



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
INTERIM REPORT FOR THE SECOND QUARTER AND
FINANCIAL PERIOD ENDED 31 MARCH 2026**

	2nd Quarter Ended		Financial Period Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
CONTINUING OPERATIONS				
Revenue	148,631	219,568	321,657	467,892
Cost of sales	(99,966)	(152,265)	(229,791)	(317,004)
Gross profit	48,665	67,303	91,866	150,888
Other income	33,054	13,850	39,284	25,047
Sales and marketing expenses	(4,110)	(8,097)	(8,013)	(13,180)
Administrative expenses	(28,507)	(28,813)	(51,178)	(53,669)
Other expenses	(5,357)	(7,267)	(10,315)	(14,322)
Profit from operations	43,745	36,976	61,644	94,764
Share of results of associates	1,329	2,387	4,387	3,880
Interest expenses	(6,352)	(6,723)	(12,824)	(12,924)
Profit before tax	38,722	32,640	53,207	85,720
Tax expense	(6,579)	(9,270)	(11,276)	(25,600)
Profit for the period from continuing operations	32,143	23,370	41,931	60,120
DISCONTINUED OPERATION				
Profit for the period from discontinued operation	-	688	262	971
Profit for the period	32,143	24,058	42,193	61,091
Other comprehensive income				
<i>Items that may be reclassified subsequently to profit or loss:</i>				
Foreign exchange translation differences	(12,929)	(15,445)	(25,090)	(6,170)
Other comprehensive income for the period	(12,929)	(15,445)	(25,090)	(6,170)
Total comprehensive income for the period	19,214	8,613	17,103	54,921
Profit attributable to:				
Owners of the parent	27,985	17,718	36,782	42,667
Non-controlling interests	4,158	6,340	5,411	18,424
	32,143	24,058	42,193	61,091
Total comprehensive income attributable to:				
Owners of the parent	19,463	7,585	20,235	39,028
Non-controlling interests	(249)	1,028	(3,132)	15,893
	19,214	8,613	17,103	54,921
Basic Earnings per Share				
From continuing operations	4.85	2.95	6.33	7.22
From discontinued operation	-	0.12	0.05	0.17
From continuing and discontinued operations	4.85	3.07	6.38	7.39
Proposed/Declared Dividend per share (sen)	-	-	3.00	4.00

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2025 and the accompanying explanatory notes attached to the interim Financial Report.



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
INTERIM FINANCIAL REPORT AS AT 31 MARCH 2026

	(Unaudited) 31.03.2026	(Audited) 30.09.2025
	RM'000	RM'000
Assets		
Property, plant and equipment	280,946	304,479
Right-of-use asset	16,317	16,478
Intangible assets	67,672	73,803
Prepaid lease payments	43,168	31,160
Investment properties	408,156	406,509
Investment in associates	46,146	41,758
Other investment	1,004	1,163
Land held for property development	757,767	773,465
Deferred tax assets	14,808	15,985
Receivables, deposits and prepayments	22,078	26,293
Total Non-Current Assets	1,658,062	1,691,093
Property development costs	408,013	395,585
Inventories	138,170	142,189
Contract assets	103,416	173,272
Contract cost assets	16,233	17,261
Biological assets	10,749	9,876
Receivables, deposits and prepayments	310,549	327,524
Current tax assets	16,087	9,439
Cash, bank balances, term deposits and short-term placements	613,646	597,462
	1,616,863	1,672,608
Assets of disposal group classified as held for sale	-	23,809
Total Current Assets	1,616,863	1,696,417
TOTAL ASSETS	3,274,925	3,387,510
Equity		
Share capital	654,459	654,459
Treasury shares	(11,773)	(11,694)
Translation reserve	(60,354)	(44,063)
Revaluation reserve	27,847	27,832
Retained earnings	1,271,710	1,244,562
Reserves of disposal group classified as held for sale	-	8,086
Equity attributable to owners of the parent	1,881,889	1,879,182
Non-Controlling Interests	271,242	281,689
Total Equity	2,153,131	2,160,871
Liabilities		
Deferred tax liabilities	48,050	44,579
Provisions	19,531	19,618
Payables and accruals	183,443	183,442
Lease liability	20,071	19,901
Loans and borrowings	98,293	84,972
Total Non-Current Liabilities	369,388	352,512
Provisions	28,948	28,948
Contract liabilities	4,891	2,222
Payables and accruals	363,824	429,801
Lease liability	422	422
Loans and borrowings	352,945	398,736
Current tax liabilities	1,376	8,835
	752,406	868,964
Liabilities of disposal group classified as held for sale	-	5,163
Total Current Liabilities	752,406	874,127
Total Liabilities	1,121,794	1,226,639
TOTAL EQUITY AND LIABILITIES	3,274,925	3,387,510
Net Assets per share attributable to shareholders of the Company (RM)*	3.26	3.26

* Net assets per share is calculated by dividing the total equity attributable to owners of the parent by the number of ordinary shares in issue, net of treasury shares at the reporting date.

The condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2025 and the accompanying explanatory notes attached to the interim Financial Report.



MKH BERHAD (Registration No. 197901006663 (50948-T))
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
INTERIM REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2026

	< ----- Attributable to owners of the parent ----- >								
	< -----Non-distributable ----- >				Distributable				
Group	Share Capital RM'000	Treasury Shares RM'000	Translation Reserve RM'000	Revaluation Reserve RM'000	Reserve of Disposal Group Classified as Held for Sale RM'000	Retained Earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Financial period ended 31 March 2026									
At 1.10.2025 (audited)	654,459	(11,694)	(44,063)	27,832	8,086	1,244,562	1,879,182	281,689	2,160,871
Total comprehensive income for the period	-	-	(16,218)	-	(329)	36,782	20,235	(3,132)	17,103
Transactions with owners									
Changes of ownership interests in subsidiaries	-	-	(73)	15	-	(84)	(142)	142	-
Disposal of disposal group classified as held for sale	-	-	-	-	(7,757)	7,757	-	-	-
Dividends paid	-	-	-	-	-	(17,307)	(17,307)	-	(17,307)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	(7,052)	(7,052)
interest	-	-	-	-	-	-	-	720	720
Share buy back	-	(79)	-	-	-	-	(79)	-	(79)
Share buy back by a subsidiary	-	-	-	-	-	-	-	(1,125)	(1,125)
At 31.03.2026 (unaudited)	654,459	(11,773)	(60,354)	27,847	-	1,271,710	1,881,889	271,242	2,153,131
Financial period ended 31 March 2025									
At 1.10.2024 (audited)	654,459	(11,140)	(20,387)	25,215	-	1,177,964	1,826,111	288,543	2,114,654
Total comprehensive income for the period	-	-	(3,639)	-	-	42,667	39,028	15,893	54,921
Transactions with owners									
Changes of ownership interests in subsidiaries	-	-	(116)	24	-	(93)	(185)	185	-
Dividends paid	-	-	-	-	-	(23,089)	(23,089)	-	(23,089)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(11,143)	(11,143)
Share buy back	-	(309)	-	-	-	-	(309)	-	(309)
Share buy back by a subsidiary	-	-	-	-	-	-	-	(3,208)	(3,208)
At 31.03.2025 (unaudited)	654,459	(11,449)	(24,142)	25,239	-	1,197,449	1,841,556	290,270	2,131,826

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2025 and the accompanying explanatory notes attached to the interim Financial Report.



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
INTERIM REPORT FOR THE SECOND QUARTER
AND FINANCIAL PERIOD ENDED 31 MARCH 2026

	Financial Period Ended	
	31.03.2026	31.03.2025
	RM'000	RM'000
Cash Flows From/(Used In) Operating Activities		
Profit before tax - continuing operations	53,207	85,720
Profit before tax - discontinued operation	269	1,129
Profit before tax	53,476	86,849
Adjustments for non-cash items	(2,006)	11,336
Operating profit before changes in working capital	51,470	98,185
Change in property development costs	(4,721)	38,459
Change in inventories	17,315	(6,200)
Change in contract assets	69,856	127,148
Change in contract cost assets	1,028	(1,434)
Change in receivables, deposits and prepayments	43,281	10,049
Change in contract liabilities	2,668	(1,215)
Change in payables and accruals	(70,919)	(88,672)
Cash generated from operations	109,978	176,320
Interest received	7,865	7,341
Interest paid	(12,365)	(12,473)
Tax paid	(23,318)	(20,661)
Tax refunded	-	221
Retirement benefits obligations paid	(705)	(1,080)
Net cash from operating activities	81,455	149,668
Cash Flows From/(Used In) Investing Activities		
Acquisition of subsidiaries, net of cash acquired	(4,037)	-
Acquisition of other investment	(386)	(246)
Acquisition of property, plant and equipment	(7,547)	(7,498)
Additions to investment properties	(1,647)	-
Additions to land held for property development	(5,606)	(4,192)
Consideration paid for the acquisition of development land through joint venture classified as prepayments	(22,288)	-
Withdrawal/(Placement) of term deposits	3,182	5,704
Proceeds from disposal of other investment	288	156
Proceeds from disposal of a subsidiary, net of cash	39,883	-
Proceeds from disposal of property, plant and equipment	129	48
Proceeds from disposal of non-current assets classified as held for sale	700	-
Dividend received	5	6
Net cash from/(used in) investing activities	2,676	(6,022)
Cash Flows From/(Used In) Financing Activities		
Dividend paid	(17,307)	(23,089)
Dividend paid to non-controlling interests	(7,052)	(11,143)
Net (repayment)/drawdown of bank borrowings	(33,269)	35,537
Payments of hire purchase liabilities	(458)	(421)
Payments of lease liability	(288)	(287)
Proceeds from issuance of shares by a subsidiary to non-controlling shareholders	720	-
Share buy back	(79)	(309)
Share buy back by a subsidiary	(1,125)	(3,208)
Net cash used in financing activities	(58,858)	(2,920)
Net increase in cash and cash equivalents	25,273	140,726
Effect of exchange rate fluctuations	(10,759)	(3,165)
Cash and cash equivalents at beginning of the period	598,847	497,817
Cash and cash equivalents at end of the period	613,361	635,378

The notes on cash and cash equivalents can be referred to paragraph B5 (ii).

The condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Report for the financial year ended 30 September 2025 and the accompanying explanatory notes attached to the interim Financial Report.



EXPLANATORY NOTES

A1. BASIS OF PREPARATION

The quarterly financial statements have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRS”) 134 – Interim Financial Reporting and Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements, and should be read in conjunction with MKH Berhad’s audited financial statements for the financial year ended 30 September 2025.

CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the annual financial statements for the financial year ended 30 September 2025 (“Annual Report 2025”) as well as amendments to MFRSs that take effects on annual financial year commencing on or after 1 October 2025. Adoption of amendments to MFRSs are as follows:

Amendment to MFRS 121	Lack of Exchangeability
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The adoption of these new and amendments to MFRSs did not result in significant changes in the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

New and amendments to Malaysian Financial Reporting Standards in issue but not yet effective

The Group has not adopted the following new and amendments to MFRSs that have been issued as at the date of authorisation of this interim financial statement but are not yet effective for the Group:

MFRS 18	Presentation and Disclosure in Financial Statements ²
MFRS 19	Subsidiaries without Public Accountability: Disclosure ²
Amendments to MFRS 7 and MFRS 9	Contracts Referencing Nature-dependent Electricity ¹
Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments (Amendments to MFRS 9 <i>Financial Instruments</i> and MFRS 7 <i>Financial Instruments: Disclosures</i>) ¹
Amendments to MFRS 19	Subsidiaries without Public Accountability: Disclosures ²
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture ³
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency ²
Amendments to MFRSs	Annual improvements to MFRS Accounting Standards – Volume 11 ¹

¹ Effective for annual periods beginning on or after 1 January 2026.

² Effective for annual periods beginning on or after 1 January 2027.

³ Effective date deferred to a date to be announced by MASB.

The directors anticipate that the abovementioned new and amendments to MFRSs will be adopted in the annual financial statements of the Group when they become effective. The adoption of these Standards and amendments may have an impact on the financial statements of the Group in the period of initial application. However, it is not practicable to provide a reasonable estimate of these effect from the adoption of the said MFRSs and amendments to MFRSs until the Group undertake a detailed review.

A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the financial year ended 30 September 2025 in their report dated 23 December 2025.

A3. SEASONAL OR CYCLICAL FACTORS

The Group's plantation operation is affected by fresh fruit bunches ("FFB") production which may be affected by cropping patterns, weather conditions and fluctuating commodity prices.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and the financial year-to-date.

A5. CHANGES IN ESTIMATES

There were no material changes in estimates that have had material effect in the current quarter and the financial year-to-date.

A6. ISSUANCE AND REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter and the financial year-to-date.

Treasury Shares

During the financial period, the Company repurchased 82,400 of its issued ordinary shares from the open market at an average price of RM0.94 per share. The total consideration paid for the repurchase including transaction costs was RM78,416 and this was financed by internally generated funds. Total treasury shares repurchased cumulatively as at 31 March 2026 is 9,742,300 ordinary shares, representing a cumulative 1.66% of total paid up share capital in accordance with Section 127 of the Companies Act 2016. Since the end of the current quarter ended 31 March 2026, the Company further repurchased 28,000 of its ordinary shares until the date of issuance of this interim financial statement.

A7. DIVIDEND PAID

A first interim single tier dividend of 3.0 sen per ordinary share in respect of financial year ended 30 September 2025 amounting to RM17,306,648 was declared on 27 November 2025 and paid on 9 January 2026.

A8. OPERATING SEGMENTS

(a) Segment Analysis – Business Segments from continuing operations

Financial period ended 31 March 2026

	Property development RM'000	Plantation RM'000	Hotel & property investment RM'000	Trading RM'000	Investment holding RM'000	Non-reportable segment RM'000	Eliminations RM'000	Consolidated RM'000
Continuing operation								
Revenue								
Total external revenue	134,900	140,890	18,236	27,161	-	470	-	321,657
Inter-segment revenue	-	-	1,565	859	76,076	-	(78,500)	-
Total segment revenue	134,900	140,890	19,801	28,020	76,076	470	(78,500)	321,657
Results								
Operating result [#]	(5,282)	29,111	5,928	122	36,965	(1,281)	(11,759)	53,804
Interest expense*	(14,696)	(17)	(1,281)	(20)	(10,265)	(2,475)	15,930	(12,824)
Interest income**	5,795	4,205	288	374	811	538	(4,171)	7,840
Share of results of associates	4,376	-	-	11	-	-	-	4,387
Segment result	(9,807)	33,299	4,935	487	27,511	(3,218)	-	53,207
Tax expense								(11,276)
Profit for the period								41,931
Assets								
Segment assets	2,007,901	603,755	487,538	42,136	28,666	27,888	-	3,197,884
Investment in associates	45,635	-	-	511	-	-	-	46,146
Deferred tax assets								14,808
Current tax assets								16,087
Total assets								3,274,925
Liabilities								
Segment liabilities	676,520	55,806	27,972	8,128	303,792	150	-	1,072,368
Deferred tax liabilities								48,050
Current tax liabilities								1,376
Total liabilities								1,121,794
Other segment information								
Depreciation and amortisation	1,190	16,176	1,160	3	151	53	-	18,733
Additions to non-current assets other than financial instruments and deferred tax assets	5,984	7,290	2,485	-	-	15	-	15,774
* Included inter-company interest expense	8,884	-	924	20	3,627	2,475	(15,930)	-
** Included inter-company interest income	(3,062)	-	-	-	(613)	(496)	4,171	-
# Included unrealised foreign exchange losses	-	66	-	-	-	-	-	66
# Included realised foreign exchange (gains)/losses	-	502	3	-	-	1	-	506
# Included inter-company management fees within Malaysia segment	7,736	-	2,362	792	(11,326)	436	-	-

A8. OPERATING SEGMENTS (continued)

(a) Segment Analysis – Business Segments from continuing operations (continued)

Financial period ended 31 March 2025

	Property development	Plantation	Hotel & property investment	Trading	Investment holding	Non-reportable segment	Eliminations	Consolidated
Continuing operation								
Revenue								
Total external revenue	215,160	198,841	16,758	35,117	-	2,016	-	467,892
Inter-segment revenue	14,070	-	1,582	15	66,335	-	(82,002)	-
Total segment revenue	229,230	198,841	18,340	35,132	66,335	2,016	(82,002)	467,892
Results								
Operating result [#]	16,883	65,992	5,476	1,053	10,015	292	(11,866)	87,845
Interest expense*	(14,999)	(19)	(1,079)	(21)	(10,922)	(2,422)		(12,924)
Interest income**	6,490	3,192	225	253	822	609	(4,672)	6,919
Share of results of associates	3,764	-	-	116	-	-	-	3,880
Segment result	12,138	69,165	4,622	1,401	(85)	(1,521)	-	85,720
Tax expense								(25,600)
Profit for the period								60,120
Assets								
Segment assets	2,070,828	638,753	475,994	43,152	35,995	56,050	-	3,320,772
Investment in associates	33,211	-	-	441	-	-	-	33,652
Deferred tax assets								16,515
Current tax assets								14,968
Total assets								3,385,907
Liabilities								
Segment liabilities	801,504	52,636	29,183	9,827	303,593	1,433	-	1,198,176
Deferred tax liabilities								43,386
Current tax liabilities								12,519
Total liabilities								1,254,081
Other segment information								
Depreciation and amortisation	734	17,890	1,110	1	67	86	-	19,888
Additions to non-current assets other than financial instruments and deferred tax assets	4,928	6,162	1,668	-	-	53	-	12,811
* Included inter-company interest expense	9,312	-	673	21	4,110	2,422	(16,538)	-
** Included inter-company interest income	(3,510)	-	-	-	(586)	(576)	4,672	-
# Included unrealised foreign exchange losses	-	22	-	-	24	-	-	46
# Included realised foreign exchange losses/(gains)	-	(181)	(18)	-	793	-	-	594
# Included inter-company management fees within Malaysia segment	8,030	-	1,854	751	(10,987)	352	-	-

Note: Operations of manufacturing and property investment in The Peoples' Republic of China were discontinued in the previous financial year. The segment information reported above does not include any amounts for this discontinued operation which are described in more details in Note B6.

A8. OPERATING SEGMENTS (continued)
(b) Segment Analysis – Geographical Segments

	Revenue		Non-current assets	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Continuing operations				
Malaysia	180,767	269,051	1,270,108	1,290,578
The Peoples' Republic of China	-	-	-	18,973
Republic of Indonesia	140,890	198,841	303,918	331,336
	<u>321,657</u>	<u>467,892</u>	<u>1,574,026</u>	<u>1,640,887</u>

The non-current assets do not include financial instruments and deferred tax assets.

A9. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without any amendments from the previous audited financial statements.

A10. MATERIAL EVENT DURING THE FINANCIAL PERIOD AND SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events during the financial period and subsequent to the end of the current quarter under review that have not been reflected in the financial statements except as follows:

- (i) On 28 April 2025, Serentak Maju Corporation Sdn Bhd (“SMCSB”), a wholly-owned subsidiary of the Company has entered into a Sale and Purchase Agreement (“SPA”) for the proposed acquisition of a parcel of freehold land (“Land”) for a cash consideration of RM42,205,000. SMCSB has paid 50% deposit amounted to RM21,102,500 upon execution of SPA. The publicity and public participation program for Rancangan Tempatan Majlis Perbandaran Kajang Selangor 2035 on 24 Jun 2025 has been carried out and progressing well for the Land. In viewing of the progress made, on 11 August 2025 the vendor has requested for an advance amount of RM8,000,000 from the balance purchase price in the SPA. On 15 August 2025, SMCSB has made the advance payment of RM8,000,000 to vendor. On 21 January 2026, SMCSB has made second advance payment of RM8,000,000 to vendor. The proposed acquisition will provide an opportunity for the Group to further expand and leverage on the Group’s expertise and success in property development in Selangor.
- (ii) On 2 December 2025, the Company and Hillpark Resources Sdn. Bhd. (“HRSB”), a wholly-owned subsidiary of the Company (“Defendants”) received the Writ of Summons and Statement of Claim by Mohd Zikri bin Md. Zaini and 46 Others (“Plaintiffs”) (High Court of Shah Alam: Civil Suit No. BA-22NCvC-546-11/2025)(“the Suit”). Summary of the claims by the Plaintiffs is as follows:
 - (a) the Defendants failed to comply with their legal and engineering duties in the construction, modification and maintenance of the retention pond constructed by HRSB, with regards to the flood incidents on 29 December 2024 and 23 April 2025 at the area of the Plaintiffs’ property;
 - (b) the Defendants are jointly and/or severally liable to compensate the Plaintiffs for the damage and losses suffered by the Plaintiffs;

- (c) the Defendants reconstruct the retention pond in accordance with the design and engineering standards approved by the Department of Irrigation and Drainage (“JPS”), prepare a comprehensive flood mitigation plan approved by the local authority and appoint an independent engineering consultant certified by JPS to conduct a technical audit of the structure of the retention pond and to report the findings of such audit to JPS;
- (d) special damages in the sum of RM1,025,609.44;
- (e) general damages in the amount of RM500,000 for each house (RM500,000 x 28 units), or a total sum of RM14,000,000 or such other amount as the Court deems fit;
- (f) exemplary damages in a reasonable sum to be determined by the Court;
- (g) interest at the rate of 5% per annum;
- (h) costs on client and solicitor basis;
- (i) costs of this action; and
- (j) any other relief and/or orders as the Court may deem fit.

The above retention pond was constructed by HRSB, the developer for Bandar Hillpark, Shah Alam project.

Based on the legal opinion obtained:

- (a) the Company is of the opinion that it has good grounds to oppose the Suit as the Company is not the developer for the Bandar Hillpark, Shah Alam project and was not involved in the construction of the retention pond. The Company will take the necessary legal action to oppose the Suit; and
- (b) HRSB has engaged its solicitors to defend the Suit. Based on HRSB’s preliminary assessment, the retention pond was constructed in accordance and in compliance with the authority’s requirements and upon seeking proper professional advice during its construction.

On 16 January 2026, the Company and HRSB has filed a defence to the abovementioned Writ of Summons and Statement of Claim.

On 12 March 2026, the Court allowed the Company’s application to strike out the Plaintiffs’ suit against the Company, with costs of RM1,500 awarded to the Company and payable by the Plaintiffs.

- (iii) On 20 April 2026, MKH Land (Aust) Pty Ltd (“MKH Australia”), a wholly-owned subsidiary of the Company had been voluntary deregistered from Australian Securities & Investment Commission under the Corporations Act, 2001. As a result, MKH Australia ceased to be a wholly-owned subsidiary of the Company.

(iv) On 20 May 2026, the Board of Directors ("Board") of the Company has received a notification ("**Press Notice**") from Maybank Investment Bank Berhad, on behalf of Batu Kawan Berhad ("**BKB**" or "**Ultimate Offeror**"), informing the Board that Whitmore Holdings Sdn Bhd ("**Whitmore**"), a wholly-owned subsidiary of BKB, had on 20 May 2026 entered into the following agreements:

- (i) unconditional share sale agreements ("**SSA(s)**") with Chen Choy & Sons Realty Sdn Bhd ("**CCSR**") for the following:
 - (a) acquisition by Whitmore of 170,444,796 ordinary shares in MKH Berhad ("**MKH Shares**"), representing 29.6% equity interest in MKH (excluding treasury shares), for a total cash consideration of RM340.9 million or RM2.00 per MKH Share ("**MKH Acquisition**"); and
 - (b) acquisition by Whitmore of an aggregate of 33,760,776 ordinary shares in MKH Oil Palm (East Kalimantan) Berhad ("**MKHOP**") ("**MKHOP Shares**"), representing 3.3% equity interest in MKHOP (excluding treasury shares), for a total cash consideration of RM21.9 million or RM0.6478 per MKHOP Share ("**MKHOP Acquisition 1**");
- (ii) unconditional SSA with Tan Sri Dato' Chen Kooi Chiew @ Cheng Ng Chong ("**TSCKC**"), Tan Sri Datuk Chen Lok Loi ("**TSCLL**"), Datuk Chen Fook Wah ("**DCFW**"), Lotus Way Sdn Bhd ("**Lotus Way**"), Liberty Alliance (M) Sdn Bhd ("**Liberty Alliance**") and Activest Sdn Bhd ("**Activest**") for the acquisition by Whitmore of an aggregate of 5,392,698 MKHOP Shares, representing 0.5% equity interest in MKHOP (excluding treasury shares), for a total cash consideration of RM3.5 million or RM0.6478 per MKHOP Share ("**MKHOP Acquisition 2**"); and
- (iii) conditional SSA with CCSR, TSCKC, TSCLL, DCFW, Lotus Way, Liberty Alliance and Activest for the proposed acquisition by Whitmore of an aggregate of 104,433,373 MKH Shares ("**MKH Sale Shares**"), representing 18.1% equity interest in MKH (excluding treasury shares), for a total cash consideration of RM208.9 million or RM2.00 per MKH Sale Share ("**MKH Conditional SSA**") ("**Proposed MKH Acquisition**").

(MKH Acquisition, MKHOP Acquisition 1 and MKHOP Acquisition 2 are collectively referred to as "**Acquisitions**")

The SSAs for the Acquisitions ("**Acquisitions SSAs**") are not subject to any conditions precedent and are unconditional as at the date of the Press Notice. The Acquisitions will be effected by way of direct business transactions which will take place within 30 days from the date of the Acquisitions SSAs.

Upon completion of the Acquisitions, the direct shareholding of the Offeror will increase from nil to 29.6% in MKH and from nil to 3.9% in MKHOP, respectively. Upon completion of the Proposed MKH Acquisition, the direct shareholding of the Offeror in MKH will further increase to 47.7%.

Pursuant to subsection 218(2) of the Capital Markets and Services Act, 2007 ("**CMSA**") and subparagraph 4.01(a) of the Rules on Take-overs, Mergers and Compulsory Acquisitions ("**Rules**"), the Offeror will be obliged to extend a conditional mandatory take-over offer ("**MO**") for all the remaining voting shares in MKH not already owned by the Offeror, the Ultimate Offeror and the persons acting in concert with them ("**PACs**") ("**MKH Offer Share**") for a cash consideration of RM2.00 per MKH Offer Share ("**Proposed MO**").

Upon the MKH Conditional SSA becoming unconditional, the Offeror will serve the notice of MO to the Board, in accordance with subparagraph 9.10(1)(b)(i) of the Rules.

As at the date of the MKH Conditional SSA, MKH and its subsidiaries ("**MKH Group**") collectively holds 65.3% of the voting shares in MKHOP. Upon the Proposed MO becoming unconditional as to acceptances and pursuant to subsection 218(2) of the CMSA and note 3 to subparagraph 4.01(a) of the Rules, the Offeror will be obliged to undertake the MO for all the remaining voting shares in MKHOP not already owned by the Offeror, the Ultimate Offeror and the PACs as MKHOP constitutes a significant downstream company of the MKH Group.

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group in the current quarter and the financial year-to-date, except as follows:

- (i) On 14 October 2025, MKH Oil Palm (East Kalimantan) Berhad ("MKHOP"), a listed subsidiary of the Company and its wholly-owned subsidiary Hala Maju Sdn. Bhd. ("HMSB"), had completed the shares transfer of 456 ordinary shares and 1 ordinary share, respectively, out of 1,000 ordinary shares held by PT Sinar Reka Murni ("PT Sinar") in PT Tunas Tani Tutus ("PT Tunas"). The total purchase consideration for this transaction was IDR15,979,005,000, which was offset by a deposit payment of IDR16,000,000,000 (equivalent to RM4,208,165) made on 19 September 2025. The purchase consideration of IDR15,979,005,000 was part of the total purchase consideration of IDR34,965,000,000 (equivalent to RM9,100,729) pursuant to the Conditional Shares Sale and Purchase Agreement dated 26 August 2025.

On the same date, MKHOP and HMSB subscribed for additional 18,001 ordinary shares and 999 ordinary shares, respectively, in PT Tunas at a nominal value of IDR500,000 per ordinary share with a total cash subscription of IDR9,500,000,000 (equivalent to RM2,474,383). PT Sinar had declined to take up the shares proportionately allocated to it. Accordingly, MKHOP and HMSB hold 92.285% and 5.00% equity interest in PT Tunas respectively.

On 20 October 2025, PT Tunas received approval from the Ministry of Law of the Republic of Indonesia for the transition from a domestic local company to a foreign-owned entity. This change will allow PT Tunas to operate within the framework of foreign investment. Accordingly, PT Tunas became a subsidiary of MKHOP and the Company.

- (ii) On 30 December 2025, the Company has incorporated a new wholly-owned subsidiary, namely Anya Wellness Sdn. Bhd., with an issued share capital of RM1 comprising 1 ordinary share.
- (iii) On 17 September 2025, Metro Kajang (Oversea) Sdn. Bhd. ("MKO"), a wholly-owned subsidiary of the Company has entered into a Share Transfer Agreement ("STA") with a third party, Kunshan Meiao New Energy Technology Co., Ltd. ("KMNET") for the proposed disposal of 100% equity interest in Vast Furniture Manufacturing (Kunshan) Co. Ltd. ("Vast Kunshan") for a total cash consideration of Chinese Yuan Renminbi ("CNY") 84,000,000, equivalent to approximately RM49,652,400 (based on exchange rate of RM1: CNY1.69176) ("Consideration") (hereinafter referred to as the "Proposed Disposal").

On 16 October 2025, KMNET and MKO entered into a supplementary agreement for price adjustment of CNY2,800,000 (equivalent to approximately RM1,655,080) representing Vast Kunshan's net cash balances (after deducting payables) available after completion of the due diligence by KMNET. Consequently, the total disposal price will be CNY86,800,000, equivalent to approximately RM51,507,120 (based on exchange rate of RM1: CNY1.6852).

On 21 January 2026, MKO has completed the disposal of 100% equity interest in Vast Kunshan. As a result, Vast Kunshan has ceased to be the subsidiary of MKO and the Company. The gain on disposal can be referred to paragraph B5 (i).

A12. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

As at 18 May 2026, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim Financial Report, the net changes in the contingent liabilities of the Company to financial institutions and suppliers for banking and trade credit facilities granted to subsidiary companies and an associate since the preceding financial year ended 30 September 2025 recorded a decrease of approximately RM56.8 million. Total credit facilities granted to subsidiaries and an associate with corporate guarantees issued by the Company to the lenders and utilised by subsidiaries and an associate as at 18 May 2026 was approximately RM655.5 million and RM270.3 million respectively.

A13. CAPITAL COMMITMENTS

The capital commitment of the Group is as follows:

	As At 31.03.2026 RM'000
Approved, contracted but not provided for:	
- Property, plant and equipment for plantation division	18,557
Approved but not contracted and not provided for:	
- Property, plant and equipment for plantation division	39,658
- Investment property for hotel and property investment division	14,283
	<u>72,498</u>

A14. RELATED PARTY TRANSACTIONS

There were no related party transactions in the current quarter and the financial year-to-date.

ADDITIONAL INFORMATION REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. REVIEW OF PERFORMANCE OF THE GROUP FOR:

	2nd Quarter Ended			Financial Period Ended		
	31.03.2026 RM'000	31.03.2025 RM'000	RM'000	31.03.2026 RM'000	31.03.2025 RM'000	RM'000
Revenue	148,631	219,568	(70,937)	321,657	467,892	(146,235)
Operating profit	39,740	33,480	6,260	53,804	87,423	(33,619)
Profit before interest and tax	41,069	35,867	5,202	58,191	91,303	(33,112)
Profit before tax	38,722	32,640	6,082	53,207	85,720	(32,513)
Profit after tax	32,143	23,370	8,773	41,931	60,120	(18,189)
Profit attributable to ordinary equity holders of the Parent	27,985	17,718	10,267	36,782	42,667	(5,885)

(i) Second quarter ended 31 March 2026

Despite the lower revenue of RM148.6 million for the current quarter as compared to the preceding year's correspondence quarter of RM219.6 million, the Group recorded profit before tax of RM38.7 million for the current quarter as compared to the preceding year's correspondence quarter of RM32.6 million, due to inclusion of a gain on disposal of a subsidiary of RM26.3 million as disclosed in paragraph A11 (iii). Excluding the gain on disposal of a subsidiary, the Group recorded lower profit before tax of RM12.4 million due to lower revenue and profit recognition from the property development division's ongoing projects and lower in new property sales from launched development projects as disclosed below.

(ii) Financial year-to-date ("YTD") ended 31 March 2026 by Segments

Property development

The division recorded lower revenue of RM134.9 million and loss before tax of RM9.8 million for the current YTD as compared to the preceding YTD of RM215.2 million and profit before tax of RM12.1 million respectively due to delay in TR2 Residence @ Jalan Tun Razak's work progress by the contactor, and the newly launched development projects namely, Residensi Naluri, Gaya Residency, Kajang 2 Precinct 3 Avenue and MKH Avenue 2 still at preliminary stage of development.

As at 31.3.2026, the Group has locked-in unbilled sales value of RM443.9 million from which attributed sales revenue and profits will be recognised progressively as their development percentage of completion progresses and were mainly contributed from the ongoing development projects namely TR2 Residence @ Jalan Tun Razak (RM154.2 million), Residensi Naluri (RM167.0 million), Gaya Residency (RM87.3 million), Kajang 2 Precinct 3 Avenue (RM22.3 million) and MKH Avenue 2 (RM13.1 million).

Plantation

The division recorded lower revenue of RM140.9 million and profit before tax of RM33.3 million for the current YTD as compared to the preceding YTD of RM198.8 million and RM69.2 million respectively due to lower sales volume of crude palm oil (“CPO”) of 33,807MT as compared to preceding YTD of 44,919MT, lower average selling price for CPO and deferment of CPO sales recognition of 3,000MT to April 2026. The deferment of CPO sales recognition was mainly due to delay in shipment.

In addition, the depreciation of the Indonesia Rupiah (“IDR”) has also affected the translation of our Indonesia subsidiaries’ financial statement into the Group’s presentation currency in Ringgit Malaysia (“RM”), which resulted in unfavourable translation effects. As at 31.3.2026, the IDR exchange rate against RM was IDR4,216 to RM1 as compared to as at 31.3.2025 of IDR3,745 to RM1.

The above-mentioned was partially mitigated by higher crude palm kernel oil (“CPKO”) sales volume of 3,700MT as compared to preceding YTD of 1,858MT.

Palm oil plantation’s production key indicators:

As at 31 March 2026	Q1	Q2	YTD 2026
Total land area (hectares)			18,205
Planted area (hectares)			17,009
Mature area (hectares)			17,009
Fresh Fruit Bunches produced by (MT)			
Own estates	81,800	95,478	177,278
External	6,961	6,887	13,848
	88,761	102,365	191,126
Crude Palm Oil (MT)	18,193	21,560	39,753
Crude Palm Kernel Oil (MT)	1,668	2,326	3,994
Palm Kernel (MT)	4,064	4,731	8,795
Average CPO price/MT	3,588	3,362	3,472
Average CPKO price/MT	6,776	5,861	6,356

As at 30 September 2025	Q1	Q2	Q3	Q4	Year 2025
Total land area (hectares)					18,205
Planted area (hectares)					17,009
Mature area (hectares)					17,009
Fresh Fruit Bunches produced by (MT)					
Own estates	106,615	92,829	99,952	86,322	385,718
External	6,762	5,349	9,576	7,806	29,493
	113,377	98,178	109,528	94,128	415,211
Crude Palm Oil (MT)	23,991	19,998	22,759	19,227	85,975
Crude Palm Kernel Oil (MT)	949	1,340	1,375	1,554	5,218
Palm Kernel (MT)	4,614	3,951	4,538	3,930	17,033
Average CPO price RM/MT	3,848	3,997	3,708	3,582	3,785
Average CPKO price RM/MT	N/A	6,591	6,755	5,902	6,576
Average PK price RM/MT	2,659	3,043	3,293	N/A	2,854

Hotel and property investment

The division recorded revenue of RM18.2 million and profit before tax of RM4.9 million for the current YTD as compared to the preceding YTD of RM16.8 million and RM4.6 million respectively.

Trading

The division recorded lower revenue of RM27.2 million and profit before tax of RM0.5 million for the current YTD as compared to the preceding YTD of RM35.1 million and RM1.4 million respectively, due to lower sales of building materials from the Group's development projects and approximately 70% of sales were mainly derived from the Group's development projects.

Investment holding

This division revenue and profit before tax were mainly derived from the inter-group transactions on management fee and interest billings and charging which were eliminated at the Group level.

The division has recorded gain on disposal of a subsidiary of RM26.3 million for the current YTD as disclosed in A11 (iii).

B2. COMMENT ON MATERIAL CHANGES IN THE PROFIT BEFORE TAX OF THE CURRENT QUARTER COMPARED WITH PRECEDING QUARTER

	Current Quarter Ended 31.03.2026 RM'000	Preceding Quarter Ended 31.12.2025 RM'000	Changes RM'000
Revenue	148,631	173,026	(24,395)
Operating profit	39,740	14,087	25,653
Profit before interest and tax	41,069	17,145	23,924
Profit before tax	38,722	14,485	24,237
Profit after tax	32,143	9,788	22,355
Profit attributable to ordinary equity holders of the parent	27,985	8,797	19,188

The Group recorded lower revenue of RM148.6 million for the current quarter as compared to the preceding quarter of RM173.0 million mainly due to lower revenue recognition from property development division's ongoing projects as mentioned in paragraph B1 (ii).

The Group recorded higher profit before tax of RM38.7 million for the current quarter as compared to the preceding quarter of RM14.5 million mainly due to inclusion of a gain on disposal of a subsidiary of RM26.3 million as disclosed in paragraph A11 (iii). Lower revenue and profit recognition from property development division was mainly due to reasons mentioned in paragraph B1 (ii) and was mitigated by higher gross profit from plantation division as a result of higher production of fresh fruits bunches.

B3. VARIANCE OF ACTUAL PROFIT FROM PROFIT FORECAST AND PROFIT GUARANTEE

This is not applicable to the Group.

B4. CURRENT YEAR PROSPECTS

The Group's three (3) business segments in Malaysia comprising property development, trading, hotel and property investment remained resilient amid the current challenging business environment.

Property development and trading segments:

The outlook for property development and trading segment for the financial year ending 30 September 2026 ("FY2026") is expected to expand at a moderate pace as the Malaysian economy recorded a GDP growth of 5.2% in 2025 driven by sustained domestic demand and favourable exports. Household spending was supported by positive labour market conditions and cash assistance programs. Bank Negara Malaysia ("BNM") maintained its Overnight Policy Rate ("OPR") at 2.75% per annum, considering the current OPR appropriate for balancing price stability and sustaining the country's economic growth momentum.

As at 31.3.2026 the Group achieved take up rates for the launched development projects as follows:

- 90% for TR2 Residence @ Jalan Tun Razak (Block A & B totaling 918 units of apartments) with GDV of approximately RM506.0 million which was launched in November 2021 and in June 2022. Balance 10% are landowner's entitlement in units.
- 66% for Residensi Naluri (opened for Block A & B totaling 733 units of apartments) with GDV of approximately RM230.2 million which was launched in September 2024 and 100% for Residensi Naluri retail shops with GDV of approximately RM30.5 million.
- 57% for Gaya Residency (opened for Tower C with 494 units of apartments) with GDV of approximately RM165.5 million which was launched in July 2025 and 8% for Gaya Residency retail shops with GDV of approximately RM60.6 million which was launched in March 2026.
- 100% for Kajang 2 Precinct 3 Avenue (33 units of double storey shops) with GDV of approximately RM33.8 million which was launched in September 2024.
- 11% for MKH Avenue 2 (50 units of double storey shops) with GDV of approximately RM120.3 million which was launched in March 2026.

The Group's planned launches in FY2026 comprising of landed residential development known as Annya @ Kajang 2 Precinct 3 (phase 3), low-rise apartment development known as Residensi Pinang @ Hillpark Shah Alam and high-rise service apartments known as Residensi Naluri (Block C) and Gaya Residency (Tower B) with a total estimated GDV of approximately RM432.0 million will be launched and opened in accordance to prevailing market sentiments.

The Group will continue to leverage on its available properties from the ongoing development projects with sales value of approximately RM358.9 million and monetise its inventories totaling RM73.5 million through virtual/digital marketing, rolling out more competitive rebates and timely completion of ongoing development projects.

The Group's unbilled sales of RM443.9 million, the unreleased balance units in Residensi Naluri and Gaya Residency, and the above upcoming launches which are strategically located in Shah Alam and Cheras/Kajang will further strengthen the Group's future unbilled sales.

For the trading division, approximately 70% of the sales of building materials are contributed from the Group's development projects and it will continue to supply building materials to the Group's ongoing and future development projects.

Hotel and property investment segment:

Our retail properties namely Plaza Metro Kajang and Metro Point Complex, and RHR hotel continue to record better performances through increased business activities.

Our 3-star hotel namely RHR Hotel @ Kajang features 102 guest rooms, 1 ballroom, 2 meeting rooms, and 1 cafe has achieved average occupancy rate of 51% and continue to be supported by domestic business travelers and agencies.

Plantation segment:

The Group's plantation segment in Indonesia remains well-supported with market demand and positive price trend for CPO, which is currently trading at approximately RM3,500/MT to RM3,700/MT (nett of export levy and duty) in Indonesia.

The Group continues to undertake proactive measures on its operations; including enhancing our water management system and maximising crop collection and quality via on-going mechanisation efforts. Further, we have optimised the utilisation of software apps to track FFB evacuation from fields to mill so as to further increase our production efficiency and OER, so as in maintaining competitiveness amidst rising labour costs.

Given the above, the Board of Directors expects the Group to achieve satisfactory results for the financial year ending 30 September 2026.

B5. (i) PROFIT BEFORE TAX FROM CONTINUING OPERATIONS

The profit before tax of the Group from continuing operations is arrived at after (charging)/crediting:

	2nd Quarter Ended 31.03.2026 RM'000	Financial Period Ended 31.03.2026 RM'000
Amortisation of prepaid lease payments	(320)	(690)
Amortisation of intangible assets	(248)	(529)
Depreciation of right-of-use asset	(80)	(161)
Depreciation of property, plant and equipment	(8,426)	(17,353)
Interest expenses - loan and borrowings	(5,856)	(11,827)
- lease liability	(229)	(458)
- former non-controlling interests	(267)	(539)
Other expenses		
Fair value loss arising from other investment	(105)	(258)
Property, plant and equipment written off	(295)	(422)
Net loss on foreign exchange - realised	37	(506)
Net loss on foreign exchange - unrealised	(65)	(66)
Other income		
Changes in fair value of biological assets	2,070	1,411
Interest income - bank balances, term deposits and short-term placements	4,028	7,840
Gain on disposal of a subsidiary	26,307	26,307
Gain on disposal of property, plant and equipment	-	113
Gain on disposal of other investment	-	1
Gain on bargain purchase on acquisition of a subsidiary	-	1,049
Dividend income from other investment	1	5
	<u>613,361</u>	<u>635,378</u>

(ii) CASH AND CASH EQUIVALENTS

The cash and cash equivalents at end of the period comprise of the following:

	As At 31.03.2026 RM'000	As At 31.03.2025 RM'000
Cash and bank balances	278,408	262,656
Cash held under housing development accounts	156,912	184,134
Term deposits	2,380	3,736
Short-term placements	175,946	185,937
Bank overdrafts	(285)	(29)
	<u>613,361</u>	<u>636,434</u>
Less: Non short-term and highly liquid term deposits	-	(1,056)
	<u>613,361</u>	<u>635,378</u>

B6. DISCONTINUED OPERATIONS AND DISPOSAL GROUP CLASSIFIED AS HELD FOR SALE

	2nd Quarter Ended		Financial Period Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Discontinued operation				
Revenue	-	295	282	976
Cost of sales	-	(163)	(82)	(447)
Gross profit	-	132	200	529
Other income	-	934	668	1,571
Sales and marketing expenses	-	(6)	-	(26)
Administrative expenses	-	(139)	(439)	(397)
Other expenses	-	(165)	(160)	(548)
Profit before tax	-	756	269	1,129
Tax expense	-	(68)	(7)	(158)
Profit for the year	-	688	262	971
Profit before tax from discontinued operations is arrived at after (charging)/crediting:				
Amortisation of prepaid lease payments	-	(28)	(26)	(55)
Depreciation of property, plant and equipment	-	(159)	(151)	(315)
Property, plant and equipment written off	-	-	-	(29)
Interest income	-	356	24	422
Net loss on foreign exchange - realised	-	6	-	11

B7. TAX EXPENSE

The taxation of the Group from continuing operations comprises of the following: -

	2nd Quarter Ended		Financial Period Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Current tax				
- Current financial year	5,197	10,671	9,063	24,924
- Prior financial year	(27)	(5)	147	(5)
Deferred tax				
- Current financial year	1,409	(817)	2,066	1,260
- Prior financial year	-	(579)	-	(579)
	6,579	9,270	11,276	25,600

The effective tax rate applicable to the Group for the financial period is higher than the statutory rate of taxation as certain expenses were disallowed for tax purposes, non-recognition of certain tax benefits from unabsorbed tax losses and other temporary difference incurred prior to launch of projects.

B8. STATUS OF CORPORATE PROPOSALS

There were no new corporate proposal except for on 30 April 2024, the subsidiary of the Company, MKH Oil Palm (East Kalimantan) Berhad ("MKHOP") has completed the Initial Public Offering ("IPO") of 220,000,000 new ordinary shares at IPO price of RM0.62 per share.

B9. UTILISATION OF PROCEEDS FROM PUBLIC ISSUE

The utilisation of IPO proceeds as at 31 March 2026 are as follows:

	Proposed Utilisation RM'000	Actual Utilisation RM'000	Deviation RM'000	Original Intended Timeframe for Utilisation⁽¹⁾	Revised Timeframe for Utilisation⁽²⁾
Utilisation of proceeds					
Expansion of land banks for oil palm plantation	42,000	6,712	35,288	Within 24 months	Within 42 months
Capital expenditures for existing plantation lands	10,000	4,117	5,883	Within 18 months	Within 36 months
Setup of palm kernel crushing facility	9,000	9,000	-	Completed	-
Refurnishment and/or upkeep of existing palm oil mill	12,000	12,000	-	Completed	-
Capital expenditures for refurbishment and construction of workers/staff housing quarters	10,000	7,415	2,585	Within 24 months	Within 36 months
Capital expenditures to expand coverage of electricity supply	10,000	-	10,000	Within 24 months	Within 48 months
Repayment of loan due to a related party	30,000	30,000	-	Completed	-
Working capital	3,420	3,420	-	Completed	-
Estimated listing expenses	9,980	9,980	-	Completed	-
	<u>136,400</u>	<u>82,644</u>	<u>53,756</u>		

Notes:

⁽¹⁾ From the listing date of MKHOP on the Main Market of Bursa Malaysia Securities Berhad on 30 April 2024.

⁽²⁾ The Group undertook an extension of the timeframe for the utilisation of balance unutilised IPO proceeds as disclosed in MKHOP's announcement dated 24 October 2025.

B10. GROUP BORROWINGS AND DEBT SECURITIES

The loans and borrowings (including finance lease liabilities) of the Group are as follows: -

	Long term	Short term	Total borrowings
As At 31 March 2026	RM'000	RM'000	RM'000
<u>Secured</u>			
Term loans	20,853	3,988	24,841
Bridging loans	-	16,797	16,797
Revolving credits	75,624	96,313	171,937
<u>Unsecured</u>			
Revolving credits	-	234,553	234,553
Bank overdraft	-	285	285
<u>Finance lease liabilities</u>	1,816	1,009	2,825
Total	98,293	352,945	451,238

	Long term	Short term	Total borrowings
As At 31 March 2025	RM RM'000	RM RM'000	RM RM'000
<u>Secured</u>			
Term loans	6,809	11,046	17,855
Bridging loans	33,046	-	33,046
Revolving credits	98,764	69,660	168,424
<u>Unsecured</u>			
Revolving credits	-	244,153	244,153
Bank overdraft	-	29	29
<u>Finance lease liabilities</u>	1,888	804	2,692
Total	140,507	325,692	466,199

B11. MATERIAL LITIGATION

There was no material litigation involving the Group during the current quarter under review, save as disclosed in paragraph A10 (ii).

B12. DIVIDEND

The Board of Directors has approved a first interim single tier dividend of 3.0 sen per ordinary share on 27 November 2025 for the financial year ended 30 September 2025 amounting to RM17,306,648 was declared on 27 November 2025 and paid on 9 January 2026.

B13. EARNINGS PER SHARE (“EPS”)

	2nd Quarter Ended		Financial Period Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
BASIC EPS				
Profit attributable to owners of the parent (RM'000):				
From continuing operations	27,985	17,030	36,520	41,696
From discontinued operation	-	688	262	971
	27,985	17,718	36,782	42,667
Weighted average number of ordinary shares in issue ('000)	586,548	586,548	586,548	586,548
Adjusted weighted average number of treasury shares ('000)	(9,705)	(9,377)	(9,705)	(9,377)
Weighted average number of ordinary shares in issue ('000)	576,843	577,171	576,843	577,171
BASIC EPS (sen)				
From continuing operations	4.85	2.95	6.33	7.22
From discontinued operation	-	0.12	0.05	0.17
	4.85	3.07	6.38	7.39

B14. AUTHORISATION FOR ISSUE

The interim Financial Report were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 22 May 2026.