed bank		(4,006,550)	-	-	-
Net cash used in financing activities		(4,259,878)	(47,157,491)	35,838,691	(83,963,287)
Net increase in cash and cash equivalents		40,770,770	3,942,426	34,916,027	2,418,236
Cash and cash equivalents at the beginning of the financial year		7,478,026	1,174,728	2,427,688	9,452
Effect of changes in exchange rate		-	2,360,872	-	-
Cash and cash equivalents at the end of the financial year		48,248,796	7,478,026	37,343,715	2,427,688
Cash and cash equivalents at the end of the financial year comprises:					
Cash and bank balances		45,021,896	6,933,662	37,343,715	2,427,688
Cash held under Housing Development Accounts	12	3,226,900	544,364	-	-
Fixed and short-term deposits with licensed banks	13	4,006,550	-	-	-
		52,255,346	7,478,026	37,343,715	2,427,688
Less: Fixed deposits pledged with licensed banks		(4,006,550)	-	-	-
		48,248,796	7,478,026	37,343,715	2,427,688

The accompanying notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1. Corporate Information

The principal activities of the Company are investment holding and provision of management services. The principal activities of the subsidiary companies are set out in Note 7 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The Company is a public limited liability company, incorporated under the Malaysian Companies Act, 2016 and is listed on the Main Market of Bursa Malaysia Securities Berhad.

The registered office of business of the Company is located at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1 Medan Syed Putra Utara, 59200 Kuala Lumpur and the principal place of business of the Company is located at G-9, Subplace Boulevard, Pusat Komersil Vestland, No. 6, Jalan Juruanalisis U1/35, Seksyen U1, 40150 Shah Alam, Selangor Darul Ehsan.

The financial statements of the Group and of the Company for the financial year ended 31 December 2025 were authorised for issue in accordance with a resolution of the Board of Directors dated 27 April 2026.

2. Basis of Preparation and Material Accounting Policies

2.1 Statement of compliance

The financial statements of the Group and the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

(i) Changes in Accounting Policies and Effect Arising from Adoption of New and Revised Standards and Amendments.

The accounting policies adopted by the Group and the Company are consistent with those adopted in the previous financial year except for the adoption of the following new, revised MFRS and amendments interpretations which are effective for annual period beginning on or after 1 January 2025.

MFRSs/Amendments to MFRSs/IC Interpretations	Effective for Annual Periods Beginning on or After
MFRS 121: Lack of Exchangeability (Amendments to MFRS 121)	1 January 2025

(ii) Adoption of MFRS, Amendments/Improvement to MFRSs

The Group and the Company have not applied the following new MFRSs and amendments to MFRSs that have been issued by the MASB but are not yet effective for the Group and the Company:

MFRSs/Amendments to MFRSs/IC Interpretations	Effective for Annual Periods Beginning on or After
MFRS 1: Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026
MFRS 7: Amendments to the Classification and Measurement of Financial Instruments (Amendments to MFRS 9 and MFRS 7)	1 January 2026
MFRS 7: Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026
MFRS 7: Contracts Referencing Nature-Dependent Electricity (Amendments to MFRS 9 and MFRS7)	1 January 2026
MFRS 9: Amendments to the Classification and Measurement of Financial Instruments (Amendments to MFRS 9 and MFRS 7)	1 January 2026
MFRS 9: Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026

2. Basis of Preparation and Material Accounting Policies (Continued)

2.1 Statement of compliance (continued)

(ii) Adoption of MFRS, Amendments/Improvement to MFRSs (continued)

The Group and the Company have not applied the following new MFRSs and amendments to MFRSs that have been issued by the MASB but are not yet effective for the Group and the Company: (continued)

MFRSs/Amendments to MFRSs/IC Interpretations	**Effective for Annual Periods Beginning on or After**
MFRS 9: Contracts Referencing Nature-Dependent Electricity (Amendments to MFRS 9 and MFRS 7)	1 January 2026
MFRS 10: Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026
MFRS 107: Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026
MFRS 18: Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19: Subsidiaries without Public Accountability: Disclosures	1 January 2027
MFRS 10: Sale or Contribution of Assets between an Investor and its Associate and Joint Venture (Amendments to MFRS 10 and MFRS 128)	Deferred
MFRS 128: Sale or Contribution of Assets between an Investor and its Associate and Joint Venture (Amendments to MFRS 10 and MFRS 128)	Deferred

2.2 Functional and presentation currency

Items included in the financial statements of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The financial statements are presented in Ringgit Malaysia ("RM"), which is the Company's functional and presentation currency.

2.3 Significant accounting estimates and judgements

Estimates, assumptions concerning the future and judgements are made in the preparation of the financial statements. They affect the application of the Group's accounting policies, reported amounts of assets, liabilities, income and expenses, and disclosures made. They are assessed on an on-going basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances.

The key assumptions concerning the future and other key sources of estimation or uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(i) Revenue and cost recognition on property development activities by using input method

The Group recognises revenue and cost from certain property development activities in the profit or loss by using cost-based input method, which is measured on the basis of the Group's efforts or inputs to the actual property development costs incurred to date relative to the estimated total property development costs.

Significant judgement is involved in determining the progress of completion to the performance obligation and budgeting process in estimating the total property development costs. In making such judgement, the Group relies on past experience and continuous monitoring of the estimated total property development costs.

(ii) Measurement of expected credit loss allowance for financial assets

The loss allowances for financial assets are based on assumptions about risk of default and expected loss rates. The Group and the Company use judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's and the Company's past history, existing market conditions as well as forward looking estimates at the end of reporting period.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.4 Basis of consolidation for subsidiaries

Subsidiaries are entities, including structured entities, controlled by the Group. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The Group considers it has de-facto power over an investee when, despite not having the majority of voting rights, it has the current ability in circumstances where the size of the Group's voting rights relative to the size and dispersion of holdings of other shareholders to direct the activities of the investee that significantly affect the investee's return.

Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases.

Business combinations are accounted for using the acquisition method on the acquisition date. The consideration transferred includes the fair value of assets transferred, equity interest issued by the Group and liabilities assumed. Identifiable assets acquired, liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of the acquiree's identifiable net assets.

Acquisition-related costs are recognised in the profit or loss as incurred.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recognised as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the profit or loss.

Inter-company transactions, balances and unrealised gains and losses on transactions between group companies are eliminated. Accounting policies of subsidiaries have been adjusted where necessary to ensure consistency with the policies adopted by the Group.

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions. Any difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

Upon the loss of control of a subsidiary, the Group derecognises the assets and liabilities, any non-controlling interests and other components of equity related to the disposed subsidiary. Any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset depending on the level of influence retained.

2.5 Investments in subsidiaries

In the Company's separate financial statements, investments in subsidiaries are carried at cost less accumulated impairment losses. On disposal of investments in subsidiaries, the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.6 Property, plant and equipment

(i) Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses. The cost of an item of property, plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are recognised as expenses in profit or loss during the financial period in which they are incurred.

When significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains and losses on disposals are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment and are recognised in net in the profit or loss.

(ii) Depreciation and impairment

Leasehold land is amortised on a straight-line method over the lease term. All other property, plant and equipment are depreciated on a straight-line method to allocate the cost to their residual values over their estimated useful lives as follows:

Furniture, fittings and equipment	5 - 13 years
Motor vehicles	5 years
Office renovation	10 years

Depreciation methods, useful lives and residual values are reviewed at end of each reporting period, and adjusted as appropriate.

At the end of the reporting period, the Group assesses whether there is any indication of impairment. If such indications exist, an analysis is performed to assess whether the carrying amount of the asset is fully recoverable. A write down is made if the carrying amount exceeds the recoverable amount in accordance with accounting policy Note 2.8.

2.7 Investment properties

(i) Investment properties carried at fair value

Investment properties are properties which are owned or held under a leasehold interest to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are measured initially at cost and subsequently at fair value with any change therein recognised in profit or loss for the period in which they arise. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs (refer to accounting policy Note 2.15 on capitalisation of borrowing costs).

2. Basis of Preparation and Material Accounting Policies (Continued)

2.7 Investment properties (continued)

(i) Investment properties carried at fair value (continued)

Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

An investment property is de-recognised on its disposal, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount is recognised in profit or loss in the period in which the item is derecognised.

(ii) Determination of fair value

The fair values are based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections. Valuations are performed as of the financial position date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued.

2.8 Impairment of non-financial assets

Assets that have an indefinite useful life, such as goodwill or intangible assets not ready to use, are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation and depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount.

Impairment losses are recognised in profit or loss unless it reverses a previous revaluation in which it is charged to the revaluation surplus. Impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. An impairment loss is reversed only to the extent that the asset's carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised. Reversals of impairment losses are credited to profit or loss in the financial year in which the reversals are recognised.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.9 Non-current assets held for sale

Non-current assets are classified as held for sale when their carrying amount is to be recovered principally through a sale transaction rather than through continuing use and a sale is considered highly probable. They are stated at the lower of carrying amount and fair value less costs to sell.

The assets are not depreciated or amortised while they are classified as held-for-sale. Any impairment loss on initial classification and subsequent measurement is recognised as an expense. Any subsequent increase in fair value less costs to sell (not exceeding the accumulated impairment loss that has been previously recognised) is recognised in profit or loss.

2.10 Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, balances and deposits with banks and highly liquid investments which have an insignificant risk of changes in fair value with original maturities of three months or less, and are used by the Group and the Company in the management of their short-term commitments. For the purpose of the statements of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged deposits.

2.11 Land held for property development

Land held for property development consists of land held for future development activities where no significant development has been undertaken or where development activities are not expected to be completed within the normal operating cycle. Such land is classified as non-current assets and is stated at cost less any accumulated impairment losses.

Land held for property development is reclassified as inventories – properties under development when the development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

Cost associated with the acquisition of land includes the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

2.12 Inventories

Properties under development

Properties under development are stated at the lower of cost and net realisable value. Net realisable value is determined by reference to the sale proceeds of properties sold in the ordinary course of business, less applicable variable selling expenses and the anticipated costs to completion, or by management estimates based on prevailing marketing conditions.

Development costs comprise cost of land use rights, construction costs, borrowing costs capitalised for qualifying assets and professional fees incurred during the development period. On completion, sold properties are recognised in profit or loss and unsold properties are transferred to developed properties held for sale.

Developed properties held for sale

Developed properties which represent completed units held for sale are stated at the lower of cost and net realisable value. Cost consist of costs associated with the acquisition of land, direct costs, appropriate proportions of common costs attributable to developing the properties to completion and borrowing costs.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.13 Contingent assets and contingent liabilities

A contingent asset is a possible asset that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group. The Group does not recognise contingent assets but disclose its existence where inflows of economic benefits are probable, but not virtually certain.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. The Group does not recognise a contingent liability but discloses its existence in the financial statements.

2.14 Operating segments

Operating segments are reported in a manner consistent with the internal reporting and are regularly reviewed by the chief operating decision-maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as the Board of Directors.

2.15 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

2.16 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate of the amount can be made. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the amount of a provision is the present value of the expenditure expected to be required to settle the obligation.

2.17 Foreign currencies

(i) Foreign currency transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Non-monetary items denominated in foreign currencies measured at fair value are translated using the spot exchange rates at the date when the fair value was determined. Exchange differences arising on the translation of non-monetary items carried at fair value are included in profit or loss, except for the differences arising on the translation of non-monetary items in respect of which gains and losses are recognised in other comprehensive income.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.17 Foreign currencies (Continued)

(ii) Foreign operations

The results and financial position of foreign operations that have a functional currency different from the presentation currency of the consolidated financial statements are translated into the presentation currency as follows:

- assets and liabilities of foreign operations are translated at the closing rate prevailing at the reporting date;
- income and expenses for each statement of profit or loss and other comprehensive income presented are translated at average exchange rates for the year, which approximates the exchange rates at the dates of the transactions; and
- all resulting exchange differences are taken directly to other comprehensive income through the translation reserve.

On the disposal of a foreign operation, the cumulative amount of the exchange differences relating to that foreign operation, recognised in other comprehensive income and accumulated in the separate component of equity are reclassified to profit or loss.

In the case of a partial disposal that does not result in the Group losing control over a subsidiary that includes a foreign operation, the proportionate share of accumulated exchange differences are re-attributed to non-controlling interests and are not recognised in profit or loss.

In the consolidated financial statements, when settlement of a monetary item receivable from or payable to a foreign operation is neither planned nor likely in the foreseeable future, foreign exchange gains and losses arising from such a monetary item are considered to form part of a net investment in a foreign operation and are recognised in other comprehensive income through the translation reserve.

2.18 Equity instruments

(i) Share capital

Ordinary shares and non-redeemable preference shares with discretionary dividends are classified as equity. Other shares are classified as equity and/or liability according to the economic substance of the particular instrument.

The transaction costs of an equity transaction are accounted for as a deduction from equity, net of tax. Equity transaction costs comprise only those incremental external costs directly attributable to the equity transaction which would otherwise have been avoided.

(ii) Treasury shares

Where the Company or its subsidiaries purchases the Company's equity share capital (treasury shares), the consideration paid, including any directly attributable incremental external costs, net of tax, is included in equity attributable to the Company's equity holders as treasury shares until they are cancelled, reissued or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs and the related tax effects, are included in equity attributable to the Company's equity holders.

Notes to the Financial Statements

2. Basis of Preparation and Material Accounting Policies (Continued)

2.19 Revenue and income recognition

(i) Revenue from contracts with customers

Revenue is recognised by reference to each distinct performance obligation promised in the contract with customer when or as the Group and the Company transfers the control of the goods or services promised in a contract and the customer obtains control of the goods or services. Depending on the substance of the respective contract with customer, the control of the promised goods or services may transfer over time or at a point in time.

A contract with customer exists when the contract has commercial substance, the Group and the Company and its customer have approved the contract and intend to perform their respective obligations, the Group's and the Company's and the customer's rights regarding the goods or services to be transferred and the payment terms can be identified, and it is probable that the Group and the Company will collect the consideration to which it will be entitled to in exchange of those goods or services.

<u>Property development activities</u>

Revenue from property development and construction activities is recognised when or as the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group's and the Company's performance:

- creates and enhances an asset that the customer controls as the Group and the Company performs; or
- do not create an asset with an alternative use to the Group and the Company and the Group and the Company has an enforceable right to payment for performance completed to date.

Revenue for performance obligation that is not satisfied over time is recognised at a point in time at which the customer obtains control of the promised goods or services.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The progress towards complete satisfaction of the performance obligation is measured based on one of the following methods that best depict the Group's and the Company's performance in satisfying the performance obligation:

- the Group's and the Company's effort or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development costs incurred up to the end of the reporting period as a percentage of total estimated costs for complete satisfaction of the contract); or
- Revenue of property development is recognised over time using output method, which is based on the milestone stated in the agreement.

Incremental costs of obtaining a contract, if recoverable, are capitalised as contract cost assets and are subsequently amortised consistently with the pattern of revenue for the related contract.

<u>Sale of inventories of completed properties</u>

Revenue from the sale of inventories of completed properties is recognised net of discounts at the point in time when control of the properties is transferred to the customer, generally on delivery of the goods. Revenue is not recognised to the extent where there are significant uncertainties regarding the recovery of the consideration due, associated costs or the possible return of properties.

(ii) Other revenue and income

Revenue and income from other sources are recognised as follows:

<u>Rental income</u>

Rental income is recognised on a straight-line basis over the tenure of the lease.

<u>Interest income</u>

Interest income is recognised on an accrual basis using the effective interest method.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.20 Current and deferred income tax

The tax expense for the period comprises current and deferred income tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

Current income tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is recognised, using the liability method, on temporary differences arising between the amounts attributed to assets and liabilities for tax purposes and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses or unused tax credits can be utilised.

Deferred and current tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.21 Financial assets

(i) Classification

The Group classifies its financial assets in the following measurement categories:

- Amortised cost;
- Fair value through other comprehensive income (“FVOCI”); and
- Fair value through profit or loss (“FVTPL”)

The classification depends on the Group’s business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

The Group reclassifies debt instruments when and only when its business model for managing those assets changes.

(ii) Recognition and initial measurement

Regular purchases and sales of financial assets are recognised on the trade-date, the date on which the Group commits to purchase or sell the asset.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Notes to the Financial Statements

2. Basis of Preparation and Material Accounting Policies (Continued)

2.21 Financial assets (continued)

(iii) Subsequent measurement

Debt instruments

Debt instruments mainly comprise of cash and cash equivalents and trade and other receivables.

There are three subsequent measurement categories, depending on the Group's business model for managing the asset and the cash flow characteristics of the asset:

- Amortised cost

  Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

- FVOCI

  Debt instruments that are held for collection of contractual cash flows and for sale, and where the assets' cash flows represent solely payments of principal and interest, are classified as FVOCI. Movements in fair values are recognised in Other Comprehensive Income ("OCI") and accumulated in fair value reserve, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses, which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss. Interest income from these financial assets is recognised using the effective interest rate method in profit or loss.

- FVTPL

  Debt instruments that are held for trading as well as those that do not meet the criteria for classification as amortised cost or FVOCI are classified as FVTPL. Movement in fair values and interest income is recognised in profit or loss in the period in which it arises.

Equity instruments

The Group subsequently measures all its equity investments at fair value. Equity investments are classified as FVTPL with movements in their fair values recognised in profit or loss in the period in which the changes arise, except for those equity securities which are not held for trading. The Group has elected to recognise changes in fair value of equity securities not held for trading in OCI as these are strategic investments and the Group considers this to be more relevant.

Movements in fair values of investments classified as FVOCI are recognised in OCI. Dividends from equity investments are recognised in profit or loss when the Group's and Company's right to receive payments is established.

(iv) Impairment

The Group and the Company assess expected credit losses associated with its debt instruments carried at amortised cost and at FVOCI on a forward-looking basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Expected credit losses represent a probability-weighted estimate of the difference between present value of cash flows according to contract and present value of cash flows the Group and the Company expect to receive, over the remaining life of the financial instrument.

For trade receivables and contract assets, the Group applies the simplified approach, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

While cash and cash equivalents are also subject to the impairment requirements of MFRS 9, the identified impairment loss was immaterial.

2. Basis of Preparation and Material Accounting Policies (Continued)

2.21 Financial assets (continued)

(iv) Impairment (continued)

In measuring expected credit losses, trade receivables and contract assets are grouped based on shared credit risk characteristics and days past due. The contract assets relate to unbilled work in progress, which have substantially the same risk characteristics as the trade receivables for the same type of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking factors affecting the ability of the customers to settle the receivables.

The Group and the Company define a financial instrument as default, which is aligned with the definition of credit-impaired, when the debtor meets unlikeliness to pay criteria, which indicates the debtor is in significant financial difficulty. The Group and the Company consider the following instances:

- The debtor is in breach of financial covenants
- Concessions have been made by the Group and the Company related to the debtor’s financial difficulty
- It is becoming probable that the debtor will enter bankruptcy or other financial reorganisation
- The debtor is insolvent

Financial assets that are credit-impaired are assessed for impairment on an individual basis.

The Group and the Company write off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. The assessment of no reasonable expectation of recovery is based on unavailability of debtor’s sources of income or assets to generate sufficient future cash flows to repay the amount. The Group and the Company may write-off financial assets that are still subject to enforcement activity.

2.22 Financial liabilities

Financial liabilities are initially recognised at fair value net of transaction costs for all financial liabilities not carried at fair value through profit or loss. Financial liabilities carried at fair value through profit or loss are initially recognised at fair value, and transaction costs are expensed in profit or loss.

Fair value though profit or loss category comprises financial liabilities that are derivatives (except for a derivative that is a financial guarantee or a designated and effective hedging instrument) or financial liabilities that are specifically designated into this category upon initial recognition.

All financial liabilities are subsequently measured at amortised cost using the effective interest method other than those categorised as fair value through profit or loss.

Other financial liabilities categorised as fair value through profit or loss are subsequently measured at their fair values with the gain or loss recognised in profit or loss.

2.23 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount presented in the statements of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously.

Notes to the Financial Statements

2. Basis of Preparation and Material Accounting Policies (Continued)

2.24 Employee benefits

(i) Short-term employee benefits

Short-term employee benefit obligations in respect of salaries, annual bonuses, paid annual leave and sick leave are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short-term cash bonus if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(ii) Defined contribution plans

As required by law, companies in Malaysia make contributions to the state pension scheme, the Employees Provident Fund ("EPF"). Such contributions are recognised as an expense in profit or loss in the period to which they relate.

2.25 Leases

(i) Accounting by lessee

Leases are recognised as right-of-use assets and a corresponding liability at the commencement date on which the leased asset is available for use by the Group and the Company.

In determining the lease term, the Group and the Company considers all facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option. Extension or termination options are taken into consideration in determining the lease term if it is reasonably certain that the lease will be extended or terminated.

Right-of-use assets are initially measured at cost comprising the following:

- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentive received;
- Any initial direct costs; and
- Decommissioning or restoration costs

Right-of-use assets are subsequently measured at cost, less accumulated depreciation and impairment loss. The right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group and the Company are reasonably certain that it will exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

The right-of-use asset under cost model is depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the ROU asset or at the end of the lease term. The estimated useful lives of the ROU assets are determined on the same basis as those of property, plant and equipment as follows:

- Motor vehicles by useful life of 5 years

Lease liabilities are initially measured at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the lessee's incremental borrowing rate is used. Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Short-term leases are leases with a lease term of 12 months or less. Payments associated with short-term leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss.

(ii) Accounting by lessor – Operating lease

The Group and the Company classify a lease as an operating lease if the lease does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee.

The Group and the Company recognises lease payments received under operating leases as lease income on a straight-line basis over the lease term.

3. Property, Plant and Equipment

	Furniture, fittings and equipment RM	Motor vehicles RM	Office renovation RM	Total RM
Group				
2025				
Cost				
At 1.1.2025	488,002	675,000	325,723	1,488,725
Addition	48,446	-	-	48,446
Written off	(71,359)	-	(325,723)	(397,082)
At 31.12.2025	465,089	675,000	-	1,140,089
Accumulated depreciation				
At 1.1.2025	469,945	218,734	285,979	974,658
Charge for the financial year	11,342	94,400	5,430	111,172
Written off	(71,345)	-	(291,409)	(362,754)
At 31.12.2025	409,942	313,134	-	723,076
Carrying amount				
At 31.12.2025	55,147	361,866	-	417,013
2024				
Cost				
At 1.1.2024	480,450	203,000	325,723	1,009,173
Addition	12,140	472,000	-	484,140
Written off	(4,588)	-	-	(4,588)
At 31.12.2024	488,002	675,000	325,723	1,488,725
Accumulated depreciation				
At 1.1.2024	471,344	203,000	253,407	927,751
Charge for the financial year	3,188	15,734	32,572	51,494
Written off	(4,587)	-	-	(4,587)
At 31.12.2024	469,945	218,734	285,979	974,658
Carrying amount				
At 31.12.2024	18,057	456,266	39,744	514,067

	Furniture, fittings and equipment RM	Motor vehicles RM	Total RM
Company			
2025			
Cost			
At 1.1.2025	24,747	230,000	254,747
Additions	16,395	-	16,395
At 31.12.2025	41,142	230,000	271,142
Accumulated depreciation			
At 1.1.2025	8,602	7,667	16,269
Charge for the financial year	4,997	46,000	50,997
At 31.12.2025	13,599	53,667	67,266
Carrying amount			
At 31.12.2025	27,543	176,333	203,876

Notes to the Financial Statements

3. Property, Plant and Equipment (Continued)

	Furniture, fittings and equipment RM	Motor vehicles RM	Total RM
Company			
2024			
Cost			
At 1.1.2024	12,607	-	12,607
Additions	12,140	230,000	242,140
At 31.12.2024	24,747	230,000	254,747
Accumulated depreciation			
At 1.1.2024	7,199	-	7,199
Charge for the financial year	1,403	7,667	9,070
At 31.12.2024	8,602	7,667	16,269
Carrying amount			
At 31.12.2024	16,145	222,333	238,478

4. Right-of-Use Assets

	Group	
	2025 RM	2024 RM
Cost		
At 1 January	130,190	130,190
Additions	971,741	-
Derecognition	(13,151)	-
At 31 December	1,088,780	130,190
Accumulated depreciation		
At 1 January	34,717	8,679
Charge for the financial year	222,347	26,038
At 31 December	257,064	34,717
Carrying amount		
At 31 December	831,716	95,473

The net carrying amount of the right-of-use assets comprise of motor vehicles pledged for the credit facilities (Note 17). The Group acquired the assets by cash payment of RM30,587 and financed by lease liabilities - RM99,603.

4. Right-of-Use Assets (Continued)

	Company 2025 RM	Company 2024 RM
Cost		
At 1 January	-	-
Additions	971,741	-
At 31 December	971,741	-
Accumulated depreciation		
At 1 January	-	-
Charge for the financial year	202,446	-
At 31 December	202,446	-
Carrying amount		
At 31 December	769,295	-

5. Investment Properties

	At fair value			
	Building RM	Freehold land RM	Leasehold land RM	Total RM
Group				
2025				
At 1 January/31 December	-	-	-	-
2024				
At 1 January	-	300,000,000	-	300,000,000
Reclass to inventories (Note 11)	-	(300,000,000)	-	(300,000,000)
At 31 December	-	-	-	-

Freehold land with a carrying amount of RM NIL (2024: RM NIL) have been pledged to a financier to secure banking facilities granted to the Group as disclosed in Note 16 to the financial statements. With the commencement of the project during the year, investment properties amounting to RM300,000,000 reclassified as inventories.

<u>Fair value information</u>

Investment properties are stated at fair value, which has been determined based on valuations performed by an independent valuer, VPC Alliance (PJ) Sdn. Bhd. The independent valuer specialises in valuing these types of investment properties. The fair value of the properties has been determined using comparison method depending on the nature of the properties. The comparison method entails comparing the properties with comparable properties which have been sold or are being offered for sale and making adjustments for factors which affect value such as location and accessibility, size, building construction and finishes, building services, management and maintenance, age and state of repair, market conditions and other relevant characteristics.

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: Quoted prices in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly, or indirectly.
- Level 3: Inputs for the asset or liability that is not based on observable market data.

Notes to the Financial Statements

5. Investment Properties (Continued)

Fair value hierarchy of the investment properties are as follows:

	Level 2	
	2025	**2024**
	RM	**RM**
Freehold land	-	-

6. Land Held for Property Development

	Freehold land RM	Leasehold land RM	Development expenditure RM	Total RM
Group				
2025				
At 1 January/ 31 December	-	-	-	-
2024				
At 1 January	-	-	1,015,812	1,015,812
Transfer to inventories (Note 11)	-	-	(1,015,812)	(1,015,812)
At 31 December	-	-	-	-

7. Investment in Subsidiary Companies

	In Malaysia RM	Outside Malaysia RM	Total RM
Company			
2025			
Unquoted shares, at cost			
At 1 January	69,209,850	99,460,398	168,670,248
Disposal and strike-off	(3,886,248)	(99,460,398)	(103,346,646)
	65,323,602	-	65,323,602
Accumulated impairment loss	(10,143,085)	-	(10,143,085)
At 31 December	55,180,517	-	55,180,517
Company			
2024			
Unquoted shares, at cost			
At 1 January	69,209,850	99,460,398	168,670,248
Accumulated impairment loss	(14,029,333)	(13,227,698)	(27,257,031)
At 31 December	55,180,517	86,232,700	141,413,217

	Company	
	2025	**2024**
	RM	**RM**
Represented by:		
Ordinary shares	55,179,517	141,412,217
Redeemable preference shares	1,000	1,000
	55,180,517	141,413,217

7. Investment in Subsidiary Companies (Continued)

The movement on the Company's impairment loss on investment in subsidiary companies are as follows:

	Company	
	2025 RM	2024 RM
At 1 January	27,257,031	22,886,031
Additions during the financial year	-	4,371,000
Written off	(17,113,946)	-
At 31 December	10,143,085	27,257,031

(a) The subsidiary companies and shareholdings therein are as follows:

Name of companies	Country of incorporation/ Principal place of business	Effective ownership and voting interest (%) 2025	2024	Principal activities
Magna Prima Development Sdn. Bhd.	Malaysia	100	100	Property development and provision of management services
Twinicon (M) Sdn. Bhd.	Malaysia	100	100	Property development
Magna Mix Sdn. Bhd.	Malaysia	-	100	Manufacturing and trading in ready mixed concrete
Pembinaan Contamaju-Infocast Sdn. Bhd.^	Malaysia	-	100	Civil engineering and building construction
Permata Juang (M) Sdn. Bhd.	Malaysia	100	100	Property development
Magna City Shah Alam Sdn. Bhd.	Malaysia	100	100	Property development
Magna Shah Alam Sdn. Bhd.	Malaysia	100	100	Dormant
Magna Prima Australia Pty. Ltd.*	Australia	-	100	Property development
Magna Ecocity Sdn. Bhd. #	Malaysia	100	100	Property development
Subsidiaries of Magna Prima Development Sdn. Bhd.				
Magna Park Sdn. Bhd.	Malaysia	100	100	Investment holding and property development
Magna Ecocity Sdn. Bhd.#	Malaysia	100	100	Property development
Subsidiaries of Twinicon (M) Sdn. Bhd.				
Armani Crest Sdn. Bhd. +	Malaysia	75	-	Property development and investment holding

& On 8 September 2025, the Group executed a Sale and Purchase Agreement (SPA) with Fong Teck Keong for the disposal of its entire equity interest in Magna Mix Sdn Bhd. for a cash consideration of RM1.00.

^ On 28 July 2025, Pembinaan Contamaju-Infocast Sdn. Bhd. was struck off under section 550 of the Companies Act 2026.

* On 24 March 2025, Magna Prima Australia Pty. Ltd. was deregistered under section 601AA(4) of the Corporations Act 2001, ASIC.

30% equity interest held by the Company and 70% held by Magna Prima Development Sdn. Bhd.

\+ On 10 July 2025, Armani Crest Sdn. Bhd. was incorporated under the Companies Act 2016. Twinicon (M) Sdn. Bhd. holds a 75% equity interest in Armani Crest Sdn. Bhd., with the remaining 25% held by Crest Star Land Sdn. Bhd.

Notes to the Financial Statements

8. Trade and Other Receivables

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Trade receivables	68,370,392	157,323,480	-	-
Less: Expected credit loss allowance	(1,265,862)	(3,100,000)	-	-
	67,104,530	154,223,480	-	-
Other receivables	3,087,072	3,064,843	175,699	175,699
Less: Expected credit loss allowance	(2,893,392)	(3,006,423)	(175,605)	(175,605)
	193,680	58,420	94	94
Deposits	479,937	277,952	53,000	-
Less: Expected credit loss allowance	(180)	-	-	-
	479,757	277,952	53,000	-
Amount due from subsidiaries companies	-	-	239,266,881	279,827,124
Less: Expected credit loss allowance	-	-	(55,876,091)	(42,255,009)
	-	-	183,390,790	237,572,115
	67,777,967	154,559,852	183,443,884	237,572,209
Analysed as:				
Current				
Trade receivables	67,104,530	154,223,480	-	-
Other receivables	193,680	58,420	94	94
Deposits	479,757	277,952	53,000	-
Amount due from subsidiaries companies	-	-	183,390,790	237,572,115
	67,777,967	154,559,852	183,443,884	237,572,209

The Group's trade credit terms are 30 days (2024: 30 days). Other credit terms are assessed and approved on a case-by-case basis.

The ageing analysis of trade receivables are as follows:

	Group	
	2025 RM	2024 RM
Neither past due or impaired	68,370,392	157,323,480
1 - 90 days past due but not impaired	-	-
91 - 180 days past due but not impaired	-	-
181 - 365 days past due but not impaired	-	-
More than 365 days past due but not impaired	-	-
	-	-
Individually impaired	-	-
	68,370,392	157,323,480

8. Trade and Other Receivables (Continued)

(a) Trade receivables

As at 31 December 2025, the expected credit loss allowance on trade receivables is RM1,265,862 (2024: RM3,100,000).

The Group's trade receivables amounting to RM NIL (2024: NIL) were past due at the reporting date but not impaired. The balances consist of amount owing by the purchasers where the Group has a corresponding payable amount relating to the payment of liquidated and ascertained damages classified as contract liabilities as disclosed in Note 15 to the financial statements.

Included in trade receivables is trade receivable in which there is common shareholder amounting to RM14,886,334 (2024: RM127,400,000).

(b) Movements of expected credit loss allowances on trade receivables, other receivables and deposits are as follows:

	Group		
	Trade receivables RM	Other receivables RM	Deposits RM
2025			
At 1 January	3,100,000	3,006,423	-
Charged during the financial year	1,265,862	-	180
Reversal during the financial year	(3,100,000)	(113,031)	-
	(1,834,138)	(113,031)	180
At 31 December	1,265,862	2,893,392	180
2024			
At 1 January	468,750	3,455,456	-
Charged during the financial year	2,631,250	253,085	-
Written-off	-	(702,118)	-
	2,631,250	(449,033)	-
At 31 December	3,100,000	3,006,423	-
Represented by:			
2025			
General impairment	1,265,862	-	-
Specific impairment	-	2,893,392	180
	1,265,862	2,893,392	180
2024			
General impairment	3,100,000	-	-
Specific impairment	-	3,006,423	-
	3,100,000	3,006,423	-

Notes to the Financial Statements

8. Trade and Other Receivables (Continued)

(b) Movements of expected credit loss allowances on trade receivables, other receivables and deposits are as follows (continued):

	Company		
	Other receivables RM	Deposits RM	Amount due from subsidiary companies RM
2025			
At 1 January	175,605	-	42,255,009
Charged during the financial year	-	-	13,621,082
At 31 December	175,605	-	55,876,091
2024			
At 1 January	-	-	6,208,782
Charged during the financial year	175,605	-	36,046,227
At 31 December	175,605	-	42,255,009
Represented by:			
2025			
Specific impairment	175,605	-	55,876,091
2024			
Specific impairment	175,605	-	42,255,009

9. Contract Cost Assets

The movement on the Group's contract cost assets during the financial year is as follows:

	Group	
	2025 RM	2024 RM
At 1 January	2,474,965	-
Additions during the financial year	5,575,825	2,700,149
Amortisation during the financial year	(4,722,056)	(225,184)
At 31 December	3,328,734	2,474,965

The Group recognised an asset in relation to costs incurred to secure sales contracts.

10. Deferred Taxation

Movements of the net deferred tax liabilities are as follows:

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
At 1 January	(16,400)	(14,059,850)	-	-
Recognised in profit or loss (Note 25):	-	14,043,450	-	-
At 31 December	(16,400)	(16,400)	-	-

10. Deferred Taxation (Continued)

The components of deferred tax liabilities of the Group and the Company during the financial year prior to offsetting are as follows:

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Deferred tax liabilities:				
- property, plant and equipment	(16,400)	(16,400)	-	-

Deferred tax assets have not been recognised for the following items:

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Temporary differences	616,940	(516,205)	118,402	(202,347)
Unutilised capital allowances	112,771	843,567	58,549	35,645
Unutilised tax losses	43,637,923	48,547,799	8,738,063	8,738,063
	44,367,634	48,875,161	8,915,014	8,571,361
Deferred tax assets not recognised at 24% (2024: 24%)	10,648,232	11,730,039	2,139,603	2,057,127

Deferred tax assets have not been recognised in respect of these items as it is not probable that the future taxable profit of the company will be available against which the deductible temporary differences can be utilised. In accordance with the Finance Act 2021, the unabsorbed tax losses can be carried forward up to 10 years and will be disregarded at the end of 10 years, the following table analyses the unabsorbed tax losses of the Company for the respective years of assessments (YAs) and the years of assessment of such unabsorbed tax losses will be disregarded:

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Disregarded in:				
YA 2029	13,742,419	17,411,456	4,030,385	4,030,385
YA 2030	9,488,833	9,488,833	2,483,484	2,483,484
YA 2031	51,673	51,673	-	-
YA 2032	235,258	235,258	235,258	235,258
YA 2033	3,561,355	3,561,355	283,426	283,426
YA 2034	13,511,098	14,606,409	588,851	588,851
YA 2035	2,379,073	3,192,815	1,116,659	1,116,659
YA 2036	668,214	-	-	-
	43,637,923	48,547,799	8,738,063	8,738,063

11. Inventories

	Group	
	2025	2024
	RM	RM
Current		
Cost:		
Property development costs	248,749,227	202,565,613
Developed properties held for sale	548,116	548,116
	249,297,343	203,113,729

Notes to the Financial Statements

11. Inventories (Continued)

Movements of developed properties held for sale are as follows:

	Group 2025 RM	Group 2024 RM
At 1 January	548,116	780,848
Sale of properties	-	(232,732)
At 31 December	548,116	548,116

Movements of properties development costs are as follows:

	Group 2025 RM	Group 2024 RM
Freehold and leasehold land, at cost	436,476,585	143,000,000
Property development costs	59,535,337	34,154,784
At 1 January	496,011,922	177,154,784
Transferred from land held for property development (Note 6) and investment property (Note 5)		
Freehold and leasehold land	-	293,476,585
Property development costs	-	7,539,227
	-	301,015,812
Cost incurred during the financial year		
Freehold and leasehold land	59,775,000	-
Property development costs	67,902,737	17,841,326
	127,677,737	17,841,326
Cumulative costs recognised in profit or loss		
At 1 January	(293,446,309)	(116,610,815)
Recognised during the financial year	(81,494,123)	(176,835,494)
At 31 December	(374,940,432)	(293,446,309)
At 31 December		
Freehold and leasehold land	213,566,657	179,914,800
Property development costs	35,182,570	22,650,813
	248,749,227	202,565,613

12. Cash Held under Housing Development Accounts

Cash held under the Housing Development Accounts represents monies received from purchasers of properties less payments or withdrawals in accordance with the Housing Development (Control and Licensing) Act 1966.

13. Fixed Deposits Placed with Licensed Banks

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Fixed deposits pledged with licensed banks	4,006,550	-	-	-
Other short-term deposits	-	-	-	-
	4,006,550	-	-	-

14. Trade and Other Payables

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Current				
Trade payables	34,427,620	12,538,600	-	-
Amount owing to subsidiary companies	-	-	4,669,584	95,393,836
Other payables	6,440,911	6,597,099	329,171	300,570
Refundable deposits	12,600,841	13,726,208	-	-
Accruals	2,273,287	2,134,593	144,900	104,000
Payroll liabilities	1,333,642	1,467,809	569,280	1,467,809
	57,076,301	36,464,309	5,712,935	97,266,215
Non-Current				
Trade payables	6,320,330	-	-	-

(a) Trade payables

(i) The Group's trade credit terms range from 30 to 120 days (2024: 30 to 120 days).

(ii) Included in trade payables is trade payable in which there is common directors amounting to RM12,944,466 (2024: RM10,699,531).

(b) Amount owing to subsidiary companies

Amount owing to subsidiary companies are non-trade in nature, unsecured, interest-free and repayable on demand.

(c) Included in other payables:

(i) of the Group is an other payable arising from rental of office and related expenses thereon amounting to RM255,000 (2024: RMNIL) owing to a company with a common shareholder.

(ii) of the Group is a provision of loss amounting to RM5,279,342 (2024: RM5,279,342) for a project.

(d) Included in refundable deposits of the Group are booking fees received from:

(i) a company in which a director has substantial financial interest amounting to RMNIL (2024: RM1,000,000).

(ii) a company in which there is common directors amounting to RM12,526,487 (2024: RM12,600,000).

Notes to the Financial Statements

15. Contract Assets

	Group 2025 RM	Group 2024 RM
At 1 January	1,088,078	-
Property development revenue recognised during the financial year	58,347,364	3,688,777
Billings during the financial year	(43,258,833)	(2,587,193)
Expected credit loss allowance	13,506	(13,506)
At 31 December	16,190,115	1,088,078

16. Borrowings

	Group 2025 RM	Group 2024 RM
Current		
Term loans – secured	-	-
	-	-

The above credit facilities obtained are secured on the following:

(a) Legal charge on the Group' freehold land and leasehold land as stated in Note 5 and Note 6 to the financial statements;
(b) Corporate guarantee by the Company and third party; and
(c) Personal guarantee by one of the Directors;

The range of effective interest rates are as follows:

	2025 %	2024 %
Term loans	-	-

The Group had rescheduled the borrowings with financial institution:

(i) To pay RM25,000,000 in one lump sum by 28/12/2023;
(ii) Equal monthly instalments of RM200,000 from 1/12/2023 until 1/5/2024;
(iii) To pay balancing borrowing by 1/6/2024.

The Group had settled the borrowings during the previous financial year.

17. Lease liabilities

	Group 2025 RM	Group 2024 RM
Future minimum lease payments		
Not later than one year	299,328	23,328
Later than one year and not later than five years	636,824	62,152
	936,152	85,480
Less: future finance charges	(88,401)	(6,808)
	847,751	78,672
Present value of liabilities		
Due within 12 months	253,364	20,151
Due after 12 months	594,387	58,521
	847,751	78,672

The effective interest rate of the Group are 4.91% (2024: 4.59%) per annum for finance lease and 6.40% (2024: NIL%) per annum for operating lease.

	Company 2025 RM	Company 2024 RM
Future minimum lease payments		
Not later than one year	276,000	-
Later than one year and not later than five years	598,000	-
	874,000	-
Less: future finance charges	(84,770)	-
	789,230	-
Present value of liabilities		
Due within 12 months	232,223	-
Due after 12 months	557,007	-
	789,230	-

The effective interest rate of the Company is 6.40% (2024: NIL%) per annum for operating lease.

18. Share capital

	Group/Company 2025 Number of shares	Group/Company 2025 Amount RM	Group/Company 2024 Number of shares	Group/Company 2024 Amount RM
Issued and fully paid				
At 1 January/31 December	401,438,040	150,945,315	401,438,040	150,945,315

19. Treasury Shares

	Group/Company 2025 Number of shares	Group/Company 2025 Amount RM	Group/Company 2024 Number of shares	Group/Company 2024 Amount RM
At 1 January/31 December	2,285,500	2,385,431	2,285,500	2,385,431

Notes to the Financial Statements

19. Treasury Shares (Continued)

The shareholders of the Company had approved an ordinary resolution at the Annual General Meeting held on 20 May 2015 for the Company to repurchase its own shares up to 10% of the issued and paid-up capital of the Company. The Company had repurchased the following ordinary shares from the open market as follows:

Financial year	ordinary shares RM	per share RM	Total cost
2015	85,200	0.902	76,888
2016	2,200,300	1.049	2,308,543
	2,285,500		2,385,431

The repurchase transactions were financed by internally generated funds. The repurchased shares are being held as treasury shares and carried at cost in accordance with Section 127 of the Companies Act, 2016 in Malaysia. There has been no sale or cancellation of such shares as of to date.

20. Reserve

The details of reserves:

(i) Foreign currency translation reserve

The foreign currency translation reserve represents an exchange difference arising from the translation of the financial statements of foreign operation whose functional currency is different from that of the Group's presentation currency.

(ii) Other reserve

In the financial year 2008, a customer of Sinaran Sensasi Construction Sdn Bhd (a former subsidiary) settled their debt by transferring Magna Prima Berhad shares to Magna Prima Berhad to be held in trust. The number of shares is 1,638,000 (2024: 1,638,000).

21. Revenue

Revenue recognised from contracts with customers is as follows:

	Group	
	2025 RM	2024 RM
Property development	96,902,164	204,223,577
Construction	319,933	-
Trading	17,239	-
	97,239,336	204,223,577
Timing of revenue recognition		
At a point in time	491,972	534,800
Over time#	96,747,364	203,688,777
	97,239,336	204,223,577

	Company	
	2025 RM	2024 RM
Management fees	2,608,480	-
Timing of revenue recognition		
At a point in time	2,608,480	-

\# The revenue recognised as per the milestone stated in the agreement.

Information on revenue recognised based on geographical regions is disclosed in Note 30 to the financial statements.

22. Cost of sales

		Group	
		2025	**2024**
	Note	**RM**	**RM**
Property development costs	11	81,494,123	176,835,494
Cost of inventory sold	11	-	232,732
Construction cost		296,843	-
Trading cost		16,738	-
Contract cost assets charged out	9	4,722,056	225,184
Others		32,240	130,000
		86,562,000	177,423,410

23. Profit/(Loss) from operations

Profit/(Loss) from operations is derived at after charging/(crediting):

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM	**RM**	**RM**	**RM**
Auditors' remuneration:				
- Current financial year	292,000	159,000	100,000	51,000
- Under/(over) provision for prior financial year	(15,000)	1,500	(9,000)	-
- Others	8,000	6,000	8,000	6,000
Property, plant and equipment written off	34,328	1	-	-
Depreciation of:				
- Property, plant and equipment	111,172	51,494	50,997	9,070
- Right-of-use assets	222,347	26,038	202,446	-
Provision of expected credit loss allowance on:				
- Trade receivables	(1,834,138)	2,631,250	-	-
- Other receivables and deposits	(112,851)	253,085	-	175,605
- Advances to subsidiary companies	-	-	13,621,082	36,046,227
Written off of amount due from subsidiaries	-	-	-	29,425
Impairment loss on investment in subsidiaries companies	-	-	-	4,371,000
Short term leases:				
- Equipment	500	1,200	500	720
- Premises	45,762	274,572	45,762	164,743
Written off of others receivables	-	-	-	-
Impairment of contract assets	(13,506)	13,506	-	-
Reversal of provision on LAD	-	(388,301)	-	-
Finance income	(7,734,142)	(48,766)	(557,223)	(3,930)
Gain on disposal, strike off and deemed disposal of subsidiary	(1)	-	-	-
Unrealised foreign exchange gain	-	-	-	(4,287,172)
Rental income	(47,060)	-	-	-

24. Finance costs

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM	**RM**	**RM**	**RM**
Finance costs on:				
- term loans and late payment	3,177	613,160	-	-
- lease liabilities	47,489	-	47,489	-
	50,666	613,160	47,489	-

Notes to the Financial Statements

25. Taxation

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Current taxation:				
- Current year	1,057,381	7,409	108,800	-
- Real property gain tax	566,450	19,604,558	-	-
- Under/(Over) provision in prior year	5,933	(7,976,068)	5,887	(7,978,260)
	1,629,764	11,635,899	114,687	(7,978,260)
Deferred taxation (Note 10):				
- origination and reversal of temporary differences	-	(14,043,450)	-	-
	1,629,764	(2,407,551)	114,687	(7,978,260)

Income tax is calculated at the Malaysian statutory tax rate of 24% (2024: 24%) of the estimated assessable profit/(loss) for the financial year. Taxation for other jurisdictions is calculated at the prevailing tax rates in the respective jurisdictions.

A reconciliation of income tax benefit applicable to profit/(loss) before taxation at the statutory income tax rate to income tax benefit at the effective income tax rate of the Group and of the Company are as follows:

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Profit/(Loss) before taxation	10,079,780	16,173,912	(13,894,269)	49,045,781
Taxation at statutory tax rate of 24% (2024: 24%)	2,419,147	3,881,739	(3,334,625)	11,770,987
Effect of different tax rates in other country	-	(8,631)	-	-
Non-taxable income	(1,366,368)	(4,361,706)	-	(23,756,392)
Non-deductible expenses	117,477	671,547	3,360,949	11,055,855
Deferred tax changes		(175,540)	-	-
Real property gain tax	566,450	19,604,558	-	-
Change in unrecognised temporary differences	(112,875)	(14,043,450)	82,476	929,550
Under/(Over) provision of current taxation in prior year	5,933	(7,976,068)	5,887	(7,978,260)
Taxation for the financial year	1,629,764	(2,407,551)	114,687	(7,978,260)

26. Earning Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the consolidated profit attributable to owners of the Company for the financial year by the weighted average number of ordinary shares in issue during the financial year.

	Group	
	2025 RM	2024 RM
Profit for the financial year attributable to owners of the Company	8,450,016	18,581,463
Weighted average number of ordinary shares issued	401,438,040	401,438,040
Basic earnings per share (sen)	2.10	4.63

(b) Diluted earnings per share

There is no diluted earnings per share as the Company does not have any dilutive potential ordinary shares as at the financial year end.

27. Key Management Personnel Compensation

The key management personnel compensation is as follows:

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Directors' remuneration:				
- salaries and other emoluments	1,094,858	660,200	894,858	396,120
- Employees Provident Fund	126,360	79,224	102,360	47,534
- SOCSO	2,126	2,124	2,126	1,274
- fees and meeting allowances	208,000	68,500	208,000	67,000
	1,431,344	810,048	1,207,344	511,928

28. Staff Costs

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Staff costs (excluding Directors)	3,065,042	675,571	1,089,454	171,138

Included in staff costs are contributions made to the Employees Provident Fund under a defined contribution plan for the Group and the Company of RM282,735 and RM110,958 (2024: RM71,300 and RM18,664) respectively.

29. Significant Related Party Transaction

For the purposes of these financial statements, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Company and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

The significant related party transactions of the Group, other than key management personnel compensation, are as follows:

	2025	2024
	RM	RM
Group		
Construction costs & related services incurred to company which has common directors and shareholders	67,034,260	8,593,420
Rental, utility and printing expenses to a company with a common shareholder	255,000	-
Rental and maintenance of project sales gallery costs to a company which has common directors and shareholders	420,000	210,000
Revenue recognised to company which has common shareholder	(10,000,000)	(130,000,000)
Extension charges to company which has common shareholder	(5,503,562)	-

Notes to the Financial Statements

29. Significant Related Party Transaction (Continued)

The significant related party transactions of the Company, other than key management personnel compensation, are as follows:

	2025 RM	2024 RM
Company		
Rental, utility and printing expenses to a company with a common shareholder	255,000	-
Management fees charged by the subsidiary company	166,080	-
Management fees charged to the subsidiary companies	(2,608,480)	-

Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and of the Company, either directly or indirectly. The key management personnel include all the Directors of the Group and certain members of senior management of the Group. Significant related party transactions with key management personnel is disclosed in Note 27 to the financial statements.

30. Segment Reporting

Segment information is primarily presented in respect of the Group's business segments based on the Group's management and internal reporting structure.

The reportable business segments of the Group comprise the following:

Properties	: Property development
Construction and Engineering	: Civil engineering and building construction
Trading	: Trading in construction materials
Investment	: Investment holding

Other non-reportable segments comprise operations of subsidiary companies which are dormant.

Segment revenue, results, assets and liabilities include items directly attributable to a segment and those where a reasonable basis of allocation exists. Inter-segment revenues are eliminated on consolidation.

Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

The total of segment assets is measured based on all assets (including goodwill) of a segment, as included in the internal management reports that are reviewed by the Board of Directors. Segment total assets are used to measure the return of assets of each segment.

The total of segment liabilities is measured based on all liabilities of a segment, as included in the internal management reports that are reviewed by the Board of Directors.

30. Segment Reporting (Continued)

Business Segments

	Properties RM	Construction and Engineering RM	Trading RM	Investment RM	Inter -segment Eliminations RM	Total RM
2025						
Revenue						
External revenue	96,747,364	319,933	17,239	154,800	-	97,239,336
Inter-segment revenue	-	-	-	3,632,704	(3,632,704)	-
	96,747,364	319,933	17,239	3,787,504	(3,632,704)	97,239,336
Results						
Finance income	7,734,142	-	-	-	-	7,734,142
Finance cost	-	-	-	(50,666)	-	(50,666)
Depreciation of property, plant and equipment	(53,134)	-	-	(58,038)	-	(111,172)
Depreciation of right-of-use assets	-	-	-	(222,347)	-	(222,347)
(Provision)/Reversal of expected credit loss allowance on:						
- Trade receivables	1,834,138	-	-	-	-	1,834,138
- other receivables and deposits	113,031	-	-	(180)	-	112,581
Taxation	(1,515,065)	-	-	(114,699)	-	(1,629,764)
Segment profit	11,588,760	23,090	501	(13,744,593)	10,582,258	8,450,016
Assets						
Segment assets	376,849,081	319,933	17,239	286,571,603	(273,659,622)	390,098,234
Liabilities						
Segment liabilities	320,618,499	296,843	16,738	9,379,105	(266,029,541)	64,281,644

	Properties RM	Construction and Engineering RM	Investment RM	Non-reportable Segment RM	Inter -segment Eliminations RM	Total RM
2024						
Revenue						
External revenue	204,223,557	-	-	-	-	204,223,577
Results						
Finance income	48,766	-	-	-	-	48,766
Finance cost	(608,993)	-	(4,167)	-	-	(613,160)
Depreciation of property, plant and aequipment	(8,067)	-	(43,427)	-	-	(51,494)
Depreciation of right-of-use assets	-	-	(26,038)	-	-	(26,038)
Provision of expected credit loss allowance on:						
- Trade receivables	(2,631,250)	-	-	-	-	(2,631,250)
- other receivables and deposits	(73,080)	-	(180,005)	-	-	(253,085)
Taxation	(5,570,709)	-	7,978,260	-	-	2,407,551
Segment profit	16,543,037	3,886,941	56,401,231	2,384,854	(60,634,600)	18,581,463
Assets						
Segment assets	461,762,952	-	390,229,561	-	(482,668,323)	369,324,190
Liabilities						
Segment liabilities	330,938,433	-	99,292,468	-	(375,221,961)	55,008,940

Notes to the Financial Statements

30. Segment Reporting (Continued)

Geographical segments

In determining the geographical segments of the Group, segment revenue is based on the geographical location of customers. Segment assets are based on the geographical location of assets.

	Malaysia RM	Australia RM	Total RM
2025			
Revenue	97,239,336	-	97,239,336
Profit before taxation	10,079,780	-	10,079,780
Non-current assets	1,248,729	-	1,248,729
2024			
Revenue	204,223,577	-	204,223,577
Profit before taxation	16,317,769	(143,857)	16,173,912
Non-current assets	609,540	-	609,540

Information about major customers

Major customers' information is revenue from transactions with external customers, the amount of which is ten per cent (10%) or more of the Group's revenue.

	Group	
	2025 RM	2024 RM
Customer I - Properties segment	28,400,000	25,000,000
Customer II - Properties segment	10,000,000	175,000,00

31. Financial Instrument

The following table analyses the financial assets and financial liabilities of the Group and of the Company by the classes and categories of financial instruments to which they are assigned, and therefore by the measurement basis:

	Group		Company	
	2025 Financial assets at amortised cost RM	2024 Financial assets at amortised cost RM	2025 Financial assets at amortised cost RM	2024 Financial assets at amortised cost RM
Financial assets				
Trade and other receivables	67,777,967	154,559,852	183,443,884	237,572,209
Cash and cash equivalents	52,255,346	7,478,026	37,343,715	2,427,688
	120,033,313	162,037,878	220,787,599	239,999,897

	Group		Company	
	2025 Financial liabilities at amortised cost RM	2024 Financial liabilities at amortised cost RM	2025 Financial liabilities at amortised cost RM	2024 Financial liabilities at amortised cost RM
Financial liabilities				
Trade and other payables	63,396,631	36,464,309	5,712,935	97,266,215
Lease liabilities	847,751	78,672	789,230	-
	64,244,382	36,542,981	6,502,165	97,266,215

31. Financial Instruments (Continued)

Financial risk management

The Group's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's operations whilst managing its financial risks, including credit risk, liquidity risk and market risk. The Group operates within clearly defined guidelines that are approved by the Board of Directors and the Group's policy is not to engage in speculative transactions.

Credit risk

Credit risk is the risk of a financial loss to the Group if a counterparty of a financial asset fails to meet its contractual obligations. The Group's exposure to credit risk arises mainly from trade and other receivables.

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis through the review of trade receivables ageing. At reporting date, there were significant concentrations of credit risk on two (2) customers (2024: on two (2)) customers which comprise 92% (2024: 99%) of the trade receivables.

The maximum exposure to credit risk for the Group is the carrying amount of the financial assets shown in the statements of financial position.

Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's exposure to liquidity risk arises principally from trade and other payables, lease liabilities and borrowings.

The Directors have prepared a cash flow forecast and its obligations are expected to be funded via the continued support of their lenders and creditors, the timely recovery from its debtors from property development projects as well as the profitability of these projects. The Group has also considered the possibility to monetise some of its land bank.

The Directors are of the opinion that the Group will have sufficient financial resources for a period of at least 12 months from the end of the financial year. Significant assumptions and judgements are used in the preparation of the cash flow forecast.

Cash flow forecasting is performed by monitoring the Group's liquidity requirements to ensure that it has sufficient liquidity to meet operational, financing repayments and other liabilities as they fall due.

	Carrying amount RM	Contractual interest rate %	Contractual cash flows RM	Below 1 year RM	1 to 2 years RM	2 to 5 years RM
2025						
Group						
Trade and other payables	63,396,631	-	63,396,631	57,076,301	-	6,320,330
Lease liabilities	847,751	4.91	936,152	299,328	590,824	46,000
	64,244,382		64,332,783	57,375,629	590,824	6,366,330
Company						
Trade and other payables	5,712,935	-	5,712,935	5,712,935	-	-
Lease liabilities	789,230	6.40	874,000	276,000	552,000	46,000
	6,502,165		6,586,935	5,988,935	552,000	46,000

Notes to the Financial Statements

31. Financial Instruments (Continued)

Financial risk management (continued)

Liquidity risk (continued)

	Carrying amount RM	Contractual interest rate %	Contractual cash flows RM	Below 1 year RM	1 to 2 years RM	2 to 5 years RM
2024						
Group						
Trade and other payables	36,464,309	-	36,464,309	36,464,309	-	-
Lease liabilities	78,672	4.59	85,480	23,328	62,152	-
	36,542,981		36,549,789	36,487,637	62,152	-
Company						
Trade and other payables	97,266,215	-	97,266,215	97,266,215	-	-

Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and cash flow and fair value risk that may affect the Group's financial position and cash flows. The Group is not significantly affected by foreign exchange rate and price risks.

(a) Foreign exchange risk

The Group is exposed to foreign currency risk on advances that are denominated in a currency other than the respective functional currencies of the Group's entities. The Group's exposure primarily arises from Ringgit Malaysia and is not material as the Group's functional currency is denominated in Ringgit Malaysia. Hence, sensitivity analysis is not presented.

(b) Interest rate risk

The Group's income and operating cash flows are substantially independent of changes in market interest rates. Interest rate exposure arises from borrowings and deposits. The Group does not hedge the interest rate risk.

Exposure to interest rate risk

The interest rate profile of the Group's significant floating interest-bearing financial instruments, based on carrying amounts as at the end of the reporting period was:

	2025 RM	2024 RM
Floating rate instruments		
Financial liabilities	-	-

The Company does not expose to the interest rate risk.

As at 31 December 2025, if interest rates of floating rate instruments had been lower by 25 basis points ("bp") with all other variables held constant, this will result in post-tax increases of the Group of RM NIL (2024: RM NIL) in profit or loss.

31. Financial Instruments (Continued)

Fair value information

The carrying amounts of cash and cash equivalents and short-term receivables and payables reasonably approximate their fair values due to the relatively short-term nature of these financial instruments.

The carrying amount of borrowing carried on the statements of financial position reasonably approximates fair value as it is a floating rate instrument that is re-priced to market interest rates on or near the reporting date.

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: Quoted prices in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: Inputs for the asset or liability that is not based on observable market data.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group and the Company determines whether transfers have occurred between levels in the hierarchy by re-accessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Policies and procedures are determined by directors for both recurring fair value measurement and for non-recurring measurement.

External valuers are involved for valuation of significant assets and significant liabilities. Involvement of external valuers is decided by directors. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained. The directors decide, after discussions with the external valuers, which valuation techniques and inputs to use for each case.

At each reporting date, the senior management analyses the movements in the values of assets and liabilities which are required to be re-measured or re-assessed according to the accounting policies of the Group and the Company. For this analysis, the senior management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation to contracts and other relevant documents.

The senior management, in conjunction with the external valuers, also compares the changes in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, classes of assets and liabilities are determined based on the nature, characteristic and risks of the asset or liability and the level of the fair value hierarchy as explained above.

32. Capital Management

The objective of the Group on capital management is to ensure that it maintains a strong credit rating and safeguard the Group's ability to continue as a going concern, so as to support its business, maintain the market confidence and maximise shareholder value.

The Group monitors the capital using gearing ratio, which is net borrowings divided by equity attributable to owners of the Company. The Group's policy is to keep the gearing ratio within reasonable levels.

	2025 RM	2024 RM
Borrowings	-	-
Less: Cash and cash equivalents	(52,255,346)	(7,478,026)
Net borrowings	(52,255,346)	(7,478,026)
Equity attributable to owners of the Company	325,813,871	314,315,250
Gearing ratio	N/A	N/A

There were no changes to the Group's approach to capital management during the financial year.

Notes to the Financial Statements

33. Material Litigations

(a) JMB Vista Magna Apartment ("JMB Vista Magna") vs. Magna Park Sdn. Bhd.

JMB Vista Magna has agreed to set aside the earlier judgment in default in respect of the RM1.3 million claim. The matter came up for case management on 16 October 2025 and subsequently on 27 February 2026, during which both parties filed their pre-trial documents.

At the latest case management on 8 April 2026, the Court directed parties to file the revised issues to be tried. The next case management is fixed on 20 May 2026. Trial dates have been scheduled on 6 to 8 September 2027, and witness statements are to be filed on or before 17 July 2026.

(b) GT Nelson Realty Sdn. Bhd. ("GTNR") vs Everhall (M) Sdn. Bhd. ("Everhall") and Magna Prima Berhad ("MPB").

This matter involves a RM1.6 million claim against MPB. The High Court had dismissed MPB's application to strike out the claim, with the Court taking the view that the issues ought to be determined at trial.

Following the full trial (which concluded on 10 July 2025), the High Court on 10 November 2025 dismissed GTNR's claims against MPB. GTNR has since filed an appeal to the Court of Appeal on 9 December 2025.

At the recent case management on 8 April 2026, the Court of Appeal directed that the Core Bundle and Special Bundle of Documents, together with written submissions, be filed by 26 March 2027, with reply submissions by 12 April 2027. The matter is fixed for final case management on 12 April 2027, and the appeal hearing is scheduled on 29 April 2027.

34. Cash flows information

	Group			
	1.1.2025	**Cash flows**	**Non-cash**	**31.12.2025**
	RM	**RM**	**RM**	**RM**
2025				
Lease liabilities	78,672	(250,151)	1,019,230	847,751
Borrowings	-	-	-	-
Fixed deposits placed with licensed banks	-	(4,006,550)	-	(4,006,550)
2024				
Lease liabilities	97,833	(19,161)	-	78,672
Borrowings	46,525,170	(46,525,170)	-	-

	Company			
	1.1.2025	**Cash flows**	**Non-cash**	**31.12.2025**
	RM	**RM**	**RM**	**RM**
2025				
Amount owing from subsidiary companies	(237,572,115)	40,560,243	13,621,082	(183,390,790)
Amount owing to subsidiary companies	95,393,836	(4,491,552)	(86,232,700)	4,669,584
Lease liabilities	-	(230,000)	1,019,230	789,230
	(142,178,279)	35,838,691	(71,592,388)	(177,931,976)

35. Subsequent Events

On 24 March 2026, Twinicon (M) Sdn. Bhd. ("the Purchaser"), a wholly-owned subsidiary of the Company, entered into a Sale and Purchase Agreement with OCR Avenue Sdn. Bhd. ("the Vendor") and Magna Ecocity Sdn. Bhd. ("the Registered Proprietor"), an indirect wholly-owned subsidiary of the Company. Pursuant to the agreement, Twinicon (M) Sdn. Bhd. acquired a portion of 99-year leasehold land measuring approximately 4.58 acres, held under No. Hakmilik PN344295, Lot No. 10469, Seksyen 15, Bandar Shah Alam, Daerah Petaling, Negeri Selangor, from the Vendor for a total consideration of RM45,000,000.

ANALYSIS BY SIZE OF SHAREHOLDINGS
(BASED ON REGISTER OF DEPOSITORS AS AT 31 MARCH 2026

Total Number of Issued Shares	:	399,152,540 Ordinary Shares (excluding 2,285,500 Treasury Shares)
Class of Shares	:	Ordinary Shares
Voting Rights	:	One vote for each ordinary share held

DISTRIBUTION OF SHAREHOLDINGS
(Based on Register of Depositors as at 31 March 2026)

Size of Shareholdings	Shareholders		Ordinary Shares	
	Number	Percentage (%)	Number	Percentage (%)
Less Than 100	11	1.37	137	0.00
100 To 1,000	86	10.71	41,440	0.01
1,001 To 10,000	436	54.30	2,182,395	0.55
10,001 To 100,000	196	24.41	6,111,876	1.53
100,001 to less than 5% of issued number of shares	72	8.96	119,994,822	30.06
5% And Above**	2	0.25	270,821,870	67.85
TOTAL	**803**	**100.00**	**399,152,540**	**100.00**

DIRECTORS' SHAREHOLDINGS
(Based on Register of Directors' Shareholdings as at 31 March 2026)

No.	Names	Direct		Indirect	
		No. of Shares	Percentage (%)	No. of Shares	Percentage (%)
1.	Dato' Sri Hj Wan Adnan Bin Wan Mamat	-	-	-	-
2.	Dato' Seah Ley Hong	-	-	219,386,900^^	54.96
3.	Lee Chin Cheh	4,178,800	1.05	6,118,000**	1.53
4.	Ho Wen Yan	-	-	80,289,940*	20.12
5.	Lee Chin Chuan	20,000	Negligible	-	-

(exclude treasury shares)

Notes:
* *Deemed interested by virtue of his substantial shareholding in Prisma Pelangi Sdn Bhd pursuant to Companies Act, 2016*
** *Deemed interest by virtue of the Shares held by his spouse, Low Koon Min pursuant to Section 59(11)(c) of the Companies Act, 2016*
^^ *Deemed interest by virtue of his interest in Hallson Holdings Sdn Bhd (formerly known as Edxus Solutions Sdn Bhd) pursuant to Section 8(4) of the Companies Act, 2016 and deemed interest by virtue of the Shares held by his spouse, Tan Zhen Lin, pursuant to Section 59(11)(c) of the Companies Act 2016*

Analysis by Size of Shareholdings

(Based on Register of Depositors As At 31 March 2026)

SUBSTANTIAL SHAREHOLDERS

(Based on Register of Substantial Shareholders as at 31 March 2026)

No.	Names	Direct		Indirect	
		No. of Shares	Percentage (%)	No. of Shares	Percentage (%)
1.	Hallson Holdings Sdn Bhd (Formerly kwown As Edxus Solutions Sdn Bhd)	219,376,900	54.96	-	-
2.	Dato' Seah Ley Hong	-	-	219,386,900^	54.96
3.	Dato' Sri Wong Sze Chien	-	-	219,376,900**	54.96
4.	Prisma Pelangi Sdn Bhd	80,289,940	20.12	-	-
5.	Heng Holdings Sdn Bhd	-	-	80,289,940*	20.12
6.	Hua Yang Berhad	-	-	80,289,940*	20.12
7.	Ho Wen Yan	-	-	80,289,940*	20.12
8.	Ho Wen Han	-	-	80,289,940*	20.12
9.	Ho Wen Fan	-	-	80,289,940*	20.12
10.	Ho Min Yi	-	-	80,289,940*	20.12
11.	Chew Po Sim	-	-	80,289,940*	20.12

(exclude treasury shares)

Note:

* *Deemed interested by virtue of his substantial shareholding in Prisma Pelangi Sdn Bhd pursuant to Companies Act, 2016*

** *Deemed interest by virtue of his interest in Hallson Holdings Sdn Bhd (formerly known as Edxus Solutions Sdn Bhd) pursuant to Section 8(4) of the Companies Act, 2016*

^ *Deemed interest by virtue of his interest in Hallson Holdings Sdn Bhd (formerly known as Edxus Solutions Sdn Bhd) pursuant to Section 8(4) of the Companies Act, 2016 and deemed interest by virtue of the Shares held by his spouse, Tan Zhen Lin, pursuant to Section 59(11)(c) of the Companies Act 2016*

TOP 30 SHAREHOLDERS/ DEPOSITORS

(Based on Register of Depositors as at 31 March 2026)

No.	Names	No. of Shares Held	Percentage of Shareholdings (%)
1.	AmSec Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account - Ambank (M) Berhad For Hallson Holdings Sdn. Bhd.	219,376,900	54.96
2.	RHB Capital Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Prisma Pelangi Sdn. Bhd. (BISONHLDGSB)	51,444,970	12.89
3.	Prisma Pelangi Sdn. Bhd.	18,844,970	4.72
4.	Kenanga Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Agrobulk Holdings Sdn. Bhd. (RC)	14,500,000	3.63
5.	Affin Hwang Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Prisma Pelangi Sdn. Bhd.	10,000,000	2.51
6.	Affin Hwang Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Chu Kerd Yee (M01)	9,632,200	2.41
7.	TA Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Liew Foo Heen	6,600,000	1.65
8.	RHB Nominees (Tempatan) Sdn. Bhd. Low Koon Min	6,118,000	1.53

Analysis by Size of Shareholdings

(Based on Register of Depositors As At 31 March 2026)

TOP 30 SHAREHOLDERS/ DEPOSITORS (CONTINUED)
(Based on Register of Depositors as at 31 March 2026)

No.	Names	No. of Shares Held	Percentage of Shareholdings (%)
9.	TA Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Yong Cheen Yau	5,000,000	1.25
10.	Alliance Group Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Liew Foo Heen	4,800,000	1.20
11.	Apex Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Lee Chin Cheh (Margin)	4,178,800	1.05
12.	Alliance Group Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Wong Sai Kit	3,500,000	0.88
13.	Fantastic Realty Sdn. Bhd.	3,299,784	0.83
14.	Lee Tiong Aun @ Li Zhongan	2,707,000	0.68
15.	Lee Choon Hooi	2,563,800	0.64
16.	Alliance Group Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Tan Teong Hock	2,429,000	0.61
17.	Maybank Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Top Fresh Foods (M) Sdn. Bhd.	2,070,000	0.52
18.	RHB Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Top Fresh Foods (M) Sdn. Bhd.	2,000,000	0.50
19.	Magna Prima Berhad	1,638,000	0.41
20.	TA Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Tan Teong Hock	1,625,000	0.41
21.	Affin Hwang Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Tan Kian Aik	1,050,000	0.26
22.	Top Fresh Foods (M) Sdn. Bhd.	969,200	0.24
23.	Mak Hon Leong	891,500	0.22
24.	Affin Hwang Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Khoo Bee Lian	799,500	0.20
25.	Chua Siew Chen	794,600	0.20
26.	Koh Han Seng	655,900	0.16
27.	Alliance Group Nominees (Tempatan) Sdn. Bhd. Pledged Securities Account For Ng Chong Guan	640,200	0.16
28.	Tam Kah Keong	594,100	0.15
29.	Boey Henn Phoay	563,000	0.14
30.	Chin Pak Chuan	525,100	0.13

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Thirty-First Annual General Meeting ("31st AGM") of Magna Prima Berhad ("Magna Prima" or "the Company") will be held at Fox Hotel Glenmarie Shah Alam, Level 8, Pusat Komersil Vestland, 6, Jalan Juruanalisis, U1/35, Seksyen U1, 40150 Shah Alam, Selangor on Friday, 19 June 2026 at 10.00 a.m. or at any adjournment thereof, for the transaction of the following businesses:

As Ordinary Business:

1. To receive the Audited Financial Statements for the financial year ended 31 December 2025 together with the Reports of the Directors and the Auditors thereon. ***Please refer to Explanatory Note 1***

2. To approve the payment of Directors' fees up to RM500,000 for the period commencing from the day after the conclusion of the 31st AGM until the conclusion of the next AGM of the Company in year 2027. ***Ordinary Resolution 1***

3. To approve the payment of a meeting attendance allowance of RM500 per day to the Non-Executive Directors for the period commencing from the day after the conclusion of the 31st AGM until the conclusion of the next AGM of the Company in year 2027. ***Ordinary Resolution 2***

4. To re-elect the following Directors who are retiring by rotation in accordance with Clause 104 of the Company's Constitution and being eligible, offer themselves for re-election.

   i. Mr. Ho Wen Yan ***Ordinary Resolution 3***
   ii. Mr. Lee Chin Chuan ***Ordinary Resolution 4***

5. To re-elect Dr. Norhanim Binti Mat Sari who is retiring in accordance with Clause 109 of the Company's Constitution and being eligible, offer herself for re-election. ***Ordinary Resolution 5***

6. To re-appoint Messrs. Ong & Wong as Auditors of the Company until the conclusion of the next AGM of the Company and to authorise the Directors to fix their remuneration. ***Ordinary Resolution 6***

AS SPECIAL BUSINESS:

To consider and if thought fit, with or without any modification, to pass the following resolution:-

7. **Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Companies Act, 2016** ***Ordinary Resolution 7***

   "**THAT** pursuant to Sections 75 and 76 of the Companies Act, 2016 ("the Act") and subject to the approvals of the relevant governmental/regulatory authorities, the Directors be and are hereby empowered to issue shares in the capital of the Company from time to time and upon such terms and conditions and for such purposes as the Directors, may in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company or such higher percentage as Bursa Malaysia Securities Berhad ("Bursa Securities") allowed for the time being and that the Directors be and are hereby also empowered to obtain approval from Bursa Securities for the listing and quotation of the additional shares so issued and that such authority shall continue to be in force until the conclusion of the next AGM of the Company."

8. Proposed Renewal of Authority for Purchase of Own Shares by the Company ("Proposed Renewal of Share Buy-Back") ***Ordinary Resolution 8***

"**THAT** subject to the Act, the provisions of the Constitution of the Company, the Main Market Listing Requirements ("Listing Requirements") of Bursa Securities and the approvals of all relevant governmental and/or regulatory authorities, the Company be and is hereby authorised, to the fullest extent permitted by law, to purchase such amount of ordinary shares in the Company as may be determined by the Directors of the Company from time to time through Bursa Securities upon such terms and conditions as the Directors may deem fit and expedient in the interest of the Company provided that:-

i. the aggregate number of shares purchased or held as treasury shares does not exceed 10% of the total number of issued and paid-up shares of the Company as quoted on Bursa Securities as at the point of purchase;

ii. the maximum fund to be allocated by the Company for the purpose of purchasing the shares be backed by an equivalent amount of retained profits; and

iii. the Directors of the Company may decide either to retain the shares purchased as treasury shares, or cancel the shares, or retain part of the shares so purchased as treasury shares and cancel the remainder, or resell the shares, or transfer the shares or distribute the shares as dividends;

AND THAT the authority conferred by this resolution will commence after the passing of this ordinary resolution and will continue to be in force until:-

i. the conclusion of the next AGM at which time it shall lapse unless by ordinary resolution passed at the meeting, the authority is renewed, either unconditionally or subject to conditions; or

ii. the expiration of the period within which the next AGM of the Company is required by law to be held; or

iii. revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting;

whichever occurs first.

AND THAT the Directors of the Company be and are hereby authorised to take all such steps as are necessary or expedient to implement or to effect the purchase(s) of the shares with full power to assent to any condition, modification, variation and/or amendment as may be imposed by the relevant authorities and to take all such steps as they may deem necessary or expedient in order to implement, finalise and give full effect in relation thereto."

Notice of Annual General Meeting

9. Proposed New RRPT Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature ("Proposed New RRPT Mandate") ***Ordinary Resolution 9***

"**THAT** pursuant to Paragraph 10.09 of the MMLR of Bursa Securities, approval be and is hereby given to the Company and/or its subsidiaries ("MPB Group") to enter into recurrent related party transactions of a revenue or trading nature with the related parties as specified in Section 2.3 of the Circular to Shareholders dated 30 April 2026, which are necessary for the day-to-day operations of the MPB Group provided that such transactions are in the ordinary course of business and are on terms not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company ("Proposed New RRPT Mandate");

THAT the Proposed New RRPT Mandate is subject to annual review and any authority conferred by the Proposed Shareholders' Mandate, shall only continue to be in force until:

i. the conclusion of the next AGM of the Company, at which time it will lapse, unless by a resolution passed at the next AGM, the authority is renewed; or

ii. the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act; or

iii. revoked or varied by resolution passed by the shareholders of the Company in a general meeting,

whichever is the earlier;

AND FURTHER THAT the Directors of the Company be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the Proposed New RRPT Mandate in the best interest of the Company."

10. To transact any other business of which due notice has been given in accordance with the Act and the Company's Constitution.

By order of the Board,

TAN TONG LANG (MAICSA 7045482 / SSM PC NO. 202208000250)
THIEN LEE MEE (LS0010621 / SSM PC NO. 201908002254)
Company Secretaries
Kuala Lumpur

Dated 30 April 2026

Notes:

1. A member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and vote in his/ her stead. A proxy may but need not be a member of the Company.

2. Where a member appoints two (2) or more proxies, the appointment shall be invalid unless he/ she specifies the proportions of his/ her shareholdings to be represented by each proxy.

3. Where a member of the Company is an exempt authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provision of subsection 25A(1) of the Central Depositories Act which holds ordinary shares in the Company for multiple beneficial owners in one Securities Account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.

4. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his/ her attorney duly authorised in writing, or if the appointor is a corporation, either under the corporation's common seal or under the hand of an officer or attorney duly authorised.

5. The appointment of a proxy may be made in a hard copy form or by electronic form in the following manner and may be received by the Company not less than forty-eight (48) hours before the time appointed for holding this AGM at which the person named in the appointment proposes to vote:

   (i) In hard copy form

   In the case of an appointment made in hard copy form, this proxy form may be deposited at the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia.

   (ii) By electronic form

   The proxy form can be electronically lodged via the Digerati Portal at https://magna-agm.digerati.com.my or email to admin@aldpro.com.my.

6. Any authority pursuant to which such an appointment is made by a power of attorney may be deposited at the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia not less than forty-eight (48) hours before the time appointed for holding this AGM at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

7. For a corporate member who has appointed an authorised representative, please deposit the ORIGINAL certificate of appointment of authorised representative at the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia not less than forty-eight (48) hours before the time appointed for holdings this AGM. The certificate of appointment of authorised representative should be executed in the following manner:

   (i) If the corporate member has a common seal, the certificate of appointment of authorised representative should be executed under seal in accordance with the constitution of the corporate member.

   (ii) If the corporate member does not have a common seal, the certificate of appointment of authorised representative should be affixed with the rubber stamp of the corporate member (if any) and executed by:

      (a) at least two (2) authorised officers, of whom one shall be a director; or

      (b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.

Notice of Annual General Meeting

Notes: (Continued)

8. For the purpose of determining a member who shall be entitled to attend the 31st AGM, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to issue a General Meeting Record of Depositors as at 9 June 2026. Only members whose name appears on the Record of Depositors as at 9 June 2026 shall be entitled to attend the said meeting or appoint proxies to attend and/or vote on his/her behalf.

9. Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Securities, all the resolutions set out in this Notice of 31st AGM will be put to vote by poll.

10. The Personal Data Protection Act 2010, which regulates the processing of personal data in commercial transactions, applies to the Company. By providing to us or our agents your personal data which may include your name, contact details and mailing address, you hereby consent, agree and authorise the processing and/or disclosure of any personal data of or relating to you for the purposes of issuing the notice of this meeting and convening the meeting, including but not limited to preparation and compilation of documents and other matters, whether or not supplied by you. You further confirm to have obtained the consent, agreement and/or authorisation of all persons whose personal data you have disclosed and/or processed, in connection with the foregoing.

Explanatory Notes on Ordinary Business:

1. Audited Financial Statements for the financial year ended 31 December 2025

This Agenda item is meant for discussion only as the Section 340(1) of the Act does not require a formal approval of the shareholders for the Audited Financial Statements. Hence, this Agenda is not put forward for voting.

2. Ordinary Resolutions 1 to 2
Directors' Fees and Other Benefits Payable

Pursuant to Section 230(1) of the Act, fees and benefits payable to the Directors of public company or a listed company and its subsidiaries shall be approved by shareholders at a general meeting. The Directors' benefits payable comprises of meeting attendance allowances and other claimable benefits.

In determining the estimated total amount of Directors' benefits, the Board has considered various factors, among others, the estimated claimable benefits and estimated number of meetings for the Board and Board Committees held for the period commencing from the day after the conclusion of the 31st AGM until the conclusion of the next AGM of the Company in year 2027.

In the event the proposed amount is insufficient (e.g. due to more meetings or enlarged Board size), approval will be sought at the next AGM for additional fees to meet the shortfall.

3. Ordinary Resolutions 3 to 4
Re-election of Directors in accordance with Clause 104 of the Company's Constitution

Clause 104 of the Company's Constitution stated that at each AGM, one-third (1/3) of the Directors for the time being, or, if their number is not a multiple of three, the number nearest to one-third (1/3) with a minimum of one shall retire from office. A director retiring at a meeting shall retain office until the close of the meeting, whether adjourned or not.

The Board has recommended Mr. Ho Wen Yan and Mr. Lee Chin Chuan who are standing for re-election as Directors of the Company in accordance with Clause 104 of the Company's Constitution and being eligible, has offered themselves for re-election at the 31st AGM of the Company. The profile of the retiring Directors are set out in the Directors' Profile of the Annual Report 2025.

For the purpose of determining the eligibility of the Directors to stand for re-election at the 31st AGM, the Nomination Committee has considered and recommended Mr. Ho Wen Yan and Mr. Lee Chin Chuan for re-election as Directors pursuant to Clause 104 of the Company's Constitution.

Explanatory Notes on Ordinary Business: (Continued)

4. Ordinary Resolutions 5
Re-election of Director in accordance with Clause 109 of the Company's Constitution

Clause 109 of the Company's Constitution provides that the Director shall have power at any time and from time to time, to appoint any person to be a Director either to fill a casual vacancy or as an additional director, but so that the total number of Directors shall not at any time exceed the maximum number fixed by or in accordance with these presents. Any Director so appointed shall hold office only until the next following AGM of the Company and shall then be eligible for re-election, but shall not be taken into account in determining the number of Directors who are to retire by rotation at such meeting.

Dr. Norhanim Binti Mat Sari was appointed to the Board on 16 April 2026 as an Independent Non-Executive Director of the Company.

The Board has recommended Dr. Norhanim Binti Mat Sari who is standing for re-election as Director of the Company in accordance with Clause 109 of the Company's Constitution and being eligible, has offered herself for re-election at the 31st AGM of the Company. The profile of the retiring Director is set out in the Directors' Profile of the Annual Report 2025.

5. Ordinary Resolution 6
Re-appointment of Auditors

The Board, through the Audit Committee had reviewed and was satisfied with the performance and independence of Messrs. Ong & Wong during the financial year under review. The Board has therefore recommended the re-appointment of Messrs. Ong & Wong as external auditors of the Company for the financial year ending 31 December 2026 for shareholders' approval.

6. Special Business - Ordinary Resolution 7
Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Act

The proposed Ordinary Resolution 7, if passed, will empower the Directors of the Company to allot and issue new shares in the Company at any time, to such person or persons, upon such terms and conditions and for such purposes as the Directors may, in their absolute discretion, deem fit ("General Mandate"), provided that the number of shares issued pursuant to this General Mandate, when aggregated with the total number of any such shares issued during the preceding twelve (12) months, does not exceed 10% of the total number of issued shares of the Company at the time of issue. This General Mandate, unless revoked or varied at a general meeting, will expire at the conclusion of the next AGM of the Company.

As at the date of this Notice, no new shares were issued by the Company pursuant to the General Mandate granted to the Directors at the 30th AGM held on 19 June 2025, and which will be lapsed at the conclusion of the 31st AGM of the Company.

With this General Mandate, the Company will be able to raise funds expeditiously for the purpose of funding future investment, working capital and/or acquisition(s) without having to convene a general meeting to seek shareholders' approval when such opportunities or needs arise.

Notice of Annual General Meeting

Explanatory Notes on Ordinary Business: (Continued)

7. Special Business - Ordinary Resolution 8
Proposed Renewal of Share Buy-Back

The proposed Ordinary Resolution 8, if passed, will empower the Directors to purchase the Company's shares of up to 10% of the total number of issued shares of the Company at any point of time, by utilising the funds allocated which shall not exceed the total retained profits of the Company. This authority, unless revoked or varied by the Company at a general meeting, will expire at the conclusion of the next AGM.

Please refer to Part B - Circular to Shareholders dated 30 April 2026 for further information.

8. Special Business - Ordinary Resolution 9
Proposed New RRPT Mandate

The proposed Ordinary Resolution 9, if approved, will enable the Company and/or its subsidiary ("Group") to enter into recurrent related party transactions of a revenue or trading nature which are necessary for the Company's day-to-day operations to facilitate transactions in the normal course of business of the Company with the related parties, provided that they are carried out on arms' length basis and on normal commercial terms and are not prejudicial to the shareholders on terms not more favourable to the related parties than those generally available to the public and are not to the detriment of the minority shareholders of the Company.

Please refer to the Part A - Circular to Shareholders dated 30 April 2026 for further information.

STATEMENT OF ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

1. The Directors who are seeking re-election as Directors of the Company at the 31st AGM of the Company are:

   a. Mr. Ho Wen Yan (Clause 104);

   b. Mr. Lee Chin Chuan (Clause 104); and

   c. Dr. Norhanim Binti Mat Sari (Clause 109).

   ("the retiring Directors")

   The profile of the retiring Directors are set out in the Directors' Profile of the Annual Report 2025 of the Company.

2. Statement relating to general mandate for issue of securities in accordance with Paragraph 6.03 of the MMLR of Bursa Securities.

   Details of the general mandate to allot shares in the Company pursuant to Sections 75 & 76 of the Act are set out in Explanatory Note of the Notice of the 31st AGM.

This page is intentionally left blank.

MAGNA PRIMA BERHAD
(369519-P) (199501040315)
(Incorporated in Malaysia)

PROXY FORM

CDS Account No.	
No. of Shares Held	

I/We, ______________________________ (Full Name in Block Letters)

NRIC No. ______________________ of ______________________

____

______________ (Full Address), ______________ (Email Address), ______________

and (Contact No.) ______________________ , being a member(s) of MAGNA PRIMA BERHAD, hereby appoint

Full Name in Block Letters		Proportion of shareholdings to be presented %
Email Address		
NRIC No.		
Full Address		
Contact No.		
And/Or		
Full Name in Block Letters		Proportion of shareholdings to be presented %
Email Address		
NRIC No.		
Full Address		
Contact No.		
		100%

or failing him/her, CHAIRMAN OF THE MEETING as my/our proxy to vote for me/us on my/our behalf at the Thirty-First Annual General Meeting ("31st AGM") of Magna Prima Berhad will be held at Fox Hotel Glenmarie Shah Alam, Level 8, Pusat Komersil Vestland, 6, Jalan Juruanalisis, U1/35, Seksyen U1, 40150 Shah Alam, Selangor on Friday, 19 June 2026 at 10.00 a.m. or at any adjournment thereof to vote as indicated below:

Please indicate with an "X" in the space provided, how you wish your vote to be cast. If you do not do so, the proxy may vote or abstain at his/her discretion.

Agenda	Ordinary Resolution	For	Against
To approve the payment of Directors' fees up to RM500,000 for the period commencing from the day after the conclusion of the 31st AGM until the conclusion of the next AGM of the Company in year 2027	1		
To approve the payment of a meeting attendance allowance of RM500 per day to the Non-Executive Directors for the period commencing from the day after the conclusion of the 31st AGM until the conclusion of the next AGM of the Company in year 2027	2		
Re-election of Mr. Ho Wen Yan as Director of the Company	3		
Re-election of Mr. Lee Chin Chuan as Director of the Company	4		
Re-election of Dr. Norhanim Binti Mat Sari as Director of the Company	5		
Re-appointment of Messrs. Ong & Wong as Auditors of the Company	6		
AS SPECIAL BUSINESS:			
Authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act, 2016	7		
Proposed Renewal of Share Buy-Back	8		
Proposed New RRPT Mandate	9		

______________________ ______________________

Signature/Common Seal Date

Notes:

1. A member of the Company entitled to attend and vote at the meeting is entitled to appoint one or more proxies to attend and vote in his/ her stead. A proxy may but need not be a member of the Company.
2. Where a member appoints two (2) or more proxies, the appointment shall be invalid unless he/ she specifies the proportions of his/ her shareholdings to be represented by each proxy.
3. Where a member of the Company is an exempt authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provision of subsection 25A(1) of the Central Depositories Act which holds ordinary shares in the Company for multiple beneficial owners in one Securities Account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.
4. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his/ her attorney duly authorised in writing, or if the appointor is a corporation, either under the corporation's common seal or under the hand of an officer or attorney duly authorised.
5. The appointment of a proxy may be made in a hard copy form or by electronic form in the following manner and may be received by the Company not less than forty-eight (48) hours before the time appointed for holding this AGM at which the person named in the appointment proposes to vote:
   (i) In hard copy form
   In the case of an appointment made in hard copy form, this proxy form may be deposited at the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia.
   (ii) By electronic form
   The proxy form can be electronically lodged via the Digerati Portal at https://magna-agm.digerati.com.my or email to admin@aldpro.com.my
6. Any authority pursuant to which such an appointment is made by a power of attorney may be deposited at the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia not less than forty-eight (48) hours before the time appointed for holding this AGM at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.
7. For a corporate member who has appointed an authorised representative, please deposit the **ORIGINAL** certificate of appointment of authorised representative with the Company's Share Registrar, Aldpro Corporate Services Sdn Bhd at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, Wilayah Persekutuan, Malaysia not less than forty-eight (48) hours before the time appointed for holdings this AGM. The certificate of appointment of authorised representative should be executed in the following manner:
   (i) If the corporate member has a common seal, the certificate of appointment of authorised representative should be executed under seal in accordance with the constitution of the corporate member.
   (ii) If the corporate member does not have a common seal, the certificate of appointment of authorised representative should be affixed with the rubber stamp of the corporate member (if any) and executed by:
   (a) at least two (2) authorised officers, of whom one shall be a director; or
   (b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.
8. For the purpose of determining a member who shall be entitled to attend the 31st AGM, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to issue a General Meeting Record of Depositors as at 9 June 2026. Only members whose name appears on the Record of Depositors as at 9 June 2026 shall be entitled to attend the said meeting or appoint proxies to attend and/or vote on his/her behalf.
9. Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Securities, all the resolutions set out in this Notice of 31st AGM will be put to vote by poll.
10. The Personal Data Protection Act 2010, which regulates the processing of personal data in commercial transactions, applies to the Company. By providing to us or our agents your personal data which may include your name, contact details and mailing address, you hereby consent, agree and authorise the processing and/ or disclosure of any personal data of or relating to you for the purposes of issuing the notice of this meeting and convening the meeting, including but not limited to preparation and compilation of documents and other matters, whether or not supplied by you. You further confirm to have obtained the consent, agreement and/or authorisation of all persons whose personal data you have disclosed and/or processed, in connection with the foregoing.

Fold here to seal

STAMP

The Share Registrar
of

MAGNA PRIMA BERHAD
(369519-P) (199501040315)

c/o Aldpro Corporate Services Sdn Bhd

B-21-1, Level 21, Tower B
Northpoint Mid Valley City
No. 1, Medan Syed Putra Utara
59200 Kuala Lumpur
Wilayah Persekutuan, Malaysia

Fold here to seal

MAGNA PRIMA
GROUP

MAGNA PRIMA BERHAD
(369519-P) (199501040315)
G-9, Subplace Boulevard, Pusat Komersil Vestland
No. 6, Jalan Juruanalisis U1/35, Seksyen U1,
40150 Shah Alam Selangor Darul Ehsan

TEL: 03 5880 4810

www.magnaprima.com.my