M K LAND HOLDINGS BERHAD
Registration No. 197801003984 (40970-H)
(Incorporated in Malaysia)

DIRECTORS' REPORT AND AUDITED FINANCIAL STATEMENTS
30 JUNE 2025

197801003984 (40970-H)

M K Land Holdings Berhad
(Incorporated in Malaysia)

Contents

M K Land Holdings Berhad
(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have pleasure in submitting their report and the audited financial statements of the Group and of the Company for the financial year ended 30 June 2025.

PRINCIPAL ACTIVITIES

The principal activities of the Company are those of investment holding and the provision of management services. The principal activities of the subsidiaries are property development, operator and owner of resort, hotel and theme park, investment holding, property investment, solar power producer and provision of educational services.

Other information relating to the respective subsidiaries is disclosed in Note 16 to the financial statements. There have been no significant changes in the nature of these activities of the Group and of the Company during the financial year.

RESULTS

	Group RM'000	Company RM'000
Profit for the financial year	8,695	8,238
Attributable to:		
Owners of the parent	9,513	8,238
Non-controlling interest	(818)	-
	8,695	8,238

DIVIDEND

No dividend has been paid, declared or proposed by the Company since the end of the previous financial year. The Directors do not recommend the payment of any dividend in respect of the current financial year.

RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year.

ISSUE OF SHARES AND DEBENTURES

The Company did not issue any new shares or debentures during the financial year.

TREASURY SHARES

As at 30 June 2025, the Company held as treasury shares a total of 2,672,000 of its 1,207,262,000 issued ordinary shares. Such treasury shares, in accordance with the Companies Act 2016, are held at a carrying amount of RM1,904,000 and further relevant details are disclosed in Note 25(a) to the financial statements.

OPTIONS GRANTED OVER UNISSUED SHARES

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

DIRECTORS

The Directors who have held office during the financial year and up to the date of this report are as follows:

<u>M K Land Holdings Berhad</u>

Felina binti Mustapha Kamal
Lau Shu Chuan
Yeong Weng Cheong
Latifah binti Abdul Latiff
Datuk Lukman Sheriff bin Alias
Michael Yap Kim Keat (Appointed on 1 March 2025)
Hjh Juliana Heather binti Ismail (Retired on 12 December 2024)
Dato' Tan Choon Hwa @ Esther Tan Choon Hwa (Retired on 12 December 2024)

<u>Subsidiaries of M K Land Holdings Berhad</u>

Felina binti Mustapha Kamal
Lau Shu Chuan
Dato' Tan Choon Hwa @ Esther Tan Choon Hwa
Kamarulzaman bin Abu Bakar
Chai Ah Hin
Anuar Bin Zainal Abidin (Appointed on 14 August 2024)
Ahmad Soalahuddin Al-Thani Bin Ahmad Termizi (Appointed on 15 March 2025)
Azhar bin Shaharudin (Appointed on 15 March 2025)
Md Nazri Bin Tumin (Appointed on 15 March 2025)
Gregory Philippe Marie Thomassin (Appointed on 9 April 2025)
Julien Romain Favero (Appointed on 9 April 2025)
Abulais bin Walli Mohamed (Resigned on 14 August 2024)
Mustafa Kamal bin Hawari (Resigned on 15 March 2025)
Zulkipli bin Sidin (Resigned on 15 March 2025)
Zulkifli bin Mohd Isa (Resigned on 15 March 2025)

DIRECTORS' INTERESTS

None of the Directors holding office at the end of the financial year held any beneficial interest in the ordinary shares and options over ordinary shares of the Company and of its related corporations during the financial year ended 30 June 2025 as recorded in the Register of Directors' Shareholdings kept by the Company under Section 59 of the Companies Act 2016 in Malaysia.

DIRECTORS' BENEFITS

Since the end of the previous financial year, none of the Directors have received or become entitled to receive any benefit (other than benefits included in the aggregate amount of remuneration received or due and receivable by the 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 the Director is a member, or with a company in which the Director has a substantial financial interest, except as disclosed in Note 32 to the financial statements.

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

DIRECTORS' REMUNERATION

The details of Directors' remuneration are as follows:

	Group/Company RM'000
Directors of the Company	
Salaries and other emoluments	3,441
Defined contribution plan	511
Benefits-in-kind	170
Total	4,122

INDEMNITY AND INSURANCE FOR OFFICERS AND AUDITORS

The Group and the Company maintain Directors' and Officers' liability insurance for the purpose of Section 289 of the Companies Act 2016, which provides appropriate insurance cover for their Directors and Officers throughout the financial year.

The insurance premium paid by the Group during the financial year amounted to RM42,660.

There were no indemnity given to or insurance effected for the auditors of the Group and of the Company during the financial year.

OTHER STATUTORY INFORMATION REGARDING THE GROUP AND THE COMPANY

(I) AS AT THE END OF THE FINANCIAL YEAR

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

   (i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and have satisfied themselves that all known bad debts had been written off and that adequate provision had been made for doubtful debts; and

   (ii) to ensure that any current assets other than debts, which were unlikely to realise their book values in the ordinary course of business had been written down to their estimated realisable values.

(b) In the opinion of the Directors, the results of the operations of the Group and of the Company during the financial year have not been substantially affected by any item, transaction or event of a material and unusual nature.

(II) FROM THE END OF THE FINANCIAL YEAR TO THE DATE OF THIS REPORT

(c) The Directors are not aware of any circumstances:

   (i) which would render the amount written off for bad debts or the amount of the provision for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent;

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

   (iii) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

(d) In the opinion of the Directors:

   (i) there has not arisen 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; and

   (ii) no contingent or other liability has become enforceable, or is likely to become enforceable, within the period of twelve (12) months after the end of the financial year which would or may affect the abilities of the Group and of the Company to meet their obligations as and when they fall due.

OTHER STATUTORY INFORMATION REGARDING THE GROUP AND THE COMPANY (cont'd.)

(III) AS AT THE DATE OF THIS REPORT

(e) There are no charges on the assets of the Group and of the Company which have arisen since the end of the financial year to secure the liabilities of any other person.

(f) There are no contingent liabilities of the Group and of the Company which have arisen since the end of the financial year.

(g) The Directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements which would render any amount stated in the financial statements of the Group and of the Company misleading.

AUDITORS

The auditors, BDO PLT (201906000013 (LLP0018825-LCA) & AF 0206), have expressed their willingness to continue in office.

AUDITORS' REMUNERATION

Auditors' remuneration of the Group and of the Company for the financial year ended 30 June 2025 were as follows:

	Group RM	Company RM
Statutory audit	414,000	128,000
Non-statutory audit	10,000	10,000
	424,000	138,000

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

Felina binti Mustapha Kamal
Director

Lau Shu Chuan
Director

Petaling Jaya
21 October 2025

M K Land Holdings Berhad
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS

In the opinion of the Directors, the financial statements set out on pages 15 to 86 have been drawn up in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the provisions 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 at 30 June 2025 and of the financial performance and cash flows of the Group and of the Company for the financial year then ended.

On behalf of the Board,

Felina binti Mustapha Kamal	Lau Shu Chuan
Director	Director

Petaling Jaya
21 October 2025

STATUTORY DECLARATION

I, Yap Wooi Ming (CA 39680), being the Officer primarily responsible for the financial management of M K Land Holdings Berhad, do solemnly and sincerely declare that the financial statements set out on pages 15 to 86 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 at	
Petaling Jaya, Selangor Darul Ehsan	
on 21 October 2025	Yap Wooi Ming

Before me,

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
M K LAND HOLDINGS BERHAD
(Incorporated in Malaysia)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of M K Land Holdings Berhad, which comprise the statements of financial position as at 30 June 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 material accounting policy information, as set out on pages 15 to 86.

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 30 June 2025, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards ("MFRSs"), IFRS Accounting 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 ("ISAs"). 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF M K LAND HOLDINGS BERHAD (cont'd.)
(Incorporated in Malaysia)

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. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matters for the Group

1. Revenue recognition for property development activities

Revenue from property development activities recognised over time during the financial year as disclosed in Note 4 to the financial statements is RM193.2 million.

We determined this to be a key audit matter because it requires management to exercise significant judgements in determining the satisfaction of performance obligations as stated in the contracts with customers and costs in applying the input method to recognise revenue over time.

The Group identifies performance obligations that are distinct and material, which are judgemental in the context of contracts. The Group also estimates total contract costs in applying the input method to recognise revenue over time. In estimating the total costs to complete, the Group considers the completeness and accuracy of its costs estimation, including its obligations to contract variations, claims and cost contingencies.

Audit response

Our audit procedures performed included the following:

a. Reviewed contracts with customers to identify distinct and material performance obligations, and compared our findings to the findings of the Group;

b. Assessed estimated total costs to complete through inquiries with operational and financial personnel of the Group;

c. Inspected documentation to support cost estimates made including contract variations and cost contingencies; and

d. Recomputed the results of the input method determined by management for revenue recognition based on verified actual costs incurred to-date and budgeted costs.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF M K LAND HOLDINGS BERHAD (cont'd.) (Incorporated in Malaysia)

Key Audit Matters (cont'd.)

Key Audit Matters for the Group (cont'd.)

2. Legal proceeding

As disclosed in Note 31(b) to the financial statements, M K Land Holdings Berhad and its five (5) wholly-owned subsidiaries, namely Saujana Triangle Sdn. Bhd., Segi Objektif (M) Sdn. Bhd., Dominant Star Sdn. Bhd., M K Land Resources Sdn. Bhd. and M.K. Development Sdn. Bhd. was served by Inland Revenue Board ("IRB") with Notices of Assessment for the years of assessments from 2018 to 2023 for additional income taxes of RM84.0 million. A provision of RM7.2 million has been made in the financial statements.

We determined this to be a key audit matter because it requires management to exercise significant judgement as the amounts involved are material and the determination of the amounts provided are subjective.

Audit response

Our audit procedures performed included the following:

a. Discussed with management and read the legal opinions obtained from the appointed solicitors to gain an understanding of the matter;

b. Inquiry of the tax specialist in assessing the appropriateness of the tax position as stated in the legal opinions; and

c. Obtained confirmation of the status of the legal cases from the appointed solicitors.

Key Audit Matters for the Company

We have determined that there are no key audit matters to communicate in our report in respect of the audit of the financial statements of the Company.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
M K LAND HOLDINGS BERHAD (cont'd.)
(Incorporated in Malaysia)

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 information included in 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 the Directors' Report, 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 MFRSs, IFRS Accounting 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 ability of the Group and of the Company 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF M K LAND HOLDINGS BERHAD (cont'd.) (Incorporated in Malaysia)

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 ISAs 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 ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

(a) 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.

(b) 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 internal control of the Group and of the Company.

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

(d) 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 ability of the Group and of the Company 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF M K LAND HOLDINGS BERHAD (cont'd.) (Incorporated in Malaysia)

Auditors' Responsibilities for the Audit of the Financial Statements (cont'd.)

As part of an audit in accordance with approved standards on auditing in Malaysia and ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (cont'd.)

(e) 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.

(f) Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group as a basis for forming an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance 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, actions taken to eliminate threats or safeguards applied.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
M K LAND HOLDINGS BERHAD (cont'd.)
(Incorporated in Malaysia)

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 responsibility to any other person for the content of this report.

BDO PLT
201906000013 (LLP0018825-LCA) & AF 0206
Chartered Accountants

Lum Chiew Mun
03039/04/2027 J
Chartered Accountant

Kuala Lumpur
21 October 2025

M K Land Holdings Berhad
(Incorporated in Malaysia)

Consolidated statement of profit or loss and other comprehensive income
For the financial year ended 30 June 2025

	Note	2025 RM'000	2024 RM'000
Revenue	4	234,684	205,871
Cost of sales	5	(170,607)	(159,242)
Gross profit		64,077	46,629
Other income	6	47,636	67,418
Net gain/(loss) on impairment of financial assets and contract assets	8	205	(275)
Administrative expenses		(46,247)	(47,456)
Selling and marketing expenses		(3,108)	(2,685)
Other expenses		(27,665)	(28,971)
Operating profit		34,898	34,660
Finance costs	7	(6,543)	(5,760)
Profit before tax	8	28,355	28,900
Taxation	11	(19,660)	(17,213)
Profit for the financial year		8,695	11,687
Other comprehensive income, net of tax		-	-
Total comprehensive income		8,695	11,687
Attributable to:			
Owners of the parent		9,513	12,120
Non-controlling interest		(818)	(433)
		8,695	11,687
Earnings per share attributable to owners of the parent			
Basic (sen)	12	0.8	1.0
Diluted (sen)	12	0.8	1.0

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

M K Land Holdings Berhad
(Incorporated in Malaysia)

Consolidated statement of financial position
As at 30 June 2025

	Note	2025 RM'000	2024 RM'000
Assets			
Non-current assets			
Property, plant and equipment	13	219,788	215,432
Intangible asset	14	119	134
Investment properties	15	453,361	412,500
Inventories	17	757,906	737,696
Deferred tax assets	18	15,782	18,912
		1,446,956	1,384,674
Current assets			
Inventories	17	98,481	120,587
Trade receivables	19	41,289	51,242
Other receivables	20	31,052	29,322
Contract assets	21	27,475	35,264
Tax recoverable		4,268	890
Other financial assets	22	125	5,065
Cash and bank balances	23	71,906	58,590
		274,596	300,960
Asset classified as held for sale	24	53,071	52,706
		327,667	353,666
Total assets		1,774,623	1,738,340
Equity and liabilities			
Equity attributable to owners of the parent			
Share capital	25	1,216,296	1,216,296
Treasury shares	25(a)	(1,904)	(1,904)
Merger deficit	25(b)	(39,441)	(39,441)
Retained profits		91,017	81,504
		1,265,968	1,256,455
Non-controlling interest		(3,170)	(2,352)
Total equity		1,262,798	1,254,103
Non-current liabilities			
Borrowings	26	51,007	38,707
Lease liabilities	27	31	58
Deferred tax liabilities	18	71,383	61,063
Long term payable	28	60,619	41,876
		183,040	141,704

Consolidated statement of financial position
As at 30 June 2025 (cont'd.)

	Note	2025 RM'000	2024 RM'000
Current liabilities			
Trade payables	29	98,467	103,286
Other payables	30	173,796	196,095
Contract liabilities	21	13,775	22,443
Borrowings	26	28,800	11,574
Lease liabilities	27	56	95
Current tax liabilities		13,891	9,040
		328,785	342,533
Total liabilities		511,825	484,237
Total equity and liabilities		1,774,623	1,738,340

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

197801003984 (40970-H)

M K Land Holdings Berhad
(Incorporated in Malaysia)

Consolidated statement of changes in equity
For the financial year ended 30 June 2025

	<---- Non-distributable	--->		<Distributable>			
	Share capital RM'000 (Note 25)	**Treasury shares RM'000 (Note 25(a))**	**Merger deficit RM'000 (Note 25(b))**	**Retained profits RM'000**	**Equity attributable to owners of the parent RM'000**	**Non-controlling interest RM'000**	**Total equity RM'000**
At 1 July 2024	1,216,296	(1,904)	(39,441)	81,504	1,256,455	(2,352)	1,254,103
Profit for the financial year	-	-	-	9,513	9,513	(818)	8,695
Other comprehensive income, net of tax	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	9,513	9,513	(818)	8,695
At 30 June 2025	1,216,296	(1,904)	(39,441)	91,017	1,265,968	(3,170)	1,262,798
At 1 July 2023	1,216,296	(1,904)	(39,441)	69,384	1,244,335	(1,919)	1,242,416
Profit for the financial year	-	-	-	12,120	12,120	(433)	11,687
Other comprehensive income, net of tax	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	12,120	12,120	(433)	11,687
At 30 June 2024	1,216,296	(1,904)	(39,441)	81,504	1,256,455	(2,352)	1,254,103

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Consolidated statement of cash flows
For the financial year ended 30 June 2025

	Note	2025 RM'000	2024 RM'000
Cash flows from operating activities			
Profit before tax		28,355	28,900
Adjustments for:			
Depreciation of property, plant and equipment	13	8,190	8,154
Amortisation of intangible asset	14	15	15
Fair value gain on investment properties	15	(40,861)	(55,485)
Fair value loss on investment properties	15	-	60
Gain on disposal of property, plant and equipment	6	(4)	(8)
Write back of payables and accruals	6	(29)	(2,701)
Impairment losses on:			
- trade receivables	19(b)	1,129	289
- other receivables	20(a)	30	921
- contract assets	21(c)	382	233
Interest expense	7	6,543	5,760
Interest income	6	(931)	(1,279)
Reversal of impairment losses on:			
- trade receivables	19(b)	(974)	(292)
- other receivables	20(a)	(607)	(840)
- contract assets	21(c)	(165)	(36)
Write off of property, plant and equipment	13	-	98
Operating gain/(loss) before working capital changes		1,073	(16,211)
Changes in working capital:			
Contract assets		7,572	(13,496)
Contract liabilities		(8,668)	8,915
Inventories		1,531	9,486
Receivables		8,645	(4,467)
Payables		(11,130)	(15,092)
Cash used in operations		(977)	(30,865)
Interest paid		(3,749)	(2,764)
Interest received		931	1,279
Taxes paid		(5,265)	(4,426)
Taxes refunded		528	343
Net cash used in operating activities		(8,532)	(36,433)

Consolidated statement of cash flows
For the financial year ended 30 June 2025 (cont'd.)

	Note	2025 RM'000	2024 RM'000
Cash flows from investing activities			
Purchase of property, plant and equipment	13(a)	(12,506)	(4,687)
Proceeds from disposal of property, plant and equipment		4	8
Proceeds from disposal of investment properties	15	-	5,808
(Placement)/Withdrawal of pledged fixed deposits more than three (3) months		(18)	2,604
Withdrawal of money market funds		4,940	13,347
Net cash (used in)/from investing activities		(7,580)	17,080
Cash flows from financing activities			
Drawdowns of borrowings	26(c)	44,158	5,532
Repayments of:			
- borrowings	26(c)	(13,262)	(2,660)
- lease liabilities	27(b)	(116)	(188)
Net cash from financing activities		30,780	2,684
Net increase/(decrease) in cash and cash equivalents		14,668	(16,669)
Cash and cash equivalents at beginning of financial year		50,766	67,435
Cash and cash equivalents at end of financial year	23	65,434	50,766

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

M K Land Holdings Berhad
(Incorporated in Malaysia)

Statement of profit or loss and other comprehensive income
For the financial year ended 30 June 2025

	Note	2025 RM'000	2024 RM'000
Revenue	4	35,210	21,588
Other income	6	126	997
Net (loss)/gain on impairment of financial assets	8	(4,139)	365
Administrative expenses		(18,387)	(18,477)
Selling and marketing expenses		(267)	(248)
Other expenses		(2,379)	(1,576)
Operating profit		10,164	2,649
Finance costs	7	(928)	(258)
Profit before tax	8	9,236	2,391
Taxation	11	(998)	(769)
Profit for the financial year		8,238	1,622
Other comprehensive income, net of tax		-	-
Total comprehensive income		8,238	1,622

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

M K Land Holdings Berhad
(Incorporated in Malaysia)

Statement of financial position
As at 30 June 2025

	Note	2025 RM'000	2024 RM'000
Assets			
Non-current assets			
Property, plant and equipment	13	3,076	3,477
Investments in subsidiaries	16	1,923,305	1,923,305
Deferred tax assets	18	2,309	1,940
		1,928,690	1,928,722
Current assets			
Other receivables	20	114,473	85,091
Other financial assets	22	125	5,065
Cash and bank balances	23	15,508	404
		130,106	90,560
Total assets		2,058,796	2,019,282
Equity and liabilities			
Equity attributable to owners of the Company			
Share capital	25	1,216,296	1,216,296
Treasury shares	25(a)	(1,904)	(1,904)
Merger reserve	25(b)	636,856	636,856
Retained profits		128,936	120,698
Total equity		1,980,184	1,971,946
Non-current liabilities			
Borrowings	26	1,854	-
Lease liabilities	27	2,769	3,141
		4,623	3,141
Current liabilities			
Other payables	30	52,757	38,612
Lease liabilities	27	371	382
Borrowings	26	20,153	5,000
Current tax liabilities		708	201
		73,989	44,195
Total liabilities		78,612	47,336
Total equity and liabilities		2,058,796	2,019,282

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

197801003984 (40970-H)

M K Land Holdings Berhad
(Incorporated in Malaysia)

Statement of changes in equity
For the financial year ended 30 June 2025

	Share capital RM'000 (Note 25)	Treasury shares RM'000 (Note 25(a))	Merger reserve RM'000 (Note 25(b))	Retained profits RM'000	Total equity RM'000
	<---------- Non-distributable	----------	---------->	<-Distributable->	
At 1 July 2024	1,216,296	(1,904)	636,856	120,698	1,971,946
Profit for the financial year	-	-	-	8,238	8,238
Other comprehensive income, net of tax	-	-	-	-	-
Total comprehensive income	-	-	-	8,238	8,238
At 30 June 2025	1,216,296	(1,904)	636,856	128,936	1,980,184
At 1 July 2023	1,216,296	(1,904)	636,856	119,076	1,970,324
Profit for the financial year	-	-	-	1,622	1,622
Other comprehensive income, net of tax	-	-	-	-	-
Total comprehensive income	-	-	-	1,622	1,622
At 30 June 2024	1,216,296	(1,904)	636,856	120,698	1,971,946

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

197801003984 (40970-H)

M K Land Holdings Berhad
(Incorporated in Malaysia)

Statement of cash flows
For the financial year ended 30 June 2025

	Note	2025 RM'000	2024 RM'000
Cash flows from operating activities			
Profit before tax		9,236	2,391
Adjustments for:			
Depreciation of property, plant and equipment	13	524	511
Impairment losses on amounts due from subsidiaries	20(b)	4,862	800
Interest expense	7	928	258
Interest income	6	(90)	(344)
Gain on disposal of property, plant and equipment	6	(4)	-
Write back of payables and accruals	6	-	(640)
Reversal of impairment losses on amounts due from subsidiaries	20(b)	(723)	(1,165)
Operating profit before working capital changes		14,733	1,811
Changes in working capital:			
Other receivables		(2,207)	(27)
Subsidiaries		12,052	(5,943)
Other payables		2,093	573
Cash from/(used in) operations		26,671	(3,586)
Interest received		90	344
Interest paid		(697)	(4)
Tax paid		(860)	(547)
Net cash from/(used in) operating activities		25,204	(3,793)
Cash flows from investing activities			
Purchase of property, plant and equipment	13(a)	(123)	(158)
Proceeds from disposal of property, plant and equipment		4	-
Withdrawal of money market funds		4,940	13,347
Advances to subsidiaries		(31,314)	(13,825)
Net cash used in investing activities		(26,493)	(636)

M K Land Holdings Berhad
(Incorporated in Malaysia)

Statement of cash flows
For the financial year ended 30 June 2025 (cont'd.)

	Note	2025 RM'000	2024 RM'000
Cash flows from financing activities			
Repayments of lease liabilities	27(b)	(614)	(619)
Drawdowns of revolving credits	26(c)	17,007	5,000
Net cash from financing activities		16,393	4,381
Net increase/(decrease) in cash and cash equivalents		15,104	(48)
Cash and cash equivalents at beginning of financial year		404	452
Cash and cash equivalents at end of financial year	23	15,508	404

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

Notes to the financial statements

1. Corporate information

The Company is a public limited liability company, incorporated and domiciled in Malaysia, and is listed on the Main Market of Bursa Malaysia Securities Berhad. The registered office and the principal place of business of the Company are located at No. 19, Jalan PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

The principal activities of the Company are those of investment holding and the provision of management services. The principal activities of the subsidiaries are property development, operator and owner of resort, hotel and theme park, investment holding, property investment, solar power producer and provision of educational services. There have been no significant changes in the nature of these activities during the financial year.

The consolidated financial statements for the financial year ended 30 June 2025 comprise the Company and its subsidiaries. These financial statements are presented in Ringgit Malaysia ("RM"), which is also the functional currency of the Company. All financial information presented in RM has been rounded to the nearest thousand ("RM'000"), unless otherwise stated.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors dated 21 October 2025.

2. Basis of preparation

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs"), IFRS Accounting Standards and the provisions of the Companies Act 2016 in Malaysia.

The accounting policies adopted are consistent with those of the previous financial year except for the effects of adoption of new MFRS during the financial year. The new MFRSs and Amendments to MFRSs adopted during the financial year are disclosed in Note 38.1 to the financial statements.

The financial statements of the Group and of the Company have been prepared under the historical cost convention except as otherwise stated in the financial statements.

The preparation of these financial statements in conformity with MFRSs and IFRS Accounting Standards requires the Directors to make estimates and assumptions that affect the reported amount of assets, liabilities, revenue, expenses and disclosure of contingent assets and contingent liabilities. In addition, the Directors are also required to exercise their judgement in the process of applying the accounting policies. The areas involving such judgements, estimates and assumptions are disclosed in Note 3 to the financial statements. Although these estimates and assumptions are based on the Directors' best knowledge of events and actions, actual results could differ from those estimates.

3. Material accounting policies

3.1 Property, plant and equipment

All items of property, plant and equipment ("PPE") (excluded right-of-use assets) are initially measured at cost. Cost includes expenditure that is directly attributable to the acquisition of the asset. After initial recognition, property, plant and equipment are stated at cost less any accumulated depreciation and impairment losses.

Freehold land has unlimited useful life and is not depreciated. Depreciation on other property, plant and equipment is calculated to write off the cost of the assets to their residual values on a straight line basis over their estimated useful lives. The principal annual depreciation rates are as follows:

Buildings and resort properties	2% - 33%
Plant and machinery	10% - 25%
Motor vehicles	20% - 25%
Furniture, fittings and equipment	10% - 40%
Renovation	10% - 20%

Upon adoption of MFRS 16 *Leases*, the carrying amount of the long term leasehold land previously classified as finance leases had been recognised by the Group immediately before transition as the carrying amount of the right-of-use asset at the date of initial application.

Work in progress included in property, plant and equipment are assets under construction which are not depreciated as these assets are not yet available for use. The carrying amounts of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

3.2 Intangible asset

Intangible asset is initially measured at cost. After initial recognition, intangible asset, excluding goodwill, are carried at cost less any accumulated amortisation and any accumulated impairment losses.

Amortisation is calculated to write off the cost of asset to their residual values on a straight line basis over their estimated useful lives. The estimated useful lives represent the common life expectancies applied in the industry within which the Group and the Company operates. The principal annual amortisation rate is as follows:

Software	10%

3. Material accounting policies (cont'd.)

3.3 Leases

The Group as lessee

Right-of-use assets

Right-of-use assets are initially measured at cost, which comprise the initial amount of the lease liabilities adjusted for any lease payments made at or before the commencement date of the leases.

After initial recognition, right-of-use assets are stated at cost less accumulated depreciation and any accumulated impairment losses, and adjusted for any remeasurement of the lease liabilities.

The right-of-use assets are depreciated on the straight-line basis over the earlier of the estimated useful lives of the right-of-use assets or the end of the lease term. The lease terms of right-of-use assets are as follows:

Leasehold land	over the lease period up to 99 years
Buildings	over the lease period from 2 to 25 years
Motor vehicles and equipment	over the lease period from 3 to 5 years

Lease liabilities

The lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date. The lease payments are discounted using the incremental borrowing rate of the Group. Subsequent to the initial recognition, the Group and the Company measure the lease liability by increasing the carrying amount to reflect interest on the lease liabilities, reducing the carrying amount to reflect lease payments made, and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments.

3.4 Impairment of financial assets

The Group applies the simplified approach to measure expected credit loss ("ECL"). This entails recognising a lifetime expected loss allowance for all trade receivables and contract assets.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset. The maximum period considered when estimating expected credit losses is the maximum contractual period over which the Group is exposed to credit risk.

3. Material accounting policies (cont'd.)

3.4 Impairment of financial assets (cont'd.)

Expected credit losses are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive. The estimate of expected cash shortfall shall reflect the cash flows expected from collateral and other credit enhancements that are part of the contractual terms. The shortfall is then discounted at an approximation to the asset's original effective interest rate of the assets.

The Group considers credit loss experience and observable data such as current changes and future forecasts in economic conditions (i.e. Gross Domestic Product growth rate, inflation rate and unemployment rate) of the Group's industry to estimate the amount of expected impairment loss. The methodology and assumptions including any forecasts of future economic conditions are reviewed regularly.

Impairment for trade receivables and contract assets that do not contain a significant financing component are recognised based on the simplified approach within MFRS 9 using the lifetime expected credit losses.

In measuring the expected credit losses on trade receivables and contract assets, the probability of non-payment by the trade receivables and contract assets is adjusted by forward looking information (i.e. Gross Domestic Product growth rate, inflation rate and unemployment rate) and multiplied by the amount of the expected loss arising from default to determine the lifetime expected credit loss for the trade receivables and contract assets. For trade receivables and contract assets, which are reported net, such impairments are recorded in a separate impairment account with the loss being recognised in the statements of profit or loss and other comprehensive income. On confirmation that the trade receivable and contract assets would not be collectible, the gross carrying value of the asset would be written off against the associated impairment.

Impairment for other receivables and amounts due from subsidiaries are recognised based on the general approach within MFRS 9 using the forward looking expected credit loss model. The methodology used to determine the amount of the impairment is based on whether there has been a significant increase in credit risk since initial recognition of the financial asset. The Group defines significant increase in credit risk based on operating performance of the receivables, changes to contractual terms, payment trends and past due over 60 days. For those in which the credit risk has not increased significantly since initial recognition of the financial asset, twelve (12) month expected credit losses along with gross interest income are recognised. For those in which credit risk has increased significantly, lifetime expected credit losses along with the gross interest income are recognised. At the end of the reporting period, the Group assesses whether there has been a significant increase in credit risk for financial assets by comparing the risk for default occurring over the expected life with the risk of default since initial recognition. For those that are determined to be credit impaired, lifetime expected credit losses along with interest income on a net basis are recognised.

3. Material accounting policies (cont'd.)

3.4 Impairment of financial assets (cont'd.)

The Group and the Company defined significant increase in credit risk based on operating performance of the receivables, changes to contractual terms, payment trends and past due information.

The Group and the Company consider a receivable as credit impaired when one or more events that have a detrimental impact on the estimated cash flow have occurred, which includes debtors who are in significant difficulties or have defaulted on payments.

The probability of non-payment of other receivables and amounts due from subsidiaries is adjusted by forward looking information (i.e. Gross Domestic Product growth rate, inflation rate and unemployment rate) and multiplied by the amount of the expected loss arising from default to determine the twelve month or lifetime expected credit loss for other receivables and amounts due from subsidiaries.

The carrying amount of the financial asset is reduced through the use of an allowance for impairment loss account and the amount of impairment loss is recognised in profit or loss. When a financial asset becomes uncollectible, it is written off against the allowance for impairment loss account.

3.5 Contract assets and contract liabilities

Contract asset is the right to consideration for goods or services transferred to the customers. In the case of property development, contract assets are the excess of cumulative revenue earned over the billings to date. Contract asset is stated at cost less accumulated impairment.

Contract liability is the obligation to transfer goods and services to customer for which the Group and the Company have received the consideration or have billed the customer. In the case of property development, contract liability is the excess of billings to date over cumulative revenue earned. Contract liabilities include sales of property to cash customer and other deferred income where the Group and the Company have billed or collected the payment before the goods are delivered or services are provided to the customers.

3.6 Inventories

(a) Land held for property development

Land held for property development consists of land where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Such land is classified within non-current assets and is stated at the lower of cost and net realisable value.

3. Material accounting policies (cont'd.)

3.6 Inventories (cont'd.)

(a) Land held for property development (cont'd.)

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.

Land held for property development is reclassified as property development costs at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

(b) Property development costs

Property development costs comprise cost of land, direct materials, direct labour, and other direct costs and related overheads incurred in the process of development that meet the definition of inventories are recognised as an asset and stated at lower of cost and net realisable value. The property development costs are subsequently recognised as an expense in profit or loss when or as the control of the asset is transferred to the customer.

Property development costs for which work has been undertaken and development activities are expected to be completed within the normal operating cycle, are classified as current asset.

(c) Completed properties and consumables

Completed properties and consumables are stated at the lower of cost and net realisable value.

The cost of unsold completed properties comprises cost associated with the acquisition of land, direct costs and appropriate proportions of common costs.

Cost of consumables is determined using either the specific identification or weighted average method, where applicable. The cost comprises all costs of purchase, cost of conversion plus other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

3. Material accounting policies (cont'd.)

3.7 Revenue recognition

(a) Sale of property under development

Contracts with customers may include multiple promises to customers and therefore accounted for as separate performance obligations. In this case, the transaction price will be allocated to each performance obligation based on the stand-alone selling prices. When these are not directly observable, they are estimated based on expected cost plus margin.

Revenue from property development is measured at the fixed transaction price agreed under the agreement.

Revenue is recognised as and when control of the asset is transferred to the customer and it is probable that the Group would collect the consideration to which it will be entitled in exchange for the asset that would be 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 performance of the Group does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the asset transfers over time, revenue is recognised over the period of the contract using the input method by reference to the costs incurred for work performed to date against the estimated costs to completion. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The Group identifies performance obligations that are distinct and material, which are judgemental in the context of contracts. The Group also estimates total contract costs in applying the input method to recognise revenue over time. In estimating the total costs to complete, the Group considers the completeness and accuracy of its costs estimation, including its obligations to contract variations, claims and cost contingencies.

(b) Sale of completed properties

The Group recognises sales at a point in time for the sale of completed properties, when the control of the completed properties has been transferred to the purchasers and it is probable that the Group will collect the considerations to which it would be entitled to in exchange for the assets sold.

There is no significant financing component in the revenue arising from sale of completed properties as the sales are made on the normal credit terms not exceeding twelve (12) months.

3. Material accounting policies (cont'd.)

3.7 Revenue recognition (cont'd.)

(c) Resort operations

Room revenue generally relates to contracts with customers in which performance obligations are to provide accommodations to hotel guests. As compensation for such services, the Group is typically entitled to a fixed nightly fee for an agreed upon period. The Group generally satisfies its performance obligations over time, and recognise the revenue from room sales on a daily basis, as the rooms are occupied and the services are rendered.

(d) Sale of goods and services

Revenue from sale of goods and services rendered is recognised at a point in time when the goods have been transferred or the services have been rendered to the customers and coincide with the delivery of goods and services and acceptance by customers.

There is no material right of return and warranty provided to the customers on the sale of goods and services rendered.

There is no significant financing component in the revenue arising from sale of goods and services rendered as the sales or services are made on the normal credit terms not exceeding twelve (12) months.

Revenue recognition not in relation to performance obligations is described below:

(a) Management fees from subsidiaries

Management fees from the provision of management services to subsidiaries are recognised when the subsidiaries simultaneously receive and consume the benefits.

(b) Rental income

Rental income is accounted for on a straight-line basis over the lease terms in the profit or loss due to its operating nature.

(c) Dividend income

Dividend income is recognised when the right to receive payments is established.

(d) Interest income

Interest income is recognised as it accrues, using the effective interest method.

3. Material accounting policies (cont'd.)

3.8 Contingent liabilities and contingent assets

A contingent liability is a possible obligation that arises from past events whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group and of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources would be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. Details of the contingent liabilities involving the Group and the Company are disclosed in Note 31 to the financial statements.

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

In the acquisition of subsidiaries by the Group and the Company under business combinations, contingent liabilities assumed are measured initially at their fair value at the acquisition date.

3.9 Fair value measurements

Fair value, (except for share-based payment and lease transactions) is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

(i) In the principal market for the asset or liability; or

(ii) In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to by the Group and the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

3. Material accounting policies (cont'd.)

3.9 Fair value measurements (cont'd.)

The Group and the Company measure the fair value of an asset or a liability by taking into account the characteristics of the asset or liability if market participants would take these characteristics into account when pricing the asset or liability. The Group and the Company have considered the following characteristics when determining fair value:

(a) The condition and location of the asset; and

(b) Restrictions, if any, on the sale or use of the asset.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group and the Company use valuation techniques that appropriate in circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The fair value of a financial or non-financial liability or an entity's own equity instrument assumes that:

(a) A liability would remain outstanding and the market participant transferee would be required to fulfil the obligation. The liability would not be settled with the counterparty or otherwise extinguished on the measurement date; and

(b) An entity's own equity instrument would remain outstanding and the market participant transferee would take on the rights and responsibilities associated with the instrument. The instrument would not be cancelled or otherwise extinguished on the measurement date.

3.10 Significant accounting judgements and estimates

The preparation of the Group's and the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

3. Material accounting policies (cont'd.)

3.10 Significant accounting judgements and estimates (cont'd.)

(i) Critical judgement made in applying accounting policies

In the process of applying the Group's and the Company's accounting policies, management has made the following judgement, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Contingent liabilities

The Group and the Company determines whether an obligation in relation to a contingent liability exists at the end of the reporting period by taking into account all available evidence, including the opinion of experts. The evidence considered includes any additional evidence provided by events after the end of the reporting period. On the basis of such evidence, the Group and the Company evaluates if the obligation needs to be recognised in the financial statements. Details of the contingent liabilities involving the Group and the Company are disclosed in Note 31 to the financial statements.

(ii) Key sources of estimation and uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period 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:

(a) Revenue from property development activities

Revenue is recognised as and when control of the asset is transferred to the customer and it is probable that the Group would collect the consideration to which it will be entitled in exchange for the asset that would be 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 performance of the Group does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

3. Material accounting policies (cont'd.)

3.10 Significant accounting judgements and estimates (cont'd.)

(ii) Key sources of estimation and uncertainty (cont'd.)

(a) Revenue from property development activities (cont'd.)

If control of the asset transfers over time, revenue is recognised over the period of the contract using the input method by reference to the costs incurred for work performed to date against the estimated costs to completion if control of the asset transfers over time. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

Significant judgement is required in determining the satisfaction of performance obligations as stated in the contracts with customers and costs in applying the input method to recognise revenue over time.

The Group identifies performance obligations that are distinct and material, which are judgemental in the context of contracts. The Group also estimates total contract costs in applying the input method to recognise revenue over time. In estimating the total costs to complete, the Group considers the completeness and accuracy of its costs estimation, including its obligations to contract variations, claims and cost contingencies.

(b) Income tax

Significant estimation is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group and the Company recognise liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4. Revenue

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Revenue from contracts with customers:				
Property development activities:				
- sale of property under development	193,196	152,089	-	-
- sale of completed properties	11,492	24,326	-	-
Resort operations	14,825	14,597	-	-
Sales of goods and services	13,458	12,952	-	-
	232,971	203,964	-	-
Other revenue:				
Rental income	1,713	1,907	-	-
Management fees from subsidiaries	-	-	23,060	21,588
Dividend income	-	-	12,150	-
	1,713	1,907	35,210	21,588
	234,684	205,871	35,210	21,588
Timing of revenue recognition:				
Products and services transferred over time	208,021	166,686	-	-
Products and services transferred at a point in time	24,950	37,278	-	-
Revenue from contracts with customers	232,971	203,964	-	-

No disaggregation of revenue from contracts with customers by geographical basis has been presented as the Group's and the Company's activities are carried out predominantly in Malaysia.

There is no material right of return and warranty provided to the customers on the sale of goods and services rendered.

There is no significant financing component in the revenue arising from sale of completed properties as the sales are made on the normal credit terms not exceeding twelve (12) months.

5. Cost of sales

	Group 2025 RM'000	Group 2024 RM'000
Cost of property under development	152,696	131,567
Cost of completed properties sold	5,300	15,556
Resort operations	5,319	4,809
Cost of goods and services rendered	7,292	6,919
Cost of educational services	-	391
	170,607	159,242

6. Other income

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Administrative fees received from sub-sales of properties	539	298	-	-
Fair value gain on investment properties (Note 15)	40,861	55,485	-	-
Forfeiture income	40	524	-	-
Gain on disposal of property, plant and equipment	4	8	4	-
Interest income from deposits with licensed banks	931	1,279	90	344
Miscellaneous income	2,207	1,634	32	13
Rental income	3,025	2,060	-	-
Overprovision of tax penalty	-	3,429	-	-
Write back of payables and accruals	29	2,701	-	640
	47,636	67,418	126	997

7. Finance costs

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Interest expense on:				
- borrowings	3,749	2,764	697	4
- unwinding of interest	2,784	2,977	-	-
- lease liabilities (Note 27(b))	10	19	231	254
	6,543	5,760	928	258

8. Profit before tax

Other than those disclosed elsewhere in the financial statements, profit before tax is arrived after charging/(crediting):

	Group		Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Auditors' remuneration				
- statutory audit	414	393	128	120
- non-statutory audit	10	10	10	10
Depreciation of property, plant and equipment (Note 13)	8,190	8,154	524	511
Amortisation of intangible asset (Note 14)	15	15	-	-
Employee benefits expense (Note 9)	33,867	33,387	17,012	16,911
Fair value loss on investment properties (Note 15)	-	60	-	-
Rental expense:				
- short-term leases	22	37	16	13
- low-value leases	447	159	78	68
Write-off of property, plant and equipment	-	98	-	-
Reversal of impairment losses on:				
- trade receivables (Note 19(b))	(974)	(292)	-	-
- other receivables (Note 20(a))	(607)	(840)	-	-
- contract assets (Note 21(c))	(165)	(36)	-	-
- amounts due from subsidiaries (Note 20(b))	-	-	(723)	(1,165)
Impairment losses on:				
- trade receivables (Note 19(b))	1,129	289	-	-
- other receivables (Note 20(a))	30	921	-	-
- amounts due from subsidiaries (Note 20(b))	-	-	4,862	800
- contract assets (Note 21(c))	382	233	-	-
Net (gain)/loss on impairment of financial assets and contract assets	(205)	275	4,139	(365)

9. Employee benefits expense

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Salaries, wages, bonuses and allowances	27,070	26,995	14,304	14,198
Contribution to defined contribution plan	3,459	3,579	1,663	1,745
Social security costs	307	290	89	75
Other staff benefits	3,031	2,523	956	893
	33,867	33,387	17,012	16,911

Included in employee benefits expense of the Group and of the Company are the Directors' remuneration amounting to RM4,122,000 (2024: RM4,285,000) as further disclosed in Note 10 to the financial statements.

10. Directors' remuneration

	Group/Company	
	2025	**2024**
	RM'000	**RM'000**
Executive:		
Salaries and other emoluments	2,520	2,550
Contribution to defined contribution plan	511	515
Allowances	460	460
Benefits-in-kind	170	170
	3,661	3,695
Non-Executive:		
Fees	347	450
Allowances	114	140
	461	590
Total	4,122	4,285

The number of Directors of the Group and the Company whose total remuneration during the financial year fell within the following bands is analysed below:

	Number of Directors	
	2025	**2024**
Executive Directors:		
RM1,000,001 - RM1,500,000	1	1
RM2,000,001 - RM2,500,000	1	1

10. Directors' remuneration (cont'd.)

The number of Directors of the Group and the Company whose total remuneration during the financial year fell within the following bands is analysed below: (cont'd.)

	Number of Directors	
	2025	**2024**
Non-Executive Directors:		
< RM50,000	1	-
RM50,001 - RM100,000	3	1
RM100,001 - RM150,000	2	4

11. Taxation

The major components of taxation for the year ended 30 June 2025 and 30 June 2024 are:

	Group		**Company**	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Current tax expense based on profit for the financial year:				
Real Property Gains Tax	-	468	-	-
Current tax	2,037	2,571	1,065	870
Under/(Over) provision in prior years	4,173	3,848	302	(12)
	6,210	6,887	1,367	858
Deferred tax (Note 18):				
Relating to origination and reversal of temporary differences	10,552	8,114	(378)	(92)
Under-provision in prior years	2,898	2,212	9	3
	13,450	10,326	(369)	(89)
	19,660	17,213	998	769

11. Taxation (cont'd.)

The Malaysian income tax is calculated at the statutory tax rate of 24% (2024: 24%) of the estimated taxable profits for the fiscal year.

Reconciliation between taxation and accounting profit

A reconciliation of taxation applicable to profit before tax at the statutory income tax rate to income tax expense at the effective income tax rates of the Group and of the Company are as follows:

	2025 RM'000	2024 RM'000
Group		
Profit before tax	28,355	28,900
Tax at Malaysian statutory tax rate of 24% (2024: 24%)	6,805	6,936
Income not subject to tax	(6,577)	(10,264)
Expenses not deductible for tax purposes	10,267	9,585
Deferred tax assets not recognised	2,103	4,428
Utilisation of previously unrecognised deferred tax assets	(9)	-
Real Property Gains Tax	-	468
Under-provision of income tax expense in prior years	4,173	3,848
Under-provision of deferred tax in prior years	2,898	2,212
Taxation for the year	19,660	17,213
Company		
Profit before tax	9,236	2,391
Tax at Malaysian statutory tax rate of 24% (2024: 24%)	2,217	574
Income not subject to tax	(2,990)	(367)
Expenses not deductible for tax purposes	1,460	571
Under/(Over) provision of income tax expense in prior years	302	(12)
Under-provision of deferred tax in prior years	9	3
Taxation for the year	998	769

12. Earnings per share

(a) Basic

Basic earnings per ordinary share are calculated by dividing the profit for the year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial year, excluding treasury shares held by the Company.

	Group	
	2025	**2024**
Profit attributable to owners of the parent (RM'000)	9,513	12,120
Weighted average number of ordinary shares in issue ('000)	1,204,590	1,204,590
Basic earnings per share (sen)	0.8	1.0

(b) Diluted

Diluted earnings per ordinary share equals basic earnings per ordinary share as there were no dilutive potential ordinary share in issue as at the end of the reporting period.

13. Property, plant and equipment

Group	Freehold land RM'000	Buildings and resort properties RM'000	Plant and machinery RM'000	Motor vehicles RM'000	Furniture, fittings and equipment RM'000	Renovation RM'000	Work in progress RM'000	Subtotal RM'000	Right-of-use: Leasehold land RM'000	Right-of-use: Buildings RM'000	Right-of-use: Motor vehicles and equipment RM'000	Total RM'000
At 30 June 2025												
Cost												
At 1 July 2024	5,229	219,602	65,483	4,801	42,104	13,926	460	351,605	32,471	127	663	384,866
Additions	-	551	46	-	2,318	1,549	8,042	12,506	-	-	40	12,546
Reclassification	-	-	-	-	107	-	-	107	-	-	(107)	-
Written off	-	-	-	(221)	(538)	(70)	-	(829)	-	-	-	(829)
Disposals	-	-	-	(164)	-	-	-	(164)	-	-	-	(164)
At 30 June 2025	5,229	220,153	65,529	4,416	43,991	15,405	8,502	363,225	32,471	127	596	396,419
Accumulated depreciation and impairment losses												
At 1 July 2024	-	88,575	22,514	4,761	38,515	9,297	-	163,662	5,159	115	498	169,434
Depreciation charge for the year	-	4,122	1,985	17	1,105	478	-	7,707	392	4	87	8,190
Reclassification	-	-	-	-	95	-	-	95	-	-	(95)	-
Written off	-	-	-	(221)	(538)	(70)	-	(829)	-	-	-	(829)
Disposals	-	-	-	(164)	-	-	-	(164)	-	-	-	(164)
At 30 June 2025	-	92,697	24,499	4,393	39,177	9,705	-	170,471	5,551	119	490	176,631
Net carrying amount	5,229	127,456	41,030	23	4,814	5,700	8,502	192,754	26,920	8	106	219,788

13. Property, plant and equipment (cont'd.)

Group	Freehold land RM'000	Buildings and resort properties RM'000	Plant and machinery RM'000	Motor vehicles RM'000	Furniture, fittings and equipment RM'000	Renovation RM'000	Work in progress RM'000	Subtotal RM'000	I--------Right-of-use-------- Leasehold land RM'000	Buildings RM'000	Motor vehicles and equipment --------I RM'000	Total RM'000
At 30 June 2024												
Cost												
At 1 July 2023	5,229	219,633	64,734	4,880	41,200	11,492	-	347,168	32,471	150	602	380,391
Additions	-	100	749	-	944	2,434	460	4,687	-	14	61	4,762
Written off	-	(131)	-	-	(40)	-	-	(171)	-	-	-	(171)
Disposals	-	-	-	(79)	-	-	-	(79)	-	(37)	-	(116)
At 30 June 2024	5,229	219,602	65,483	4,801	42,104	13,926	460	351,605	32,471	127	663	384,866
Accumulated depreciation and impairment losses												
At 1 July 2023	-	84,455	20,547	4,820	37,368	8,955	-	156,145	4,767	99	421	161,432
Depreciation charge for the year	-	4,177	1,967	20	1,163	342	-	7,669	392	16	77	8,154
Written off	-	(57)	-	-	(16)	-	-	(73)	-	-	-	(73)
Disposals	-	-	-	(79)	-	-	-	(79)	-	-	-	(79)
At 30 June 2024	-	88,575	22,514	4,761	38,515	9,297	-	163,662	5,159	115	498	169,434
Net carrying amount	5,229	131,027	42,969	40	3,589	4,629	460	187,943	27,312	12	165	215,432

13. Property, plant and equipment (cont'd.)

Company	Renovation RM'000	Furniture and fittings RM'000	Equipment RM'000	Motor vehicles RM'000	Subtotal RM'000	I-----Right-of-use-----I Equipment RM'000	Buildings RM'000	Total RM'000
At 30 June 2025								
Cost								
At 1 July 2024	707	1,723	1,899	563	4,892	251	4,342	9,485
Additions	-	10	113	-	123	-	-	123
Reclassification	-	-	107	-	107	(107)	-	-
Disposals	-	-	-	(133)	(133)	-	-	(133)
At 30 June 2025	707	1,733	2,119	430	4,989	144	4,342	9,475
Accumulated depreciation								
At 1 July 2024	707	1,683	1,689	563	4,642	108	1,258	6,008
Depreciation charge for the year	-	9	79	-	88	63	373	524
Reclassification	-	-	95	-	95	(95)	-	-
Disposals	-	-	-	(133)	(133)	-	-	(133)
At 30 June 2025	707	1,692	1,863	430	4,692	76	1,631	6,399
Net carrying amount	-	41	256	-	297	68	2,711	3,076

13. Property, plant and equipment (cont'd.)

Company	Renovation RM'000	Furniture and fittings RM'000	Equipment RM'000	Motor vehicles RM'000	Subtotal RM'000	I-----Right-of-use-----I Equipment RM'000	Buildings RM'000	Total RM'000
At 30 June 2024								
Cost								
At 1 July 2023	707	1,700	1,764	563	4,734	190	4,342	9,266
Additions	-	23	135	-	158	61	-	219
At 30 June 2024	707	1,723	1,899	563	4,892	251	4,342	9,485
Accumulated depreciation								
At 1 July 2023	707	1,675	1,609	563	4,554	56	887	5,497
Depreciation charge for the year	-	8	80	-	88	52	371	511
At 30 June 2024	707	1,683	1,689	563	4,642	108	1,258	6,008
Net carrying amount	-	40	210	-	250	143	3,084	3,477

13. Property, plant and equipment (cont'd.)

(a) During the financial year, the Group and the Company made the following cash payments to purchase property, plant and equipment:

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Purchase of property, plant and equipment	12,546	4,762	123	219
Financed by:				
- lease liabilities (Note 27(b))	(40)	(75)	-	(61)
Cash payments on purchase of property, plant and equipment	12,506	4,687	123	158

(b) Carrying amount of the Group's property, plant and equipment pledged for borrowings as referred to in Note 26 to the financial statements are as follows:

	Group 2025 RM'000	Group 2024 RM'000
Leasehold land and buildings	7,147	7,387

14. Intangible asset

Group	Software RM'000	Total RM'000
At 30 June 2025		
Cost		
At 1 July 2024/30 June 2025	150	150
Accumulated depreciation		
At 1 July 2024	16	16
Depreciation charge for the year	15	15
At 30 June 2025	31	31
Net carrying amount	119	119

14. Intangible asset (cont'd.)

Group	Software RM'000	Total RM'000
At 30 June 2024		
Cost		
At 1 July 2023/30 June 2024	150	150
Accumulated depreciation		
At 1 July 2023	1	1
Depreciation charge for the year	15	15
At 30 June 2024	16	16
Net carrying amount	134	134

15. Investment properties

	Group 2025 RM'000	2024 RM'000
At fair value		
At beginning of the year	412,500	362,883
Gain on fair value adjustments (Note 6)	40,861	55,485
Loss on fair value adjustments (Note 8)	-	(60)
Disposal	-	(5,808)
At end of the year	453,361	412,500
The following investment properties are held under lease terms:		
Leasehold land and buildings	453,361	412,500

15. Investment properties (cont'd.)

(a) The amounts of direct expenses recognised in profit or loss during the financial year are as follows:

	Group 2025 RM'000	Group 2024 RM'000
Generating rental income	441	420
Non-generating rental income	557	553

(b) The fair value of investment properties of the Group are categorised as follows:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
At 30 June 2025				
Leasehold land and buildings	-	-	453,361	453,361
At 30 June 2024				
Leasehold land and buildings	-	-	412,500	412,500

(i) The fair values of the investment properties of the Group, which comprise leasehold land, buildings and shoplots have been arrived on the basis of valuation carried out by independent firms of professional valuers. The independent professional valuers have adopted the comparison method, making reference to relevant comparable transactions in the market as well as the present worth of the improvement and land values. In arriving at the valuation, the independent professional valuers have made adjustments for factors, which would affect the market value of the investment properties including but not limited to views, size, floor levels and time factors.

(ii) The fair value measurements for the investment properties are based on the highest and best use which does not differ from their actual use.

15. Investment properties (cont'd.)

(b) The fair value of investment properties of the Group are categorised as follows: (cont'd.)

(iii) Fair value reconciliation of investment properties of the Group measured at Level 3:

	Leasehold land RM'000	Buildings and shoplots RM'000	Total RM'000
At 30 June 2025			
At the beginning of the year	407,405	5,095	412,500
Fair value adjustments	40,861	-	40,861
At the end of the year	448,266	5,095	453,361
At 30 June 2024			
At the beginning of the year	357,688	5,195	362,883
Fair value adjustments	55,485	(60)	55,425
Disposal	(5,768)	(40)	(5,808)
At the end of the year	407,405	5,095	412,500

(c) Description of valuation techniques used and key inputs to valuation on investment properties of the Group measured at Level 3:

Property category	Valuation technique	Significant unobservable inputs	2025 RM	2024 RM
Leasehold land, buildings and shoplots	Comparison method	Adjusted property value	4 - 430 per sqft	3 - 430 per sqft

16. Investments in subsidiaries

	Company 2025 RM'000	Company 2024 RM'000
Unquoted shares, at cost	1,924,055	1,924,055
Less: Impairment losses	(750)	(750)
	1,923,305	1,923,305

16. Investments in subsidiaries (cont'd.)

Details of the subsidiaries, all of which are incorporated in Malaysia and their place of business are in Malaysia, are as follows:

Name of company	Effective interest in equity (%) 2025	2024	Principal activities
BML Management Sdn. Bhd.	100	100	Dormant
Bukit Merah Resort Sdn. Bhd.	100	100	Operator of hotel, resort, and theme park
Centralpolitan Development Sdn. Bhd.	100	100	Property development
Dominant Star Sdn. Bhd.	100	100	Property development and investment holding
Duta Realiti Sdn. Bhd.	100	100	Dormant
Golden Precinct Sdn. Bhd.	100	100	Dormant
Medan Prestasi Sdn. Bhd.	100	100	Property development, property investment and investment holding
Melur Unggul Sdn. Bhd.	100	100	Dormant
M.K. Development Sdn. Bhd.	100	100	Property development and property investment
M K Land Resources Sdn. Bhd.	100	100	Investment and property holding
M K Land Ventures Sdn. Bhd.	100	100	Investment and property holding
MK Training & Consultancy Sdn. Bhd.	100	100	Dormant
Naluri Majujaya Sdn. Bhd.	85	85	Property development
Paramoden Sdn. Bhd.	100	100	Property development

16. Investments in subsidiaries (cont'd.)

Details of the subsidiaries, all of which are incorporated in Malaysia and their place of business are in Malaysia, are as follows: (cont'd)

Name of company	Effective interest in equity (%)		Principal activities
	2025	2024	
Paramount Innovation Sdn. Bhd.	100	100	Property investment holding
Plato Construction Sdn. Bhd.	100	100	Dormant
Profil Etika (M) Sdn. Bhd.	100	100	Dormant
Prominent Valley Berhad	100	100	Dormant
Pujaan Pasifik Sdn. Bhd.	100	100	Operator of hotel
Ritma Mantap Sdn. Bhd.	100	100	Investment holding
Saujana Triangle Sdn. Bhd.	100	100	Property development, property and investment holding
Segi Objektif (M) Sdn. Bhd.	100	100	Property development, owner of hotel, resort, and theme park, and investment holding
Solar Citra Sdn. Bhd.	100	100	Solar energy and other renewable energy
Sumbangan Berkat Sdn. Bhd.	100	100	Dormant
Tema Teladan Sdn. Bhd.	100	100	Property development, owner of hotel and investment holding
Vast Option Sdn. Bhd.	100	100	Provision of educational services
Vibrant Leisure Sdn. Bhd.	100	100	Property development
Zaman Teladan Sdn. Bhd.	100	100	Property development
Citra Energies Sdn. Bhd.	51	51	Solar energy and other renewable energy

The above subsidiaries are audited by BDO PLT.

16. Investments in subsidiaries (cont'd.)

(i) Summarised statements of financial position information before intra-group elimination of the subsidiary that have material non-controlling interest as at the end of the financial year is as follows:

Naluri Majujaya Sdn. Bhd.	**2025 RM'000**	**2024 RM'000**
Non-current assets	37,038	27,631
Current assets	2,092	6,697
Total assets	39,130	34,328
Non-current liabilities	7,162	9,301
Current liabilities	52,065	40,687
Total liabilities	59,227	49,988
Net liabilities	(20,097)	(15,660)
Equity attributable to owners of the parent	(17,037)	(13,311)
Non-controlling interest	(3,060)	(2,349)
Total equity	(20,097)	(15,660)

(ii) Summarised statements of profit or loss and other comprehensive income information before intra-group elimination of the subsidiary that have material non-controlling interest as at the end of the financial year is as follows:

Naluri Majujaya Sdn. Bhd.	**2025 RM'000**	**2024 RM'000**
Revenue	1,041	14,746
Loss for the year	(4,437)	(2,708)
Total comprehensive loss	(4,437)	(2,708)
Loss attributable to:		
- owners of the parent	(3,771)	(2,278)
- non-controlling interest	(666)	(430)
	(4,437)	(2,708)
Total comprehensive loss attributable to:		
- owners of the parent	(3,771)	(2,278)
- non-controlling interest	(666)	(430)
	(4,437)	(2,708)

16. Investments in subsidiaries (cont'd.)

(iii) Summarised statements of cash flows information before intra-group elimination of the subsidiary that have material non-controlling interest as at the end of the financial year is as follows:

Naluri Majujaya Sdn. Bhd.	**2025 RM'000**	**2024 RM'000**
Net cash (used in)/generated from:		
- operating activities	(9,088)	(5,337)
- investing activities	9,315	5,566
- financing activities	-	(60)
Net increase in cash and cash equivalents	227	169
Cash and cash equivalents at beginning of the year	684	515
Cash and cash equivalents at end of the year	911	684

17. Inventories

	Note	**Group 2025 RM'000**	**Group 2024 RM'000**
Non-current			
At cost:			
Land held for property development	(a)	757,906	737,696
Current			
At cost:			
Completed properties		34,826	21,280
Food, beverage, supplies and merchandise		406	524
		35,232	21,804
Property development costs	(b)	28,251	63,716
		63,483	85,520
At net realisable value:			
Completed properties		34,998	35,067
		98,481	120,587
Non-current		757,906	737,696
Current		98,481	120,587
		856,387	858,283

17. Inventories (cont'd.)

(a) Land held for property development

	Group 2025 RM'000	Group 2024 RM'000
At beginning of the year:		
Freehold land	8,970	9,628
Leasehold land	235,264	226,990
Development costs	493,462	493,515
	737,696	730,133
Cost incurred during the year:		
Freehold land	-	752
Leasehold land	-	8,274
Development costs	27,713	11,365
	27,713	20,391
Transferred to:		
Property development cost (Note 17(b))	(7,503)	(12,828)
At end of the year:		
Freehold land	8,970	8,970
Leasehold land	235,264	235,264
Development costs	513,672	493,462
	757,906	737,696

(b) Property development costs

	Group 2025 RM'000	Group 2024 RM'000
At beginning of the year:		
Freehold land	6,566	6,566
Leasehold land	29,678	32,605
Development costs	288,412	415,948
	324,656	455,119
Development costs incurred during the year	126,184	122,573
Transferred to completed properties held for sale	(22,086)	-
Transferred from land held for property development (Note 17(a))	7,503	12,828
Reversal of development expenditure for completed projects	(64,276)	(265,864)
At end of the year	371,981	324,656

17. Inventories (cont'd.)

(b) Property development costs (cont'd.)

	Group 2025 RM'000	Group 2024 RM'000
Costs recognised in profit or loss:		
At beginning of the year	(260,940)	(397,822)
Recognised during the year	(147,066)	(128,982)
Reversal of development expenditure for completed projects	64,276	265,864
At end of the year	(343,730)	(260,940)
At end of the year	28,251	63,716

(c) The following properties and their related development expenditure are pledged as security for borrowings granted to the Group as disclosed in Note 26 to the financial statements:

	Group 2025 RM'000	Group 2024 RM'000
Completed properties	16,870	-
Land held for property development	9,103	7,492
Property development costs	22,905	55,661
	48,878	63,153

(d) During the financial year, the amount of inventories recognised as an expense in cost of sales of the Group was RM165,288,000 (2024: RM154,042,000).

18. Deferred tax

(a) The deferred tax assets and liabilities are made up of the following:

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
At 1 July	42,151	31,825	(1,940)	(1,851)
Recognised in profit or loss (Note 11)	13,450	10,326	(369)	(89)
At 30 June	55,601	42,151	(2,309)	(1,940)
Presented after appropriate offsetting as follows:				
Deferred tax assets, net	(15,782)	(18,912)	(2,309)	(1,940)
Deferred tax liabilities, net	71,383	61,063	-	-
	55,601	42,151	(2,309)	(1,940)

(b) The components and movements of deferred tax liabilities and assets during the financial year are as follows:

Deferred tax liabilities of the Group:

	Excess of capital allowances over book depreciation RM'000	Investment properties RM'000	Others RM'000	Total RM'000
At 1 July 2024	8,752	50,373	1,938	61,063
Recognised in profit or loss	1,011	9,749	(440)	10,320
At 30 June 2025	9,763	60,122	1,498	71,383
At 1 July 2023	8,623	38,222	789	47,634
Recognised in profit or loss	129	12,151	1,149	13,429
At 30 June 2024	8,752	50,373	1,938	61,063

Deferred tax assets of the Group:

	Provisions RM'000	Total RM'000
At 1 July 2024	(18,912)	(18,912)
Recognised in profit or loss	3,130	3,130
At 30 June 2025	(15,782)	(15,782)
At 1 July 2023	(15,809)	(15,809)
Recognised in profit or loss	(3,103)	(3,103)
At 30 June 2024	(18,912)	(18,912)

18. Deferred tax (cont'd.)

(b) The components and movements of deferred tax liabilities and assets during the financial year are as follows: (cont'd.)

Deferred tax assets of the Company:

	Provisions RM'000	Total RM'000
At 1 July 2024	(1,940)	(1,940)
Recognised in profit or loss	(369)	(369)
At 30 June 2025	(2,309)	(2,309)
At 1 July 2023	(1,851)	(1,851)
Recognised in profit or loss	(89)	(89)
At 30 June 2024	(1,940)	(1,940)

(c) The amount of temporary differences for which no deferred tax assets have been recognised in the statements of financial position are as follows:

	Group	
	2025 RM'000	2024 RM'000
Unutilised tax losses		
- Expires by 30 June 2029	33,363	33,363
- Expires by 30 June 2030	12,898	12,898
- Expires by 30 June 2031	8,567	8,567
- Expires by 30 June 2032	8,423	8,423
- Expires by 30 June 2033	3,046	3,053
- Expires by 30 June 2034	4,047	4,047
- Expires by 30 June 2035	5,070	-
Unabsorbed capital allowances	58,215	54,448
Other temporary differences	6,972	7,079
	140,601	131,878

Deferred tax assets of certain subsidiaries have not been recognised in respect of these items as it is not probable that taxable profits of the subsidiaries would be available against which deductible temporary differences could be utilised.

With effect from 1 January 2022, any unused tax losses shall be deductible for a maximum period of ten (10) consecutive years of assessment immediately following that year of assessment. Any amount which is not deducted at the end of the period of ten (10) years of assessment shall be disregarded.

19. Trade receivables

	Group 2025 RM'000	Group 2024 RM'000
Third parties	43,461	54,826
Stakeholders' sum	17,537	15,970
	60,998	70,796
Less: Impairment losses	(19,709)	(19,554)
Trade receivables, net	41,289	51,242

(a) The Group's normal trade credit terms range from 14 to 90 days (2024: 14 to 90 days). Other credit terms are assessed and approved on a case-by-case basis. The Group has no significant concentration of credit risk that may arise from exposures to a single debtor or a group of debtors.

(b) The reconciliation of movements in allowance for impairment accounts in trade receivables is as follows:

	Group		
	Lifetime ECL allowance RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2024	2,524	17,030	19,554
Charge for the year	1,129	-	1,129
Reversal of impairment losses	(939)	(35)	(974)
At 30 June 2025	2,714	16,995	19,709

	Group		
	Lifetime ECL allowance RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2023	2,527	17,030	19,557
Charge for the year	289	-	289
Reversal of impairment losses	(292)	-	(292)
At 30 June 2024	2,524	17,030	19,554

Credit impaired refers to individually determined debtors who are in significant financial difficulties and have defaulted on payments to be impaired as at the end of the reporting period.

19. Trade receivables (cont'd.)

(c) As at the end of each reporting period, the credit risks exposures and concentration relating to trade receivables of the Group are summarised in the table below:

	Group 2025 RM'000	Group 2024 RM'000
Maximum exposure	41,289	51,242
Collateral obtained	(23,230)	(34,291)
Net exposure to credit risk	18,059	16,951

The above collaterals are letters of undertaking from financial institutions for properties sold.

(d) Ageing analysis of the trade receivables is as follows:

Group	2025 Gross RM'000	2025 Impaired RM'000	2025 Total RM'000
Not past due	19,849	(30)	19,819
Past due			
1 to 30 days past due	3,479	(1)	3,478
31 to 60 days past due	6,226	(8)	6,218
More than 60 days past due	31,444	(19,670)	11,774
	41,149	(19,679)	21,470
	60,998	(19,709)	41,289

Group	2024 Gross RM'000	2024 Impaired RM'000	2024 Total RM'000
Not past due	25,839	(30)	25,809
Past due			
1 to 30 days past due	7,064	(8)	7,056
31 to 60 days past due	5,090	(5)	5,085
More than 60 days past due	32,803	(19,511)	13,292
	44,957	(19,524)	25,433
	70,796	(19,554)	51,242

(e) Trade receivables are denominated in RM.

(f) Information on financial risks of trade receivables is disclosed in Note 33 to the financial statements.

20. Other receivables

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Advances to contractors	-	13,503	-	-
Deposits	26,549	27,818	179	151
Due from subsidiaries	-	-	126,350	95,036
Prepayments	3,895	1,576	2,224	79
Sundry receivables	15,292	15,189	57	23
	45,736	58,086	128,810	95,289
Less: Impairment losses	(14,684)	(28,764)	(14,337)	(10,198)
Other receivables, net	31,052	29,322	114,473	85,091

(a) The reconciliation of movements in allowance for impairment accounts in other receivables of the Group is as follows:

	Group			
	12-month ECL allowance RM'000	Lifetime ECL allowance* RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2024	10,558	-	18,206	28,764
Charge for the year	30	-	-	30
Reversal of impairment losses	(607)	-	-	(607)
Written off	-	-	(13,503)	(13,503)
At 30 June 2025	9,981	-	4,703	14,684

	Group			
	12-month ECL allowance RM'000	Lifetime ECL allowance* RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2023	10,477	-	18,206	28,683
Charge for the year	921	-	-	921
Reversal of impairment losses	(840)	-	-	(840)
At 30 June 2024	10,558	-	18,206	28,764

**The effect of expected credit loss is insignificant*

Credit impaired refers to individually determined debtors who are in significant financial difficulties and have defaulted on payments to be impaired as at the financial year end.

20. Other receivables (cont'd.)

(b) The reconciliation of movements in allowance for impairment accounts in other receivables of the Company are as follows:

	Company			
	12-month ECL allowance RM'000	Lifetime ECL allowance* RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2024	10,198	-	-	10,198
Charge for the year	4,862	-	-	4,862
Reversal of impairment loss	(723)	-	-	(723)
At 30 June 2025	14,337	-	-	14,337

	Company			
	12-month ECL allowance RM'000	Lifetime ECL allowance* RM'000	Credit impaired RM'000	Total allowance RM'000
At 1 July 2023	10,563	-	-	10,563
Charge for the year	800	-	-	800
Reversal of impairment loss	(1,165)	-	-	(1,165)
At 30 June 2024	10,198	-	-	10,198

**The effect of expected credit loss is insignificant*

(c) Amounts due from subsidiaries are unsecured, interest free and receivable within the next twelve (12) months in cash and cash equivalents.

(d) Other receivables are denominated in RM.

(e) Information on financial risks of other receivables is disclosed in Note 33 to the financial statements.

21. Contract assets/liabilities

	Group 2025 RM'000	Group 2024 RM'000
Contract assets		
Property development activities	28,906	36,478
Less: Impairment losses	(1,431)	(1,214)
	27,475	35,264
Contract liabilities		
Property development activities	13,270	22,010
Resort operation	505	433
	13,775	22,443

(a) Contract value yet to be recognised as revenue

Revenue expected to be recognised in the future relating to performance obligations that are unsatisfied (or partially unsatisfied) at the end of the reporting period, are as follows:

	Group 2025 RM'000	Group 2024 RM'000
Within one (1) year	50,146	103,010
Between one (1) and four (4) years	1,798	26,119
	51,944	129,129

(b) The amount of RM15,760,000 (2024: RM4,179,000) recognised in contract liabilities at the beginning of the financial year has been recognised as revenue for the financial year ended 30 June 2025.

(c) The reconciliation of movements in allowance for impairment losses in contract assets is as follows:

	Group Lifetime ECL allowance 2025 RM'000	Group Lifetime ECL allowance 2024 RM'000
At 1 July	1,214	1,017
Charge for the year	382	233
Reversal of impairment losses	(165)	(36)
At 30 June	1,431	1,214

22. Other financial assets

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Fair value through profit or loss financial assets				
Money market funds and trust funds	125	5,065	125	5,065

Placement in funds are classified as fair value through profit or loss, and subsequently remeasured to fair value with changes in fair value being recognised in profit or loss. The fair value is categorised as Level 1 in fair value hierarchy.

23. Cash and bank balances

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Cash on hand and at banks	66,422	53,125	15,508	404
Deposits with licensed banks	5,484	5,465	-	-
Cash and bank balances	71,906	58,590	15,508	404
Less: Deposits with licensed banks for more than three (3) months	(2,104)	(2,451)	-	-
Deposits with licensed banks pledged for bank guarantee facilities	(3,380)	(3,015)	-	-
Bank overdraft (Note 26)	(988)	(2,358)	-	-
Cash and cash equivalents	65,434	50,766	15,508	404

(a) Included in cash and bank balances of the Group are:

	Group 2025 RM'000	Group 2024 RM'000
Amounts maintained pursuant to:		
Section 7A of the Housing Development (Control and Licensing) Act, 1966 ("HDA") (As amended by the Housing Development (Control and Licensing) (Amendment) Act, 2015)	35,760	45,067
Deposits with licensed banks pledged for bank guarantee facilities	3,380	3,015

(b) The weighted average effective interest rates of deposits as at reporting date were as follows:

	Group 2025 %	Group 2024 %
Licensed banks	2.3	2.2

23. Cash and bank balances (cont'd.)

(c) The maturity of deposits as at reporting date were as follows:

	Group 2025 Days	Group 2024 Days
Licensed banks	166	166

(d) All cash and bank balances are denominated in RM.

(e) No expected credit losses were recognised arising from cash at banks and deposits with licensed banks because the probability of default by these financial institutions were negligible.

24. Asset classified as held for sale

	Group 2025 RM'000	Group 2024 RM'000
At carrying amount:		
Leasehold land	53,071	52,706

In the previous financial years, Medan Prestasi Sdn. Bhd., a wholly-owned subsidiary of the Company had entered into Sales and Purchase Agreement to dispose off two (2) parcels of leasehold land for a total cash consideration of RM108,781,000. The disposal is expected to be completed in the next financial year due to the extension of time granted to the purchaser.

Accordingly, the leasehold land is classified as asset held for sale at the end of reporting period.

25. Share capital

	Group/Company			
	Number of ordinary shares		Amount	
	2025	2024	2025	2024
	'000	'000	RM'000	RM'000
Ordinary shares				
Issued and fully paid				
At 1 July/30 June	1,207,262	1,207,262	1,216,296	1,216,296

The owners of the ordinary shares are entitled to receive dividend as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

25. Share capital (cont'd.)

(a) Treasury shares

	Group/Company	
	2025	2024
	RM'000	RM'000
At 1 July/30 June	(1,904)	(1,904)

This amount relates to the acquisition cost of treasury shares net of the proceeds received on their subsequent sale or issuance. As at 30 June 2025, the Company held as treasury shares a total of 2,672,000 of its 1,207,262,000 issued ordinary shares at carrying amount of RM1,904,000.

(b) Merger (deficit)/reserve

(i) Merger deficit

	Group	
	2025	2024
	RM'000	RM'000
At 1 July/30 June	(39,441)	(39,441)

On 26 June 2002, the Company completed the acquisition of certain subsidiaries. The acquisition was satisfied by way of cash payment of RM131,980,000 and the issuance of 819,186,207 new ordinary shares of the Company at an issue price of RM1.45 per share.

The difference between the fair value of the shares of the Company issued as consideration and the nominal value of the shares acquired has been classified as merger deficit. The merger deficit was subsequently partially set off against retained earnings.

(ii) Merger reserve

	Company	
	2025	2024
	RM'000	RM'000
At 1 July/30 June	636,856	636,856

In prior years, the premiums on the shares issued by the Company as consideration for the acquisitions of certain subsidiary companies were recorded as merger reserve.

26. Borrowings

	Group 2025 RM'000	Group 2024 RM'000
Short term borrowings		
Secured:		
Term and bridging loans	7,812	4,216
Revolving credit	20,000	5,000
Bank overdraft (Note 23)	988	2,358
	28,800	11,574
Long term borrowings		
Secured:		
Term and bridging loans	51,007	38,707
	51,007	38,707

	Group 2025 RM'000	Group 2024 RM'000
Total borrowings		
Term and bridging loans	58,819	42,923
Revolving credit	20,000	5,000
Bank overdraft (Note 23)	988	2,358
	79,807	50,281

	Company 2025 RM'000	Company 2024 RM'000
Short term borrowings		
Secured:		
Revolving credit	20,000	5,000
Term loan	153	-
	20,153	5,000
Long term borrowings		
Secured:		
Term loan	1,854	-
Total borrowings		
Revolving credit	20,000	5,000
Term loan	2,007	-
	22,007	5,000

26. Borrowings (cont'd.)

(a) The weighted average interest rates of borrowings during the financial year are as follows:

	Group 2025 %	Group 2024 %
Bank overdraft	7.4	6.0
Revolving credit	5.5	5.6
Term and bridging loans	6.5	3.8

	Company 2025 %	Company 2024 %
Revolving credit	5.5	5.6

(b) The secured borrowings of the Group are secured by certain assets of the Group as disclosed in Notes 13 and 17 to the financial statements, respectively.

(c) Reconciliation of liabilities arising from financing activities (excluding bank overdraft):

	Group 2025 RM'000	Group 2024 RM'000
At 1 July	47,923	45,051
Cash flows:		
Drawdowns of borrowings	44,158	5,532
Repayment of borrowings	(13,262)	(2,660)
At 30 June	78,819	47,923

	Company 2025 RM'000	Company 2024 RM'000
At 1 July	5,000	-
Cash flows:		
Drawdowns of borrowings	17,007	5,000
At 30 June	22,007	5,000

For reconciliation of liabilities arising from financing activities purpose, the bank overdrafts had been excluded from the borrowings as the cash and cash equivalents had already included bank overdrafts.

(d) All borrowings are denominated in RM.

(e) Information on financial risks of borrowings is disclosed in Note 33 to the financial statements.

27. Lease liabilities

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Non-current liabilities				
Lease liabilities	31	58	2,769	3,141
Current liabilities				
Lease liabilities	56	95	371	382
Total lease liabilities	87	153	3,140	3,523

(a) The weighted average interest rates of lease liabilities of the Group and of the Company during the financial year were ranging from 3.8% to 8.0% (2024: 3.8% to 8.0%) and 8.0% (2024: 8.0%) respectively.

(b) Reconciliation of liabilities from financing activities to the statements of cash flows are as follows:

	Group RM'000	**Company RM'000**
At 1 July 2024	153	3,523
Cash flows:		
- Payments of lease liabilities	(116)	(614)
Non-cash flows changes:		
- Additions (Note 13(a))	40	-
- Interest expenses (Note 7)	10	231
- Disposals	-	-
At 30 June 2025	87	3,140
At 1 July 2023	284	3,827
Cash flows:		
- Payments of lease liabilities	(188)	(619)
Non-cash flows changes:		
- Additions (Note 13(a))	75	61
- Interest expenses (Note 7)	19	254
- Disposals	(37)	-
At 30 June 2024	153	3,523

(c) Sensitivity analysis for lease liabilities as at the end of the reporting period is not presented as fixed rate instruments are not affected by change in interest rate.

28. Long term payable

Long term payable relates to amount payable to the state government, which is unsecured, non-interest bearing and payable according to the progress of development undertaken by the Group.

The repayment schedule for long term payable is as follows:

Group	Within one (1) year RM'000	One (1) to five (5) years RM'000	Over five (5) years RM'000	Total RM'000
Unsecured				
2025				
Long term payable	-	30,633	29,986	60,619
2024				
Long term payable	-	29,772	12,104	41,876

(a) The long term payable is discounted at the range of rate of 6.8% to 7.0% (2024: 6.8% to 7.0%).

(b) Long term payable is denominated in RM.

(c) Information on financial risks of long term payables is disclosed in Note 33 to the financial statements.

29. Trade payables

	Group 2025 RM'000	Group 2024 RM'000
Third parties	70,966	72,860
Retention sums	27,501	30,426
	98,467	103,286

(a) Trade payables are non-interest bearing and the normal trade credit terms granted to the Group range from 30 to 90 days (2024: 30 to 90 days).

(b) Trade payables are denominated in RM.

(c) Information on financial risks of trade payables is disclosed in Note 33 to the financial statements.

30. Other payables

		Group		Company	
		2025	2024	2025	2024
		RM'000	RM'000	RM'000	RM'000
Due to Directors	(a)	4,625	4,593	4,620	4,593
Sundry payables		10,363	9,838	213	112
Accruals		92,648	99,626	9,966	8,001
Deposits received		25,487	23,905	-	-
Due to subsidiaries	(b)	-	-	37,958	25,906
Amount due to State Government	(c)	40,673	58,133	-	-
		173,796	196,095	52,757	38,612

(a) Due to Directors

The amounts due to Directors are in respect of Directors' remuneration.

The amounts due to Directors are unsecured, interest free and payable upon demand in cash and cash equivalents.

Further details on related party transactions are disclosed in Note 32 to the financial statements.

(b) Due to subsidiaries

The amounts due to subsidiaries are unsecured, interest free and payable within the next twelve (12) months in cash and cash equivalents.

(c) Amount due to State Government

Amount due to State Government is unsecured, non-interest bearing and payable according to the progress of development undertaken by the Group.

(d) Other payables are denominated in RM.

(e) Information on financial risks of other payables is disclosed in Note 33 to the financial statements.

31. Contingent liabilities - unsecured

(a) Saujana Triangle Sdn Bhd ("STSB") vs Crest Builder Sdn Bhd ("CBSB")

In financial year 2015, a wholly owned subsidiary, Saujana Triangle Sdn Bhd ("STSB") made a claim totalling to RM94.686 million against Crest Builders Sdn Bhd ("CBSB") on the failure to complete the construction of a development project. CBSB has disputed the claim and made a counter claim of RM31.084 million. The dispute was then referred to arbitration. The arbitrator disallowed STSB's claim and made a final award to CBSB for a sum of RM20.577 million. The final award was dated 12 May 2023 but was made available to STSB on 2 June 2023.

On 2 June 2023, STSB received a letter of demand from CBSB for the abovementioned amount in respect of the final award on the arbitration.

31. Contingent liabilities - unsecured (cont'd.)

(a) Saujana Triangle Sdn Bhd ("STSB") vs Crest Builder Sdn Bhd ("CBSB") (cont'd.)

On 21 June 2023, CBSB has filed an aplication in the Kuala Lumpur High Court to register the arbitration award. A case management was set on 6 July 2023.

On 6 July 2023, STSB proceeded to challenge and oppose CBSB application for enforcement. The Court has fixed for the next case management on 8 August 2023. On 8 August 2023, STSB and CBSB are instructed to file respective affidavits in reply and the next case management was fixed on 28 August 2023.

On 28 August 2023, the court fixed 4 September 2023 for the next case management. On 4 September 2023, the case management was vacated due to STSB's date of hearing for their stay application on 14 September 2023.

On 14 September 2023, STSB withdrew the stay application as the Court has agreed that both applications for Enforcement of Arbitral Award by CBSB and the setting aside of the Arbitral Award by STSB will be heard together on 1 December 2023.

On 1 December 2023, the Court adjourned and the decision for both applications to set aside the Arbitration Final Award and the enforcement of the Arbitration Final Award was fixed on 29 February 2024.

On 29 February 2024, STSB's appeal to the High Court was dismissed with costs and a consent stay order was granted on 18 March 2024. STSB has to file its record of Appeal to the Court of Appeal ("COA") by 28 May 2024 and the next case management was fixed on 4 June 2024.

On 4 June 2024, the Court fixed the next case management on 13 August 2024 to update the status of the grounds of judgement. On 13 August 2024, the next case management was fixed on 17 October 2024.

On 17 October 2024, the directions given by the Court of Appeal at the case management was to write to the High Court for the Grounds of Judgement and the next case management was fixed on 17 December 2024.

On 17 December 2024, the court directed STSB to write to the High Court requesting the Grounds of Judgement and the next case management was fixed on 3 March 2025.

On 3 March 2025, the Court directed STSB to file cause papers and fixed the hearing date on 7 August 2025.

On 7 August 2025, the COA dismissed STSB's appeals against the Order of the Kuala Lumpur High Court dated 29 February 2024.

On a prudent and without prejudice basis, a provision of the sum amounting to RM21.3 million has been made in the financial statements.

31. Contingent liabilities - unsecured (cont'd.)

(b) M K Land Holdings Berhad ("MKLHB") and its five wholly-owned subsidiaries vs Inland Revenue Board of Malaysia ("IRBM")

M K Land Holdings Berhad and its five (5) wholly-owned subsidiaries, namely Saujana Triangle Sdn Bhd ("STSB"), Segi Objektif (M) Sdn Bhd ("SOSB"), Dominant Star Sdn Bhd ("DSSB"), M K Land Resources Sdn Bhd ("MKLRSB") and M.K. Development Sdn Bhd ("MKDSB") (collectively, "the Applicants") have been served with notices of Additional Assessment ("Forms JA") and Section 140A(3C) ("H2 Notices") under the Income Tax Act 1967 ("ITA") for the Years of Assessment ("YA") from 2018 to 2023, all dated 22 May 2025.

The total additional income tax payable of RM84.0 million comprises RM51.8 million for deemed interest on related company balances (inclusive of a 5% surcharge of RM9.5 million) and RM32.2 million for deemed revenue from the fair value remeasurement on land transferred to investment properties (inclusive of a 60% penalty of RM12.2 million).

The Applicants have filed the applications of judicial review against the IRBM.

The details of each application are as follows:

1. M K Land Holdings Berhad

   The judicial review application was filed before the Shah Alam High Court ("SAHC") on 10 June 2025 and the leave hearing was fixed on 27 August 2025. The leave hearing initially fixed on 27 August 2025 was rescheduled to a case management on 20 August 2025. On 20 August 2025, the Court fixed the next hearing on 25 September 2025. The leave hearing initially fixed on 25 September 2025 was rescheduled to a case management. On 25 September 2025, the Court fixed the next hearing date on 27 October 2025.

2. M.K. Development Sdn. Bhd.

   The judicial review application was filed before the Ipoh High Court ("Ipoh HC") on 11 June 2025 and the leave hearing was fixed on 26 August 2025. On 26 August 2025, the leave hearing was adjourned to 26 September 2025. On 26 September 2025, the Court heard the leave application and directed that the decision will be delivered on 7 October 2025. On 7 October 2025, the Court allowed the leave application and granted a stay until the disposal of the Judicial Review. The Court fixed the next case management on 4 December 2025.

3. M K Land Resources Sdn. Bhd.

   The judicial review application was filed before the SAHC on 12 June 2025 and the leave hearing was fixed on 27 August 2025. The leave hearing initially fixed on 27 August 2025 was rescheduled to a case management on 20 August 2025. On 20 August 2025, the Court fixed the next hearing on 25 September 2025. The leave hearing initially fixed on 25 September 2025 was rescheduled to a case management. On 25 September 2025, the Court fixed the next hearing date on 27 October 2025.

31. Contingent liabilities - unsecured (cont'd.)

(b) M K Land Holdings Berhad ("MKLHB") and its five wholly-owned subsidiaries vs Inland Revenue Board of Malaysia ("IRBM") (cont'd.)

The details of each application are as follows: (cont'd.)

4. Saujana Triangle Sdn. Bhd.

   The judicial review application was filed before the SAHC on 12 June 2025 and the leave hearing was fixed on 5 November 2025.

5. Segi Objektif (M) Sdn. Bhd.

   The judicial review application was filed before the Ipoh HC on 12 June 2025 and the next case management was fixed on 25 August 2025. On 25 August 2025, the leave hearing was fixed on 26 September 2025. On 26 September 2025, the Court heard the leave application and directed that the decision will be delivered on 12 November 2025.

6. Dominant Star Sdn. Bhd.

   The judicial review application was filed before the Ipoh HC on 12 June 2025 and the leave hearing was fixed on 12 November 2025.

On a prudent and without prejudice basis, a provision of the sum amounting to RM7.2 million has been made in the financial statements.

(c) Corporate Guarantees

The maximum exposure to credit risk without taking into consideration any collateral held or other credit enhancement is represented by the carrying amount of financial assets in the financial statements, net of impairment losses and granting of corporate guarantees to subsidiaries as follows:

	Company	
	2025	**2024**
	RM'000	**RM'000**
Unsecured corporate guarantees given to licensed banks for facilities granted to:		
- subsidiaries - limit of guarantee	108,900	161,216
Amount utilised	57,800	45,281

Financial guarantee contracts issued are initially measured at fair value. Subsequently, they are measured at higher of:

(i) the amount of the loss allowance; and
(ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance to the principles of MFRS 15, *Revenue from Contracts with Customers* .

No financial guarantee contracts have been recognised at the end of the reporting period as the amount is negligible.

32. Significant related party transactions

(a) In addition to related party disclosures mentioned elsewhere in the financial statements, the Company had the following transactions with related parties during the financial year:

	Company	
	2025	2024
	RM'000	RM'000
(Income)/Expense:		
Rental of premises payable to subsidiaries	542	542
Management fees from subsidiaries	(23,060)	(21,588)
Dividend received from subsidiary	(12,150)	-

The Directors are of the opinion that all the transactions above have been entered into in the normal course of the business and have been established on mutually agreed terms and conditions.

(b) Compensation of key management personnel

The remuneration of Directors and key management personnel during the year are as follows:

	Group/Company	
	2025	2024
	RM'000	RM'000
Salaries and other emoluments	5,683	5,905
Defined contribution plan	661	800

Included in the total key management personnel compensation are:

	Group/Company	
	2025	2024
	RM'000	RM'000
Directors' remuneration		
- executive	3,661	3,695
- non-executive	461	590
	4,122	4,285

33. Financial risk management objectives and policies

The financial risk management objective of the Group and of the Company is to optimise value creation for shareholders whilst minimising the potential adverse impact arising from fluctuations in interest rates and the unpredictability of the financial markets.

The Group and the Company operate within an established risk management framework and clearly defined guidelines that are regularly reviewed by the Board of Directors and do not trade in derivative financial instruments. Financial risk management is carried out through risk review programmes, internal control systems, insurance programmes and adherence to the Group's and the Company's financial risk management policies. The Group and the Company are exposed mainly to credit risk, liquidity and cash flows risks and interest rate risk. Information on the management of the related exposures is detailed below.

(a) Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligation. The Group's and the Company's exposure to credit risk arises primarily from trade receivables and other receivables.

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. At the reporting date, there were no significant concentrations of credit risk other than amounts owing by subsidiaries that may arise from exposures to a single debtor or to groups of debtors. The maximum exposure to credit risk for the Group and the Company are represented by the carrying amount of each financial assets.

(b) Liquidity and cash flows risk

Liquidity and cash flows risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The exposure to liquidity and cash flows risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group's and the Company's objective is to maintain a balance between continuity of funding and flexibility through the use of stand-by credit facilities.

The Group and the Company actively manage their debt maturity profile, operating cash flows and availability of funding so as to ensure that all operating, investing and financing needs are met. In executing their liquidity and cash flows risk management strategy, the Group and the Company measure and forecast their cash commitments and maintains a level of cash and cash equivalents deemed adequate to finance the activities of the Group and the Company.

33. Financial risk management objectives and policies (cont'd.)

(b) Liquidity and cash flows risk (cont'd.)

Maturity analysis

The table below summarises the maturity profile of the Group's and of the Company's financial liabilities at the reporting date based on undiscounted contractual payment obligations:

Group	On demand or within one (1) year RM'000	One (1) to five (5) years RM'000	Over five (5) years RM'000	Total RM'000
2025				
Financial liabilities:				
Trade payables	98,467	-	-	98,467
Other payables	173,796	-	-	173,796
Borrowings	32,239	38,610	26,381	97,230
Lease liabilities	60	32	-	92
Long term payable	-	42,118	31,868	73,986
Total undiscounted financial liabilities	304,562	80,760	58,249	443,571
2024				
Financial liabilities:				
Trade payables	103,286	-	-	103,286
Other payables	196,095	-	-	196,095
Borrowings	13,793	21,877	29,662	65,332
Lease liabilities	105	73	-	178
Long term payable	-	37,816	17,210	55,026
Total undiscounted financial liabilities	313,279	59,766	46,872	419,917

33. Financial risk management objectives and policies (cont'd.)

(b) Liquidity and cash flows risk (cont'd.)

Maturity analysis (cont'd.)

The table below summarises the maturity profile of the Group's and of the Company's financial liabilities at the reporting date based on undiscounted contractual payment obligations: (cont'd.)

Company	On demand or within one (1) year RM'000	One (1) to five (5) years RM'000	Over five (5) years RM'000	Total RM'000
2025				
Financial liabilities:				
Other payables	52,757	-	-	52,757
Lease liabilities	576	2,187	1,229	3,992
Borrowings	20,263	1,313	1,062	22,638
Total undiscounted financial liabilities	73,596	3,500	2,291	79,387
2024				
Financial liabilities:				
Other payables	38,612	-	-	38,612
Lease liabilities	613	2,220	1,771	4,604
Borrowings	5,000	-	-	5,000
Total undiscounted financial liabilities	44,225	2,220	1,771	48,216

(c) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of the Group's financial instruments would fluctuate because of changes in market interest rates.

The Group's interest rate risk arises primarily from interest-bearing borrowings.

Sensitivity analysis for interest rate risk

The following table demonstrates the sensitivity analysis of the Group if interest rates at the end of each reporting period changed by twenty-five (25) basis points with all other variables held constant:

	Group	
Profit after tax	**2025 RM'000**	**2024 RM'000**
- Increased by 0.25% (2024: 0.25%)	(152)	(96)
- Decreased by 0.25% (2024: 0.25%)	152	96

There is no impact to the equity as a result of changes of interest rate for floating rate instruments as at the end of reporting period.

34. Fair values of financial instruments

Determination of fair value

Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value.

The following are classes of financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value:

	Note
Trade receivables	19
Other receivables	20
Contract assets	21
Cash and bank balances	23
Borrowings	26
Long term payable	28
Trade payables	29
Other payables	30
Contract liabilities	21

The carrying amounts of these financial assets and liabilities are reasonable approximation of fair values, either due to their short-term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the reporting date.

The carrying amounts of the current portion of borrowings are reasonable approximation of fair values due to the insignificant impact of discounting.

The fair value estimates of the following classes of financial instruments were determined by application of the methods and assumptions described below:

(a) Borrowings

The fair values of borrowings are estimated by discounting expected future cash flows at market incremental lending rate for similar types of borrowing at the reporting date.

(b) Long term payable

Fair value of long term payable is based on discounting expected future cash flows at market incremental lending rate for the payable.

34. Fair values of financial instruments (cont'd.)

Fair value hierarchy

The following provides the fair value measurement hierarchy of the Group's assets and liabilities.

The different levels have been defined as follows:

Level 1 - the fair value is measured using quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 - the fair value is measured using inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 - the fair value is measured using inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Non-financial instruments

The fair value of the investment properties as at 30 June 2025 and 30 June 2024 were determined based on valuations performed by independent professionally qualified valuers, on a direct comparison method. The fair value of the investment properties is categorised as Level 3 under the fair value hierarchy.

35. Commitments

Operating leases commitments

The Group has entered into non-cancellable lease agreements for its properties, resulting in future rental receivables which can, subject to certain terms in the agreements, be revised accordingly or upon its maturity based on prevailing market rates.

The Group has aggregate future minimum lease receivables as at the end of the reporting period as follows:

	Group	
	2025 RM'000	2024 RM'000
Not later than one (1) year	4,050	2,846
Later than one (1) year and not later than five (5) years	13,378	12,860
Later than five (5) years	31,218	33,499
	48,646	49,205

36. Capital management

The primary objective of the capital management of the Group and of the Company are to ensure that they maintain a good credit rating and capital ratios in order to support its business, maximise shareholders' values, maintaining financial flexibility for its business requirement and investing for future growth. The Group and the Company manage its capital structure in accordance to the changes in economic conditions, its business plans and future commitments. No changes were made in the objectives, policies or processes during the financial years ended 30 June 2025 and 2024.

The Group monitors capital using a gearing ratio, which is total borrowings divided by total equity. The gearing ratios as at 30 June 2025 and 2024 were as follows:

	Group	
	2025 RM'000	**2024 RM'000**
Total borrowings (Note 26)	79,807	50,281
Total equity	1,262,798	1,254,103
Gearing ratio	6.3%	4.0%

The Group and the Company are not subject to any other externally imposed capital requirements.

37. Segment information

For management purposes, the Group is organised into business units based on their products and services, and has four (4) reportable operating segments as follows:

(i) Property development - the development of mixed properties and its related activities;

(ii) Leisure - operation of resorts/hotels and theme parks;

(iii) Investment holding - investments in subsidiaries and property investment; and

(iv) Solar - solar power producer.

There are no other operating segments which have been aggregated to form the above four (4) reportable operating segments.

The Group evaluates performance on the basis of profit or loss from operations before tax not including non-recurring losses.

No segmental information is provided on a geographical basis as the Group's activities are carried out predominantly in Malaysia.

The Directors are of the opinion that all inter-segment transactions have been entered into in the normal course of business and have been established under terms that are no less favourable than those arranged with independent parties.

37. Segment information (cont'd.)

	Property development		Leisure		Investment holding		Solar Power Producer		Others		Elimination		Consolidated	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Revenue														
External	206,354	178,081	23,821	23,339	-	-	4,509	4,451	-	-	-	-	234,684	205,871
Inter-segment	176	174	-	-	36,052	22,430	-	-	-	-	(36,228)	(22,604)	-	-
Total revenue	206,530	178,255	23,821	23,339	36,052	22,430	4,509	4,451	-	-	(36,228)	(22,604)	234,684	205,871
Results														
Interest income from deposit with licensed banks	794	888	-	-	90	344	47	47	-	-	-	-	931	1,279
Reversal of impairment losses on:														
- trade receivables	970	116	-	176	-	-	-	-	4	-	-	-	974	292
- other receivables	545	671	62	169	-	-	-	-	-	-	-	-	607	840
- contract assets	165	36	-	-	-	-	-	-	-	-	-	-	165	36
Write back of payables	29	2,038	-	-	-	640	-	-	-	23	-	-	29	2,701
Depreciation of property, plant and equipment	5,732	5,686	368	385	525	512	2,046	2,047	11	186	(492)	(662)	8,190	8,154
Amortisation of intangible asset	-	-	-	-	-	-	15	15	-	-	-	-	15	15
Interest expense	3,628	3,342	16	18	1,299	721	2,059	2,162	-	8	(459)	(491)	6,543	5,760

37. Segment information (cont'd.)

	Property development		Leisure		Investment holding		Solar Power Producer		Others		Elimination		Consolidated	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Results (cont'd.)														
Fair value gain on investment properties	40,861	55,480	-	-	350	-	-	-	-	-	(350)	5	40,861	55,485
Fair value loss on investment properties	-	-	-	-	-	60	-	-	-	-	-	-	-	60
Gain on disposal of property, plant and equipment	-	-	-	-	4	-	-	-	-	8	-	-	4	8
Impairment losses on:														
- trade receivables	873	289	256	-	-	-	-	-	-	-	-	-	1,129	289
- other receivables	12	770	16	151	-	-	2	-	-	-	-	-	30	921
- contract assets	382	233	-	-	-	-	-	-	-	-	-	-	382	233
Segment profit/(loss) before tax	58,359	13,971	(2,725)	(2,186)	9,842	2,176	(2,065)	(841)	(36)	(660)	(35,020)	16,440	28,355	28,900
Taxation	18,637	16,392	(34)	34	1,401	884	(202)	(39)	-	-	(142)	(58)	19,660	17,213
Assets:														
Additions of non-current assets	10,657	3,713	343	141	123	158	1,421	750	2	-	-	-	12,546	4,762
Segment assets	2,319,730	2,240,623	46,195	31,825	2,095,664	2,055,857	59,098	57,698	266	270	(2,746,330)	(2,647,933)	1,774,623	1,738,340
Segment liabilities	1,302,295	1,249,447	68,403	52,650	95,959	64,593	60,787	57,524	6,591	6,563	(1,022,210)	(946,540)	511,825	484,237

37. Segment information (cont'd.)

Additions to non-current assets consist of the following:

	Group 2025 RM'000	Group 2024 RM'000
Property, plant and equipment	12,546	4,762

38. Adoption of MFRSs and Amendments to MFRSs

38.1 New MFRSs adopted during the financial year

The Group and the Company adopted the following Standards of the MFRS Framework that were issued by the Malaysian Accounting Standards Board ("MASB") during the financial year:

Title	Effective Date
Amendments to MFRS 16 *Lease liability in a Sale and Leaseback*	1 January 2024
Amendments to MFRS 101 *Classification of Liabilities as Current or Non-current*	1 January 2024
Amendments to MFRS 101 *Non-current Liabilities with Covenants*	1 January 2024
Amendments to MFRS 107 *Statement of Cash Flows* and MFRS 7 *Financial Instruments: Disclosures Supplier Finance Arrangements*	1 January 2024

Adoption of the above Amendments did not have any material effect on the financial performance or position of the Group and of the Company.

38.2 New MFRSs that have been issued, but only effective for annual periods beginning on or after 1 January 2025

Title	Effective Date
Amendments to MFRS 121 *Lack of Exchangeability*	1 January 2025
Amendments to MFRS 9 and MFRS 7 *Amendments to the Classification and Measurement of Financial Instruments*	1 January 2026
Amendments to MFRS 9 and MFRS 7 *Contracts Referencing Nature-dependent Electricity*	1 January 2026
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
Amendments to MFRS 10 and MFRS 128 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*	Deferred

The Group and the Company are in the process of assessing the impact of implementing these Standards and Amendments, since the effects would only be observable for future financial years.