Corporate Governance Overview Statement

The Board of Directors ("the Board") of Oriental Interest Berhad ("OIB" or "the Company") fully appreciates the importance of adopting and continuously maintaining high standards of corporate governance throughout OIB and its subsidiaries ("OIB Group" or "the Group") so that the affairs of the Group are conducted with integrity, transparency and professionalism with the objective of enhancing business success, safeguarding shareholders' investment, enhancing shareholders value as well as the interests of other stakeholders.

The focus is to adopt the substance behind good corporate governance practices with the ultimate aim to ensure board effectiveness and efficacy. This Corporate Governance Overview Statement ("CG Statement") provides a summary of the Company's corporate governance practices during the financial year ended 31 August 2025 ("FYE2025") with reference to the following three (3) principles as set out in the Malaysian Code on Corporate Governance 2021 ("MCCG"):

Principle A: Board leadership and effectiveness;
Principle B: Effective audit and risk management; and
Principle C: Integrity in corporate reporting and meaningful relationship with stakeholders.

The application for each Practice as set out in the MCCG is disclosed in the Corporate Governance Report ("CG Report") which is available on the Company's website at www.oibgroup.com as well as through an announcement on the website of Bursa Malaysia Securities Berhad ("Bursa Securities"). This CG Statement is to be read together with CG Report, which follows the prescribed format as outlined under paragraph 15.25(2) of Main Market Listing Requirements of Bursa Securities ("MMLR").

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

1. Board of Directors

The Board comprised of eight (8) members: four (4) Executive Directors and four (4) Independent Non-Executive Directors as at the date of this Annual Report as follows:

Directors	Designation
DYTM Raja Puan Muda Kedah Che Puan Muda Zaheeda Binti Mohamad Ariff	Independent Non-Executive Chairman
Khoh Why Way	Executive Director & Chief Executive Officer ("CEO")
Low Kok Shen Low Chee Peng Low Kok Yu	Executive Directors ("ED")
Goh Joo Seong Ahmad Tarmizi Bin Mohamed Hariri Ang Hwui Tee	Independent Non-Executive Directors ("INED")

On 21 January 2025, Tunku Mohamad Zulkifli Bin Osman retired as INED. Concurrently, he also retired as member of Board Committees (refer collectively to Audit and Risk Management Committee ("ARMC"), Nominating Committee ("NC") and Remuneration Committee ("RC")).

On 31 July 2025, Mr. Low Kok Kean and Mr. Low Kok Aun retired as ED. At the same time, Mr. Low Kok Kean stepped down as member of the RC.

On 1 August 2025, Mr. Khoh Why Way was appointed as the ED & CEO to replace Mr. Low Kok Shen was re-designated as ED on the same date. Concurrently, Mr. Low Chee Peng and Mr. Low Kok Yu were also appointed as EDs.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. Board of Directors (Cont'd)

On 27 October 2025, Mr. Low Kok Shen was appointed as member of the RC.

Brief profile of each Director is detailed under the Profile of Directors in this Annual Report. All concerns regarding the Group can be conveyed to any one of the Directors and/or will be deliberated by all Directors during board meetings. As such, the Board had not appointed a Senior INED to whom concerns regarding the Group may be conveyed.

The Board is scheduled to meet at least four (4) times a year at quarterly intervals with additional meetings convened when urgent and important decisions need to be taken between the scheduled meetings with sufficient notice. During FYE2025, the Board held five (5) meetings to deliberate and decide on various issues including the Group's financial results, strategic decisions, retirement and redesignation of EDs, appointment of new ED, revision to policies and procedures, approval of changes to remuneration packages, sustainability as well as Directors' fees and benefits payable

The major deliberation, in terms of issues discussed and the conclusion arrived by the Board during the meetings, are recorded by the Company Secretary with the minutes signed by the Chairman of the meetings.

Details of attendance of each Director at the meetings of the Board and Board Committees held during the financial year under review are as follows:

Directors	Board	ARMC	NC	RC
DYTM Tuanku Che Puan Muda Zaheeda	5/5	-	-	-
Khoh Why Way(1)	-	-	-	-
Low Kok Shen(2)	5/5	-	-	-
Low Chee Peng(1)	-	-	-	-
Low Kok Yu(1)	-	-	-	-
Goh Joo Seong	5/5	5/5	2/2	2/2
Ahmad Tarmizi Bin Mohamed Hariri	5/5	5/5	2/2	2/2
Ang Hwui Tee	5/5	5/5	2/2	2/2
Tunku Mohamad Zulkifli Bin Osman(3)	2/2	2/2	1/1	1/1
Low Kok Aun(4)	5/5	-	-	-
Low Kok Kean(4)	5/5	-	-	2/2

Notes:

(1) On 1 August 2025, Mr. Khoh Why Way was appointed as ED & CEO while Mr. Low Chee Peng and Mr. Low Kok Yu were appointed as EDs. Their attendance at meetings of the Board will be counted from their appointment date.

(2) On 27 October 2025, Mr. Low Kok Shen was appointed as member of RC. His attendance at RC will be counted from his appointment date.

(3) Tunku Mohamad Zulkifli Bin Osman retired from the Board on 21 January 2025. He attended all meetings of the Board and Board Committees held during FYE2025 up to the date of his retirement.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. Board of Directors (Cont'd)

Notes: (Cont'd)

(4) Mr. Low Kok Aun and Mr. Low Kok Kean retired from the Board on 31 July 2025. Additionally, Mr. Low Kok Kean retired as member of the RC. Both attended all meetings of the Board and RC (as applicable) held during FYE2025 up to the date of their retirement.

Board meetings are scheduled ahead to enable the Directors to plan and adjust their schedule to ensure good attendance and the expected degree of attention to the meeting agenda. Management personnel and external consultants are also invited to attend the Board meetings as and when required to present and advise the members with information and clarification on certain meeting agenda to facilitate informed decision-making.

The Board is satisfied with the time commitment given by the Directors as demonstrated by their full attendance at the meetings of the Board and Board Committees.

In addition, all Directors do not hold more than five (5) directorships in other public listed companies as required under paragraph 15.06 of the MMLR to enable the Directors to discharge their duties effectively by ensuring that their commitment, resources and time are more focused. The Board members must notify the Chairman before accepting any new directorship in other public listed companies.

In respect of the new appointees, Mr. Khoh Why Way, Mr. Low Chee Peng and Mr. Low Kok Yu had attended the Mandatory Accreditation Programme ("MAP") Part I prescribed under the MMLR on 12 & 13 November 2025.

All Directors have complied with the provision of MMLR in relation to MAP Part II: Leading for Impact ("MAP Part II"), except for Mr. Khoh Why Way, Mr. Low Chee Peng and Mr. Low Kok Yu, who will comply by 31 January 2027.

In compliance with paragraph 15.08 of the MMLR, the Directors had attended the following training programmes/webinars/conference/seminars during FYE2025:

Directors	Trainings/Seminars/Webinars
DYTM Tuanku Che Puan Muda Zaheeda	• Anti-Bribery & Corruption 3.0 Talk • MAP Part II: Leading for Impact
Low Kok Shen	• Anti-Bribery & Corruption 3.0 Talk • MAP Part II: Leading for Impact
Goh Joo Seong	• Anti-Bribery & Corruption 3.0 Talk • Notable Patent Cases in Malaysia for Xiamen University Malaysia • Trademark Agent Renewal Course (Siri 2)
Ahmad Tarmizi Bin Mohamed Hariri	• Anti-Bribery & Corruption 3.0 Talk • MAP Part II: Leading for Impact • IFRS 18: Navigating the new presentation
Ang Hwui Tee	• Audit Oversight Board's Conversation with Audit Committees • Anti-Bribery & Corruption 3.0 Talk • Charting the Change: Adaption to Malaysia's Stamp Duty Self-Assessment Regime
Khoh Why Way	• Anti-Bribery & Corruption 3.0 Talk
Low Chee Peng	• Anti-Bribery & Corruption 3.0 Talk
Low Kok Yu	• Anti-Bribery & Corruption 3.0 Talk

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. Board of Directors (Cont'd)

Board Responsibilities

The Board is entrusted with the stewardship role of the Group. It is responsible for providing oversight of the Group's strategic direction, overseeing the Group's business operations, as well as identifying key risk factors that have significant impact on the Group's operations and performance. In achieving these goals, the Board performs regular reviews over the risk management and internal control systems to ensure its integrity and adequacy in providing reasonable assurance of risk mitigation. Its overall objective is to enhance the value of its shareholders by achieving the strategic objectives of the Group.

As part of the Board's effort to ensure that its duties and responsibilities are effectively discharged, the Board delegates certain functions to the Board Committees, the CEO and the management. The Board has established Board Committees to perform certain of its functions and to provide recommendations and advice.

Each of these Board Committees operates under clearly defined Terms of Reference ("TOR") as approved by the Board and which are periodically reviewed for relevance and improvement. The Chairman of the respective Board Committees will report to the Board on the outcome of any discussions and make recommendations thereon to the Board. The ultimate responsibility for the final decision on all matters, however, lies with the Board.

The Board is responsible for the overall business framework within which the Group operates. This is formalised into a schedule of events that is reserved for the Board and these include determining overall group strategy and direction to approve acquisitions and divestments, business plan, budgets, capital expenditures, quarterly and annual financial results as well as monitoring financial and operational performance against targets. The management is responsible for the execution of activities to meet corporate plans as well as instituting various measures to ensure due compliance with various governing legislations.

The Board delegates the responsibility of implementing Group strategies, business plans, policies and decisions to the management, which is led by the CEO.

At Board meetings, the Directors receive regular updates on the prospects of the Group and its plan moving forward from the executive leadership, identify and manage principal risks affecting the Group including establishing and approving relevant policies, reviewing the adequacy and integrity of the Group's internal control systems, overseeing the performance of the Group's businesses, reviewing succession planning and talent management, reviewing strategies and promoting sustainability, enforcing compliance with legal and statutory requirements within the Group; consideration of significant financial matters and review of the financial and operating performance of the Group.

Chairman of the Board

The Chairman of the Board is an INED. DYTM Tuanku Che Puan Muda Zaheeda is the Chairman of the Board. She is not a member of the Board Committees and does not attend any meetings of these Board Committees.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. Board of Directors (Cont'd)

Chairman of the Board (Cont'd)

The key duties and responsibilities of the Chairman are to provide leadership to the Board, instill good corporate governance practices, chair the meetings of the Board and shareholders and ensure that the Board fully discharges its responsibilities. She provides leadership and governance on the Board and creates a conducive situation geared towards building and growing Directors' effectiveness and ensure that appropriate issues are discussed by the Board in a timely manner. As part of that role, Chairman ensures that no member dominates any discussion and appropriate discussions are taken place with relevant participation among Board members.

Other roles of the Chairman included leading the Board in the oversight of management, ensuring adequacy and integrity of the governance process and issues, maintaining dialogues with executive leadership over operational matters and seeking opinion of fellow Board members over any matters that may give cause for major concerns.

Separation of Position of Chairman and CEO

The position of Chairman and the CEO are held by different individuals. There is a clear division of responsibility between the Chairman and the CEO to ensure that there is a balance of power and authority, promotion of accountability and facilitation of division of responsibilities between them.

The CEO is responsible for managing the overall business and day-to-day operations of the Group and implementation of board policies and decisions. He also ensures that the Group's corporate identity, products and services are of high standard and reflective of market expectations, business practices and in compliance with governmental regulations.

Qualified and Competent Company Secretaries

The Company Secretaries are capable of carrying out their duties to ensure the effective functioning of the Board. The Board is satisfied with the performance and support rendered as the Directors are able to seek advice and service of the Company Secretaries. The Company Secretaries, who are competent, qualified and experienced, advise the Board on any updates relating to any new statutory and regulatory requirements pertaining to the duties and responsibilities of Directors and the potential impact and implications arising there from.

The Company Secretaries, or their representatives, attend and ensure that all Board and its Committees meetings are properly convened. The decisions made and/or resolutions passed thereof are recorded in the minutes of meetings and kept at the registered office of the Company together with its statutory registers. The Company Secretaries also facilitate the communication of key decisions and policies between the Board, Board Committees and the management. The Board is regularly updated and kept informed of the latest developments in the legislation and regulatory framework affecting the Group and is advised on the proposed contents and timing of material announcements to be made to regulatory authorities.

Other roles of the Company Secretaries included coordinating with the management the preparation of Board papers, ensuring Board procedures and applicable rules are observed and maintaining records of the Board as well as provide timely dissemination of information relevant to the Directors' roles and functions and keeping them updated on evolving regulatory requirements.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. Board of Directors (Cont'd)

Access to Information and Advice

All the Directors have access to all information within the Group and may seek the advice of the management on matters under discussion or request further information on the Group's business activities. The management and Company Secretaries ensure that all Directors have full and timely access to information with Board papers distributed in advance for meetings of the Board and Board Committees.

The Directors, whether as full Board or in their personal capacity may, upon approval from the Board, seek independent professional advice, where necessary and under appropriate circumstances, in furtherance of their duties and to enable them to discharge their duties, at the Group's expense.

All Board and Board Committees are provided with agenda and relevant board papers, reports including matters arising, financial, operational and regulatory compliance matter, at least seven (7) days prior to meetings to ensure that they have sufficient time to review and evaluate the matters to be deliberated and obtain further information, if needed, prior to the meeting to expedite decision-making during meetings. Actions on all matters arising from any previous meeting are reported at the following meeting.

2. Demarcation of Responsibilities

Board Charter

The Board Charter provides guidance to the Board in the fulfilment of its roles, duties and responsibilities which are in line with the principles of good corporate governance. The Board Charter outlined the responsibilities of the Board, Board Committees and requirements of Directors and it is subject to periodical review to ensure consistency with the Board's strategic intent, roles and responsibilities, changing needs as well as relevant standards of corporate governance and development in prevailing legislation and practices. The Board Charter is available on the Company's website at www.oibgroup.com.

3. Good Business Conduct and Corporate Culture

Code of Conduct, Code of Ethics and Anti-Bribery and Anti-Corruption Policy

The Board is committed to conducting business in accordance with the highest standards of business ethics and complying with applicable laws, rules and regulations. The Code of Ethics and Code of Conduct set out the standard of ethics and conduct expected from the Directors, the management and employees to enhance the standards of corporate governance and corporate behaviour.

The Code of Conduct is based on principles in relation to trust, integrity, responsibility, excellence, loyalty, commitment, dedication, discipline, diligence and professionalism while the Code of Ethics is based on the principles of sincerity, integrity, responsibility and corporate social responsibility. These codes cover a wide range of business practices and procedures; and sets out the basic principles to guide the Group's Directors, the management and employees in performing their duties so as to improve work quality, productivity and self-discipline in order to provide effective, good and quality services.

The Group also has in place an Employee Handbook, which contains various human resource policies and serves as a guide for employees to ensure their actions and practices are in line with the guidelines under the said handbook. The Company has adopted the Anti-Bribery and Anti-Corruption Policy ("ABC Policy") in compliance with the Section 17A of the Malaysian Anti-Corruption Commission (Amendment) Act 2018. The adoption of the ABC Policy signalled commitment by the Board and the Group to conduct businesses in an honest and ethical manner requiring all Directors and employees to act professionally, fairly and with integrity in all business dealings and relationships. The ABC Policy sets out adequate procedures designed to prevent situations in which bribery and corrupt practices may take root. Periodic refreshers on the ABC Policy are held annually.

Both Codes and ABC Policy are available on the Company's website at www.oibgroup.com.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

3. Good Business Conduct and Corporate Culture (Cont'd)

Whistle Blower Policy

The Company has always advocated for openness and transparency in its commitment to the highest standard of integrity and accountability. The Whistle Blower Policy states that all malpractices or wrongdoings reported by the whistle-blower(s) are made to the Chairman of ARMC and the Internal Audit team and shall be set forth in writing or verbally. The Whistle Blower Policy is available on the Company's website at www.oibgroup.com.

Fit & Proper Policy

The Board adopted the Fit & Proper Policy on 30 June 2022 to provide guidance to assess the fitness and propriety of Directors and Key Senior Management ("KSM") to ensure that person(s) to be appointed or re-elected as a director or KSM (as the case maybe) possesses the necessary character and integrity, experience and competence as well as the ability to discharge and give appropriate commitment and participation and contribution to the Board and the Company. The Fit & Proper Policy is published on the Company's website at www.oibgroup.com.

4. Sustainable Practice

Material Sustainability Matters

The Board recognises that sustainable development is an important and integral part of the Group's pursuit of its long-term business success. The Board is responsible for the development of the Group's sustainability strategies.

Sustainability Strategies

Sustainability targets, implementation strategies and measurement targets are being developed. During the year under review, the Board met twice and discussed material sustainability matters presented by management.

The management continues to engage with stakeholders to seek feedback and viewpoints that would be useful to the Group in developing and refining its sustainability targets and implementation strategies.

Periodic Updates

During the year under review, the management presented updates to the Board to keep the Directors apprised on the Group's sustainability initiatives in managing material sustainability matters thus far. The Directors provide their views and opinions on the sustainability issues as well as suggestions on improvements during meetings.

The Directors have been and will continue to attend training to keep abreast of development on sustainability as well as regulations and guidance on current and emerging environmental problems that may affect the Group.

Performance Evaluation

The Board recognises the importance of sustainability in all its business operations and had included sustainability as one of the criteria in the performance evaluations of Board members. The annual evaluation of the Directors, the Board and Board Committees for FYE2025 included assessment on Board's understanding of sustainability issues.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

4. Sustainable Practice (Cont'd)

Sustainability Strategically

The CEO is the Group's designated sustainability executive leadership drives strategic management of material sustainability matters.

5. Board Composition

The present NC comprises solely of three (3) INEDs:

Directorate	Designation
Goh Joo Seong	Chairman
Ahmad Tarmizi Bin Mohamed Hariri	Member
Ang Hwui Tee	Member

The NC met twice during the financial year with full attendance by all NC members to deliberate on the following matters:

a. Reviewed the current Board structure, size and composition with an aim to achieving a balance of views on the Board.
b. Reviewed and assessed the contribution of each Director and the effectiveness of the Board and Board Committees.
c. Discussed the character, experience, integrity and competence of the Directors and Chief Financial Officer and to ensure they have the time to discharge their respective roles.
d. Reviewed and assessed the mix of skills, expertise, composition, size and experience of the Board.
e. Reviewed the level of independence of INEDs.
f. Reviewed the term of office and performance of the ARMC.
g. Reviewed and recommended re-election of Directors, who retire by rotation under the Company's Constitution, at the forthcoming annual general meeting ("AGM").
h. Accepted changes in executive leadership during the financial year as part of the Group's succession planning efforts. These changes included the retirement of two incumbent EDs and the re-designation of a third incumbent ED, who stepped down from the role of CEO but remained on the Board. After reviewing the candidacies, all of whom were members of KSM, the NC recommended Mr. Khoh Why Way, Mr. Low Chee Peng and Mr. Low Kok Yu to the Board for appointment as EDs, with Mr. Khoh Why Way assuming the role of CEO.

Review of Board Composition

The NC reviewed the size and composition of the Board, and the skills and core competencies of its members, to ensure an appropriate balance and diversity of skills and experience. The Board had, through the NC, upon their annual assessment, concluded that the current Board comprises of a balanced mix of skills, knowledge and experience in the relevant areas to enable the Board to carry out its responsibilities in an effective and efficient manner.

Independent Directors

Half of the Board comprised of INEDs. This composition not only meets Practice 5.2 of the MCCG but also exceeds the requirement under paragraph 15.02 of the MMLR.

The concept of independence as adopted by the Board is consistent with definition of independent directors outlined in paragraph 1.01 and Practice Note 13 of the MMLR. The key elements for fulfilling the criteria are the appointment of Directors who are not members of the management and who are free of any relationship which could interfere with the exercise of independent judgment or the ability to act in the best interest of the Company and the Group.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

5. Board Composition (Cont'd)

Independent Directors (Cont'd)

The INEDs are not involved in the day-to-day management of the Group's business operations. Therefore, they remain free from conflict of interest and thus enable them to carry out their duties and responsibilities effectively. They provide impartial views and insight to the CEO in matters relating to financial management, corporate governance, risk management and internal controls. Strategies proposed by the CEO and the management are deliberated from both quantitative and qualitative aspects including the interest of various stakeholders as well as the impact of risk factors that exist in the operating environment. Presence of the INEDs complements the Board by ensuring there is an effective check and balance in the functioning of the Board.

The Board is of the opinion that the presence of the existing INEDs affirmed the element of independence in its composition and conduct, giving the assurance that there is balance of power and authority on the Board. The NC and the Board will review its composition from time to time to ensure that such level of independence is not in any way compromised.

Tenure of Independent Directors

Upon completion of the nine (9) years, the INED may continue to serve the Board subject to the Director's re-designation as Non-INED. If the Board intends to retain an INED beyond nine (9) years, it shall justify and seek annual shareholders' approval through a two-tier voting process.

Policy on Tenure of Independent Directors

The Board has yet to adopt any policy which limits the tenure of its INEDs to nine (9) years without further extension.

Diversification of Board and KSM

The Board is supportive of diversity on the Board and in KSM team. The appointment of Board and KSM team are based on objective criteria, merit and takes into consideration for diversity in experience, skills set, age and cultural background.

The present Directors, with their diverse background and professional specialisations, collectively bring with them a wealth of experience and expertise in areas such as strategic planning, general management and operations, law, finance and accounting, audit, corporate affairs, banking as well as sales and marketing.

Sources to identify candidate for directorship

In FYE2025, the NC had utilised recommendations by Directors to identify potential candidates for additional Executive Directors on the Board. Following evaluation and deliberation against the pre-set criteria, the Board approved the recommendation from the NC for the appointment of Mr. Khoh Why Way as an ED & CEO and Mr. Low Chee Peng and Mr. Low Kok Yu as EDs of the Company.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

5. Board Composition (Cont'd)

Directors' Information

The profiles of Directors are published in the Annual Report. Information contained therein included age, gender, tenure of service, directorship in other companies, working experience and any conflict of interest as well as shareholding in OIB.

To ensure shareholders have the information they require to make an informed decision on the appointment and re-appointment of a director, a brief profile of director concerned together with statement from the Board (on whether it support the appointment or re-appointment) will be included in the agenda of meeting when such appointment or re-appointment will be considered.

Chairman of NC

Ms. Goh Joo Seong, an INED, is the Chairman of the NC.

Female Board Representation

Whilst acknowledging the recommendation of the MCCG on gender diversity, the Board is of the collective opinion that there was no necessity to adopt a formal gender diversity policy as the Group is committed to provide fair and equal opportunities and nurturing diversity within the Group. The current composition of three (3) female Directors (out of a total of eight (8) Directors) testified to the Board's commitment to gender diversity.

Gender Diversity

The Board is committed to promoting gender diversity within both the Board and the KSM team. Currently, women make up approximately 50% of the Group's KSM. Notably, the Board has achieved the recommended 30% female representation as outlined under the MCCG.

6. Board Effectiveness

Effectiveness of the Board and individual Directors

The NC reviews annually the required mix of skills, experience and other qualities, including core competencies of the members in discharging their duties. The skills and experience of each Director is analysed, inter-alia, in the areas of business operations, technical and governmental affairs and legislation. Furthermore, the NC reviews size and composition of the Board with consideration on the impact on the effective functioning of the Board.

The NC (with each INED member abstaining from deliberation on his/her independence) had also reviewed and assessed the independence of the INEDs based on the Directors' professionalism and integrity in the decision-making process, ability to form independence judgements, as well as objectivity and clarity in deliberations in addition to the specific criteria of independence as set out in the MMLR.

The results of all assessments and comments by Directors are summarised before being tabled for review and discussion at the NC meeting. Thereafter, the Chairman of NC had reported on the results and deliberations to the Board.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

6. Board Effectiveness (Cont'd)

Effectiveness of the Board and individual Directors (Cont'd)

Based on the outcome of evaluation for the financial year under review, the NC and the Board are satisfied that the Board and Board Committees have discharged their duties and responsibilities effectively and the contribution and performance of each individual Director is satisfactory. The NC believes that the current Board composition is well balanced with the right mix of high-calibre individuals with the necessary skills, qualification, experience, knowledge, credibility, independence and core competencies.

The Company's Constitution provides that an election of Directors shall take place each year and, at the AGM, one-third (1/3) of the Directors for the time being or, if their number is not three (3) or a multiple of three (3), then the number nearest to one-third (1/3) shall retire from office and be eligible for re-election. All the Directors shall retire from office once at least in three (3) years but shall be eligible for re-election. The Directors to retire in each year shall be those who have been longest in office since their appointment or re-appointment. A retiring Director is eligible for re-appointment. This provides an opportunity for shareholders to renew their mandates. The re-election of each Director is voted on separately.

The Director who is subject to re-election and/or re-appointment at next AGM is assessed by the NC before recommendation is made to the Board and shareholders for re-election and/or re-appointment. Appropriate assessment and recommendation by the NC are based on the annual assessment conducted.

The Company Secretaries will ensure that all appointments are properly effected with the necessary legal and regulatory obligations duly met.

7. Level and Composition of Remuneration

Remuneration policy

The objective of the Directors' Remuneration Policy is to determine the remuneration package of the Board in order to attract, motivate and retain experienced, qualified and high calibre talent with the aim to support the Group's business strategies, objectives and encourage value creation for the Group and its stakeholders.

The level of fees and other benefits for the Directors is reflective of their experience, expertise, contribution to the Group, duty and level of responsibilities undertaken by them including the number of meetings attended. The determination of Directors' fees and benefits payable for the Directors is a matter for the Board as a whole.

The RC is responsible for, inter-alia, recommending to the Board the policy framework and remuneration structure for Directors as well as the remuneration packages of EDs.

In the case of the executive Board members, the components of the remuneration package are linked to scope of the duty and responsibilities, conditions and experiences required, ethical values, internal balances and strategic targets of the Group as well as the corporate and individual performance. The executive Board members played no part in deciding their own remuneration and the respective Board members had abstained from all discussion pertaining to their remuneration.

During FYE2025, the RC met twice, attended by all the members, to consider the remuneration package and annual bonus for the executive Board members as well as fees and benefits payable to all Directors. All deliberations of the RC are properly documented in the minutes of RC meetings and recommendations are reported by the RC Chairman at Board meetings.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

7. Level and Composition of Remuneration (Cont'd)

Remuneration Committee

The present RC comprises of majority INEDs:

Directorate	Designation
Ang Hwui Tee	Chairman
Ahmad Tarmizi Bin Mohamed Hariri	Member
Goh Joo Seong	Member
Low Kok Shen	Member

8. Remuneration of Directors and KSM

Details of Directors' Remuneration

On 27 October 2025, the Directors approved to maintain the fees and benefits for the FYE2026. Analysis of fees and benefits paid/payable are as tabulated:

Type of Fees	Per Pax (RM)
Directors' fees	60,000
Chairman of the Board	50,000
Meeting fee per meeting • Board and General Meetings • Board Committees	 2,000 1,500

The fees and benefits payable to the Directors are endorsed by the Board for approval by the shareholders at the forthcoming AGM prior to payment. The remuneration received/receivable by the Directors of the Company for FYE2025 is as disclosed in the CG Report.

Detailed Disclosure of Top five (5) KSM's Remuneration

The Board acknowledged the need for transparency in the disclosure of remuneration as recommended under the MCCG. Nonetheless, The Board takes the view that there is no necessity for the Group to disclose the remuneration package of top five (5) KSM (who are not members of the Board) as such disclosure could be detrimental to its business interests given the highly competitive human capital environment in which the Group operates where intense headhunting for personnel with the right expertise, knowledge and relevant working experience is the norm. As such, disclosure of specific remuneration information could give rise to recruitment and talent retention issues going forward.

The Board will ensure that the remuneration of the KSM personnel commensurate with the level of responsibilities, with due consideration in attracting, retaining and motivating KSM to lead and run the Group successfully. Excessive remuneration pay-out is not made to the KSM personnel in any instance.

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

9. Effective and Independent ARMC

En. Ahmad Tarmizi Bin Mohamed Hariri, an INED, is the present Chairman of the ARMC and he is not the Chairman of the Board. Details on the composition and other pertinent facts of the ARMC is outlined under the ARMC Report in this Annual Report.

Appointment of Former Key Audit Partner

None of the members of the Board were former key audit partners of the external auditors. Hence, no former key audit partner is appointed to the ARMC. As such, there was no need to establish such policy presently. Such a policy would be established when the need arises in future. The Board will observe a cooling-off period of at least three (3) years in the event any potential candidate to be appointed as a member of the ARMC is a former key audit partner.

External Auditors

Under its TOR, the ARMC reviews the suitability, objectivity and independence of the Company’s external auditors annually as part of the re-appointment process. This review covers the assessment of independence, evaluation of performance, competency, quality of work, audit fees and adequacy of resources. The ARMC also meets with the external auditors at least twice a year to discuss the audit plan, scope, findings and ensures compliance with applicable accounting standards in the preparation of the Group’s financial statements.

The ARMC considered the non-audit services provided by the external auditors, KPMG PLT, during FYE2025 and concluded that these did not compromise independence or objectivity, as the fees were insignificant compared to total audit fees. The details of the fees paid/payable in respect of the financial year under review to the external auditors or an affiliated firm of the external auditors are set out under the Additional Compliance Information in this Annual Report.

KPMG PLT confirmed their independence throughout the audit engagement in accordance with the Malaysian Institute of Accountants’ independence rules.

The Board places great emphasis on the objectivity and independence of the auditors in providing relevant and transparent reports to shareholders, and external auditors are invited to attend ARMC meetings as well as general meetings to ensure full disclosure.

While the ARMC was satisfied with the technical competency and independence of the incumbent auditors, it decided not to recommend their reappointment, in line with the Group’s internal policy on auditor rotation. Accordingly, the ARMC and the Board agreed to appoint Deloitte Malaysia PLT (formerly known as Deloitte PLT) as the new external auditors and proposed the fixing of their remuneration.

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

9. Effective and Independent ARMC (Cont'd)

Composition of the ARMC

The ARMC complies with the Step-Up recommendation of the MCCG requiring all members to be independent.

Diversity in skills of the ARMC

The ARMC currently comprises of members with professional experience in law, financial management, finance, audit assurance, business and banking environment. All members are financially literate and are able to read, interpret and understand the financial statements. The diversity in skills set coupled with their financial literacy gave the ARMC the ability to effectively discharge their roles and responsibilities.

10. Effective Risk Management and Internal Control Framework

Establishment of effective Risk Management and Internal Control

Recognising the importance of risk management, there is a formal and structured Risk Management Framework ("RMF") in place to identify, evaluate, control, monitor and report the principal business risks faced by the Group on an ongoing basis. In line with the MMLR and the MCCG, the Group has also established its internal audit function by setting up an in-house internal audit team, to carry out internal audit of the Group.

Features of Risk Management and Internal Control Framework

The Statement on Risk Management and Internal Control in this Annual Report provides an overview on the state of internal controls and risk management within the Group.

Continuous reviews are carried out by the Group's internal audit function and the management to identify, evaluate, monitor and manage significant risks affecting the business and ensure that adequate and effective controls are in place. The findings of the internal audit function are reported to the ARMC regularly.

Establishment of a Risk Management Committee Comprises a Majority of Independent Director

The ARMC was renamed on 25 February 2013 concurrent with the broadening of its scope of duties and responsibilities to encompass risk management of the various businesses of the Group in addition to internal control, financial reporting and corporate governance.

The ARMC, with support from the in-house internal audit team, has assisted the Board in fulfilling its oversight functions in the risk governance by establishing a sound internal control and risk management framework to manage the various risks faced by the Group with the overall responsibility for overseeing the risk management activities of the Group and approving the appropriate risk management procedures and measurement methodologies across the Group. As such, the Board was of the view that a separate Risk Management Committee is unnecessary at this juncture in time.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

11. Effectiveness Governance, Risk Management and Internal Control

Effectiveness of the internal audit function

The Group has an in-house internal audit function that is independent of its business activities and operations. The internal audit function is led by the Internal Audit Manager who reports directly to the ARMC on a quarterly basis. The principal role of the internal audit function is to undertake independent, regular and systematic reviews of the internal control systems to provide reasonable assurance on the adequacy and integrity of the risk management system, internal control and governance of the Group to safeguard the Group's assets and resources.

It is also the responsibility of the internal audit function to provide the ARMC with independent and objective reports on the state of risk management and internal controls of the various operating units within the Group and the extent of compliance of the units with the Group's established policies and procedures as well as relevant statutory requirements.

The ARMC reviews and approves the Internal Audit Plan annually and ensures that the internal audit team is accorded with appropriate standing and authority to facilitate the discharge of its duties. Audits of the practices, procedures, expenditure and internal controls of identified business and support units and subsidiaries are undertaken on a regular basis.

The Board also has a general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

Disclosure on the internal audit function

The ARMC has also received assurance from the internal audit function that they have adopted risk-based internal audit standards and best practices. The ARMC is satisfied that the internal audit function has sufficient resources and is able to access information to undertake its duties effectively.

The cost incurred for the internal audit function during FYE2025 totalled RM192,000. The activities of the internal audit function during the financial period are set out in the ARMC Report in the Annual Report 2025.

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

12. Continuous Communication between the Company and Stakeholders

Communication with its stakeholders

The Group is committed to maintaining regular, transparent, coherent, timely and equitable dissemination of relevant and material information on the development of the Group to shareholders and stakeholders whilst balancing commercial confidentiality and regulatory framework governing the release of material and price-sensitive information. The Directors are cautious not to provide undisclosed material information about the Group and frequently stress the importance of timely and equal dissemination of all material information to all shareholders and stakeholders.

The Board is committed under its corporate governance obligation to have an effective channel of communication with shareholders and the investing public. It affirms that the primary channel to engage and communicate with shareholders is during the general meetings. Shareholders are encouraged to attend the general meetings and are given sufficient time and opportunity to participate in the proceedings, ask questions about the resolutions being proposed and the operations of the Group, and communicate their expectations and possible concerns.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS (CONT'D)

12. Continuous Communication between the Company and Stakeholders (Cont'd)

Communication with its stakeholders (Cont'd)

The Board and the management believe that this will give shareholders and interested parties a better appreciation and understanding of the Group's performance and provide an opportunity for them to convey their expectations and concerns.

To ensure thorough public dissemination, the Company has leveraged on information technology including making announcements via Bursa LINK (The Listing Information Network) of Bursa Securities and establishing a dedicated section for "Investor Relation" on the Company's website at www.oibgroup.com where updates on the corporate information, Group structure, profile of Directors, announcement and corporate governance can be accessed. The contact details of designated person to address any queries are also published on the Company's website.

All material announcements are reviewed and endorsed by the ARMC, as applicable, and the Board prior to release to the public through Bursa Securities. Shareholders and the public in general may also obtain announcements and financial results of the Company from Bursa Securities' website.

The CEO of the Group is designated spokesperson for all matters related to the Group.

Integrated Reporting

Integrated reporting is not applicable to the Group presently as the Group does not fall within the definition of "Large Companies".

13. Conduct of General Meetings

Notice for AGM

The Board encourages shareholders' participation and as such, AGM is an important event as the Board is given the opportunity to have a dialogue with the shareholders following presentation of annual audited financial results and to address any questions that may arise.

The notice of the 31st AGM was sent to the shareholders, Directors and external auditors more than twenty-eight (28) days prior to the meeting date and published in a major local newspaper. The longer notice period allows all shareholders to make the necessary arrangements to attend and participate in person or through corporate representatives or proxies. More importantly, it enables the shareholders to consider the resolutions and make an informed decision in exercising their voting rights at the AGM. Items of special business included in the said notice were accompanied by explanation of the proposed resolutions.

All the resolutions set out in the Notice for the 31st AGM were put to vote by poll with the outcome announced to Bursa Securities on the same day. The Board is satisfied with the current programme at AGM and there have been no major contentious issues noted with shareholders/investors.

Similarly, the notice for the upcoming 32nd AGM in year 2026 will be sent twenty-eight (28) days in advance to the shareholders, Directors and external auditors. As in the past, notice of the 32nd AGM will be disseminated through electronic format (made available on Bursa Securities' website and the Company's website) and in one (1) nationally circulated daily newspaper.

Corporate Governance Overview Statement (Cont'd)

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS (CONT'D)

13. Conduct of General Meetings (Cont'd)

Directors' attendance

All Directors and KSM, Company Secretary as well as representatives from the external auditors were present during the 31st AGM to engage with shareholders to address any areas of interest or concerns brought up by the shareholders.

Leveraging on technology

The 31st AGM was convened in person at a prominent convention centre in Alor Setar, Kedah which is accessible to all shareholders. The Company encourages participation of shareholders through the issuance of proxies when the said shareholders are unable to attend and vote in person at general meetings.

Should it become a norm or in the event physical attendance at any of the Company's general meetings is curtailed and/or not permitted arising from unforeseen circumstances, the Company will explore the leveraging of technology, to enhance the quality of engagement with its shareholders and facilitate further participation by shareholders at general meetings of the Company.

Shareholders' engagement

At the 31st AGM, ample time was given and shareholders were encouraged to pose questions concerning the Group to the Directors. In the event that an answer cannot be readily given at the meeting, the Board will undertake to include response in the minutes of said general meeting.

Infrastructure for virtual AGM

Given its importance as a venue for stakeholders' engagement, the 31st AGM was convened in person.

Minutes of general meeting

Minutes of the 31st AGM proceedings are posted on the Company's website within thirty (30) business days from the AGM.

Statement on compliance

The Board will continue to strive for high standard of corporate governance throughout the Group. Presently, the Board is of the view that the Company has, in all material aspects, satisfactorily complied with the principles and practices set out in the MCCG, except for the departures set out in the CG Report.

This CG Statement is issued in accordance with a resolution of the Board of Directors dated 15 December 2025.

Audit and Risk Management Committee Report

The Board of Directors ("the Board") of Oriental Interest Berhad ("OIB" or "the Company") is pleased to present the report from the Audit and Risk Management Committee ("ARMC") for the financial year ended 31 August 2025 ("FYE2025") ("Report"). The Report provides insight into the approach taken by the ARMC in discharging its functions during FYE2025.

The ARMC is tasked to assist the Board of OIB to ensure the effective discharge of its fiduciary duties for financial reporting, corporate governance as well as risk management and internal control. The key responsibilities of the ARMC include the following:

(a) Ensure integrity of financial information by overseeing the financial reporting policies and practices of OIB and its subsidiaries ("OIB Group" or "the Group") by ensuring compliance with relevant accounting standards and required disclosures as administered by relevant accounting standards bodies and any other laws and regulations as amended from time to time.

(b) Assess the Group's processes in relation to its risks, governance (including conflict of interests and related party transactions) and control environment.

(c) Establish a transparent and professional arrangement for maintaining an appropriate relationship with the Group's external auditors.

The terms of reference ("TOR") of the ARMC is published on the Company's website at www.oibgroup.com.

COMPOSITION

The ARMC comprises three (3) members, all of whom are Independent Non-Executive Directors ("INEDs"). The members of the ARMC and their attendance at the five (5) meetings held during the FYE2025 are as tabulated:

Directors	Designation	Attendance
Ahmad Tarmizi Bin Mohamed Hariri	Chairman	5/5
Goh Joo Seong	Member	5/5
Ang Hwui Tee	Member	5/5

Tunku Mohamad Zulkifli Bin Osman retired as member of ARMC on 21 January 2025. He attended two (2) meetings of ARMC held during FYE2025 up to the date of his retirement.

The independent composition of the ARMC has exceeded the requirements of paragraph 15.09 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") ("MMLR") and paragraph 9.4 of the Malaysian Code on Corporate Governance 2021 issued by the Securities Commission ("MCCG").

Both En. Ahmad Tarmizi Bin Mohamed Hariri and Ms. Ang Hwui Tee are members of Malaysian Institute of Accountants. All members of the ARMC are financially literate and able to analyse and interpret financial statements thus contributing to effective discharge of their duties and responsibilities. No alternate Director is appointed as a member of the ARMC.

Audit and Risk Management Committee Report (Cont'd)

MEETINGS

The ARMC meetings were appropriately structured through the use of agendas and relevant board materials, which were distributed with sufficient notice. Executive Directors, designated members of the management and representatives of the external and internal auditors are invited, as and when the need arose, to attend and brief the ARMC on specific issues during meetings. The ARMC also meets regularly with the external and internal auditors on any matters relating to the Group and its audit activities.

The Company Secretaries are the Secretaries of the ARMC and are responsible, together with the Chairman, to draft the agenda and circulating it prior to each meeting.

The minutes of each ARMC meeting are recorded and tabled for confirmation at its following meeting and subsequently presented to the Board for notation. The ARMC Chairman reports to the Board on the activities undertaken and key recommendations for the Board's consideration and decision.

CONFLICT OF INTEREST ("COI")

There were disclosures of potential COI during the financial year, all of which were reviewed and managed in accordance with the MMLR. The ARMC assessed these disclosures and confirmed that they do not affect the ability of the directors to discharge their responsibilities effectively.

SUMMARY OF ACTIVITIES UNDERTAKEN DURING FYE2025

The ARMC carried out its duties in accordance with its TOR and key activities undertaken during the financial year under review were as follows:

External Audit

(1) Discussed the audit plan, scope of work/audit and reporting obligations as well as proposed audit fees for the financial year under review with the external auditors before commencement of audit engagement.

(2) Reviewed and discussed with the external auditors on the findings and results of the audit and significant audit/accounting issues.

(3) Responded to external auditors' enquiries and recommendations to ensure compliance with the various approved accounting standards in the preparation of the Group's financial statements.

(4) Appraised the suitability and performance of the external auditors, evaluating their independence, objectivity, quality and robustness of the audit engagement and reports furnished, their understanding of the Group's business, and their communication on new and applicable accounting practices and auditing standards and their impact on the Group's financial statements. The competency of the audit team was also assessed. Notwithstanding the satisfactory evaluation, the ARMC decided not to recommend the reappointment of the incumbent external auditors, in line with the Group's internal policy on auditor rotation. Accordingly, the ARMC recommended to the Board the appointment of Deloitte Malaysia PLT (formerly known as Deloitte PLT) as the new external auditors and proposed the fixing of their remuneration.

(5) Met twice with the external auditors without the presence of Executive Directors and management staff to give auditors to raise any matters of concern from their audits and any other observations that they may have during the audit process and, arising therefrom, instructing the management to take needful remedial actions.

Audit and Risk Management Committee Report (Cont'd)

SUMMARY OF ACTIVITIES UNDERTAKEN DURING FYE2025 (CONT'D)

Internal Audit ("IA")

(6) Reviewed and approved the annual IA plan and the scope of work to ensure relevance and comprehensive coverage of the activities of the Group based on risks assessment. Received assurance that the IA team has taken a risk approach in drafting and finalising the IA plan.

(7) Reviewed IA reports at quarterly ARMC meeting held during the financial year under review. The ARMC noted the audit recommendations made and the management's response and actions taken to improve system of risk management and internal controls, including the implementation status of management agreed on actions to address findings highlighted in previous quarters of IA.

The ARMC has, where appropriate, directed the management to improve further on control procedures and workflow processes.

(8) Reviewed and assessed performance of the IA function focusing on adequacy of resources (including necessary authority and resource requirements) and competency to carry out assignment on key business units as well as support functions of the Group.

Risk Management

(9) Reviewed the Group's risk profile including the mitigating action plan through the Quarterly Risk Management Report submitted by the management and reported accordingly to the Board.

Financial Reporting

(10) Reviewed the Group's quarterly unaudited financial results and annual audited financial statements as well as appropriate announcements to the regulatory authorities, focusing on changes in or implementation of major accounting policies, significant and unusual events and compliance with the provision of the Companies Act 2016, MMLR and applicable accounting standards approved by the Malaysian Accounting Standards Board before recommending the same to the Board for approval.

(11) Reviewed relevant issues which have or could have significant impact on the results of the Group such as receivables, inventory management, investments and divestments, bank borrowings and strategic operations of subsidiaries.

Corporate Governance

(12) Reviewed, periodically, related party transactions ("RPT") and recurrent RPT of a trading and revenue nature ("RRPT") on scope, threshold, limit of shareholders' mandate and any conflict-of-interest situation that might arise from the aforesaid transactions as reported by the management and report to the Board accordingly.

(13) Reviewed and recommended the circular to shareholders on RRPT to the non-interested Directors on the Board for approval.

(14) Reviewed and approved/recommended, as applicable, the ARMC Report and Statement on Risk Management and Internal Control of the Company for Board's approval prior to inclusion in the Annual Report 2025.

(15) Reviewed non-audit fees paid/payable to the external auditors and its affiliated firm before recommending the same to the Board for approval.

(16) Tabled the approved minutes of the ARMC meeting for Board's notation.

Audit and Risk Management Committee Report (Cont'd)

IA FUNCTION

The Group has an in-house IA function which reports directly to the ARMC. The principal role of the IA Department is to undertake periodic independent and objective reviews of the system of risk management and internal controls to provide reasonable assurance to the ARMC and by extension, to the Board that such systems continue to operate satisfactorily and effectively.

Given the present size of the Group and the breadth of its business operations as well as the scope of audit assignments, the ARMC agreed with the management on the sufficiency of the IA function being populated by a seasoned IA Manager who is a member of CPA Australia with prior professional experience in public practice and commercial environment.

It is the responsibility of the IA function to provide the ARMC with independent and objective reports on the state of risk management and internal controls of the key business units and support functions within the Group and the extent of compliance with the Group's established policies and procedures as well as relevant statutory requirements.

The following IA activities were carried out during the financial year under review:

(a) Formulated and presented the risk-based annual IA plan for FYE2025, prior to the start of relevant financial year, to the ARMC for deliberation and approval. The annual IA plan took into consideration key risks affecting the Group and feedback from the management on areas of concern and is inclusive of basis and assumptions for the selection of auditable areas.

(b) Visited business premises of the Group and conducted audit procedures on various business areas/ units and their corresponding work processes in accordance with the IA plan to ascertain the extent of compliance with the Group's established policies and procedures and statutory requirements as well as the adequacy of existing controls in safeguarding the Group's assets.

(c) Reviewed, in close consultation with the management, and suggested updates to the Risk Register and the Quarterly Risk Management Report for key business units before presentation to the ARMC.

(d) Reviewed, in close consultation with the management, and suggested updates to the Risk Management Framework pursuant to the provisions of the MMLR and MCCG.

(e) Presented IA reports incorporating findings and recommendation as well as the management's responses and action plans to the ARMC for their review and deliberation.

(f) Followed up closely with the management on the implementation of agreed corrective action plan to ensure that remedial actions are taken in time to address outstanding issues. Carried out follow-up reviews to monitor the implementation progress of the management's corrective action plans for reporting to the ARMC.

(g) Performed reviews, including walk-through of work processes versus defined policy, of RRPT and other RRPT which were entered into or being contemplated by the Group.

Audit and Risk Management Committee Report (Cont'd)

IA FUNCTION (CONT'D)

The audits focused on risk management, operations, finance and governance by testing adequacy and effectiveness of the internal control systems governing the same. The IA had noted some weaknesses in the effectiveness and adequacy of certain controls. However, the weaknesses identified had not resulted in any material losses, contingencies or uncertainties to the Group. These, together with improvement recommendations and management's correction plans, had been reported to the ARMC.

The IA had reviewed all RRPT in accordance with approved guideline with aggregated values transacted within mandated threshold.

The cost incurred for the IA function during FYE2025 totalled RM192,000.

This ARMC Report is issued in accordance with a resolution dated 15 December 2025.

Statement on Risk Management and Internal Control

INTRODUCTION

The Board of Directors ("the Board") of Oriental Interest Berhad ("OIB" or "the Company") is pleased to present the Statement on Risk Management and Internal Control (the "Statement") which delineates the nature and scope of the risk management and internal control systems of OIB and its subsidiaries ("OIB Group" or "the Group") for the financial year ended 31 August 2025. The associate company has not been considered for the purpose of this Statement.

This Statement is prepared in accordance with paragraph 15.26(b) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("MMLR") and guided by the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers ("Guidelines") and the Malaysian Code on Corporate Governance 2021 issued by the Securities Commission Malaysia ("MCCG").

BOARD'S RESPONSIBILITY

The Board affirms its ultimate responsibility for the Group's risk management and internal control systems which includes the establishment of an appropriate control environment and framework to identify and manage the principal risks faced by the Group in the pursuit of its objectives as well as reviewing its effectiveness, adequacy and integrity.

The Board has delegated the governance and risk management responsibilities to the Audit and Risk Management Committee ("ARMC"), which is empowered by its terms of reference to ensure independent oversight of risk management and internal controls. The management is responsible for implementing and monitoring the Group's policies and procedures, as well as overseeing processes to identify, evaluate, measure, monitor and report business risks, deficiencies and non-compliances with internal controls and to take responsive corrective actions as needed. Notwithstanding the delegated responsibilities, the Board acknowledges its overall responsibility towards the Group's risk management and internal control systems.

The Board's commitment is demonstrated by the implementation and upholding of a strong culture and environment centred around governance, accountability and transparency with the objectives to safeguard shareholders' interests and protecting assets of the Group. There is also the established governance structure that ensures effective oversight of risks and internal controls within the Group that covers, inter-alia, strategic, financial, operational (including human resource, project management and information technology) and compliance aspects of the businesses.

In view of the limitations that are inherent in any system of risk management and internal control, the Board recognises that this system can only manage, rather than eliminate, the risk of failure to achieve corporate objectives and as such, can only provide reasonable but not absolute assurance against material misstatement or loss. Additionally, due consideration is given to the costs against the expected benefits to be derived from the implementation of the internal control systems.

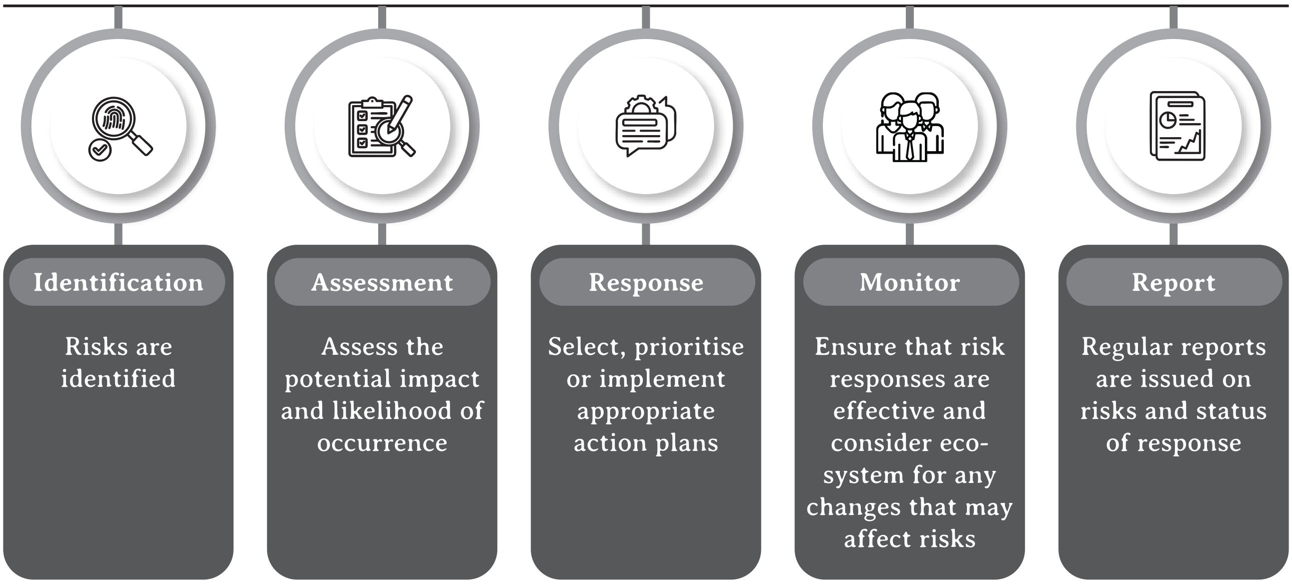
THE RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK

The Board has established a Risk Management Framework ("RMF") and internal control systems to proactively identify, evaluate, manage, monitor and communicate all relevant and potential significant risks, relating to and affecting the industry and markets in which the Group operates in, to an acceptable level based on a set of parameters, which aims to provide an integrated, sustainable and organised approach. The RMF assessment reviews are carried out quarterly to address major risk factors together with the necessary implementation plan.

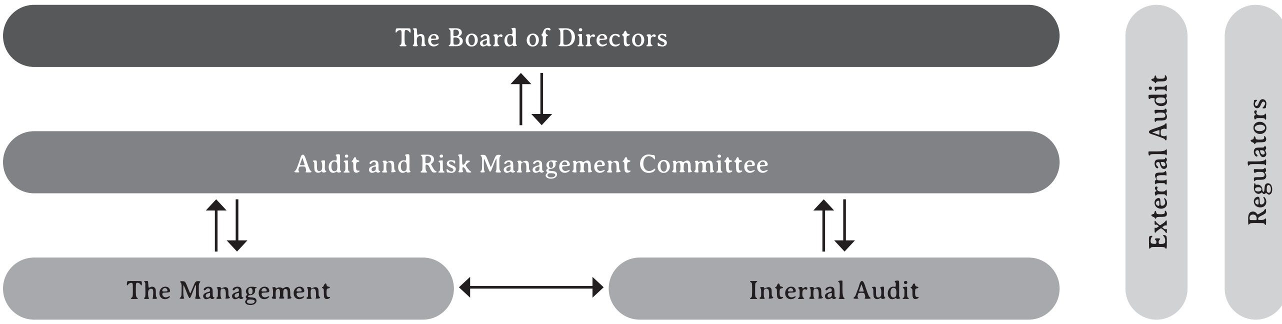
Statement on Risk Management and Internal Control (Cont'd)

THE RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK (CONT'D)

The risk management process as stated in the RMF is illustrated below:



The Board has an organisation structure with formally defined lines of responsibility and delegation of authority that is relevant across the Group. The risk organisation structure of the Group is as follows:



Key:

↑ *Accountability, Reporting*　↓ *Delegation, Direction, Oversight*　↔ *Alignment, Communication, Coordination, Collaboration*

The management is responsible for implementing the Group's policies and procedures and to identify, evaluate, measure, monitor and report risks as well as any deficiencies and non-compliances with internal controls. When there are areas of improvement in the system of risk management and internal control that are identified and implemented by the management, the ARMC will be informed accordingly.

The in-house internal audit function reports to the ARMC on a quarterly basis the significant risks identified together with proposed strategies and plans (as agreed with the management) to address them. After deliberation, the ARMC will report to the Board for consideration, on the adequacy of the proposed approach to manage the risks identified, and seek further direction, as needed.

The internal audit function reviews the effectiveness and adequacy of control procedures adopted by the Group to mitigate the significant risks identified and reported where weaknesses noted will be reported to the ARMC. Through these mechanisms, the ARMC and the Board are assured that the significant risks of the Group are reviewed and appropriately managed to an acceptable level.

Statement on Risk Management and Internal Control (Cont'd)

THE RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK (CONT'D)

This process has been in place during the financial year under review and up to the date of approval of this statement for inclusion in the Annual Report of the Company.

The Group's system of risk management and internal control is founded on a clear understanding and appreciation of the following key elements of the Group's RMF:

- A risk management structure which outlines the lines of reporting and establishes the responsibility at different levels, the management, the ARMC and ultimately, the Board;

- On-going identification and management of principal business risks (present and potential) faced by the business segments/key support functions in the Group. The risk responses and internal controls that the management has taken and/or is taking are discussed at ARMC meetings;

- Risk appetite and parameters (qualitative and quantitative) for the Group and individual business segment are articulated so as to gauge acceptability of risk exposure; and

- Preparation of action plans to address risk and control issues on an on-going basis.

The RMF is subject to continuous improvement, taking into consideration best practices and the changing business environment.

KEY RISKS IDENTIFIED FOR THE FINANCIAL YEAR

The Group's financial performance and operations are influenced by various risk factors and the Group has placed emphasis on the importance of risk management particularly, the capacity to swiftly put in place contingency plans to address any disruptions experienced. The Group mitigates risk exposures through appropriate risk management strategies and internal controls. Principally, the key risks of the Group are as follows:

(a) Market Risk

During the year under review, the Group continued to operate within a competitive property landscape, facing several key challenges including intensified competition among offerings within similar price ranges in the same geographical area, a sustained market preference for landed properties over high-rise developments and the ongoing management of unsold developed properties. Rising construction costs and cautious consumer sentiment further intensified these market pressures. These factors have been closely monitored and addressed through enhanced risk management and strategic measures:

- Conduct market research and feasibility studies to understand market trends, buyer preference and demand patterns;

- Integrating customer feedback into design and building specifications for continuous improvement;

- Take phased approach launches; and

- Emphasising each project's unique selling propositions through tailored marketing campaigns that highlight key differentiators.

Statement on Risk Management and Internal Control (Cont'd)

KEY RISKS IDENTIFIED FOR THE FINANCIAL YEAR (CONT'D)

(b) Operational Risk

Operational risks are inherent to every business and may arise from internal process inefficiencies, system limitations, human resource constraints or external factors that could disrupt the Group's operations and business activities.

Key operational risks identified during the year include construction progress delays, shortages of skilled and competent workers and theft of materials on-site. These factors, if not effectively managed, may lead to cost overruns, project delays or reputational impact. To address and mitigate these risks, the following measures have been implemented:

- Ensure close coordination and continuous monitoring of project progress to maintain adherence to timelines and quality standards;
- Strengthen partnerships with reliable and reputable subcontractors and suppliers to ensure smooth execution and delivery;
- Enhanced on-site security measures and awareness;
- Provide continuous training and professional development for employees to strengthen technical skills and competencies; and
- Reinforce internal systems and documentation processes to ensure operational readiness.

(c) Credit and Liquidity Risk

The Group adopts a vigilant and disciplined approach in managing Credit and Liquidity Risks, recognising that effective financial management is critical in navigating market uncertainties and economic fluctuations. Prudent monitoring and proactive strategies are essential to ensure stable cash flow, financial flexibility and long-term sustainability. The ongoing measures implemented to mitigate these risks include:

- Conducting assessments of end purchasers to tailor specific product needs;
- Selling primarily to purchasers with end-financing from reputable Malaysian banks. For self-financed buyers, credit is extended based on appropriate evaluations;
- Educating customers about the home-buying process and simplifying procedures to improve their overall experience and confidence;
- Maintaining close oversight of construction and operational costs to ensure any increases remain reasonable and within approved project budgets; and
- Reviewing project budgets against actual spending regularly and ensured sufficient access to borrowing and financing facilities for effective cash flow management.

Statement on Risk Management and Internal Control (Cont'd)

KEY RISKS IDENTIFIED FOR THE FINANCIAL YEAR (CONT'D)

(d) Environmental Risk

The Group's operations are intricately linked to the physical environment and climate change, presenting both challenges and opportunities. As a responsible organisation, the Group has embedded sustainability principles across various aspects of its business activities and operations. A significant risk identified involves the disposal of construction waste. In response, the management has introduced construction site waste management practices to ensure environmentally responsible waste disposal. Additionally, the budget and actual quantities of building materials used are closely monitored to prevent unnecessary wastage. The Group remains committed to minimising the impact of its projects on both the community and the environment.

The Group will continue to assess the risk impacts and strengthen mitigation efforts to effectively manage identified risks.

INTERNAL AUDIT FUNCTION

The Group has an in-house internal audit function which reports directly to the ARMC. Its primary role is to provide the ARMC and the Board with much of the assurance it requires regarding the adequacy and integrity of the risk management, internal control systems and governance of the Group. This is carried out through a systematic approach to evaluate and improve the effectiveness of risk management, control and governance processes.

The internal audit function adopts a risk-based approach and prepares its audit strategy and plan based on the risk profiles of the business segments and key support functions of the Group. The internal audit function reviews the internal controls and risk management in the key activities of the Group's business segments and key support functions based on a detailed annual internal audit plan approved by the ARMC. Opportunities for improvement to the system of internal control and risk management are identified and presented to the ARMC via internal audit reports which include the relevant action plans from management to address the issues noted.

During the financial year under review, the internal audit function reviewed the internal controls and risk management in the key activities of selected business segments and support functions as outlined in the approved internal audit plan. The findings, including recommendations and management's action plan, are reported to the ARMC on a quarterly basis. The internal audit function also follows-up on the implementation of recommendations from findings of previous internal audit reports and updates the ARMC on the implementation status of these agreed action plans.

Further details of activities undertaken by the internal audit function are set out in the ARMC Report in this Annual Report.

KEY ELEMENTS OF INTERNAL CONTROL

The key elements of the Group's internal controls system described below are relevant across the Group to provide continuous assurance to be given at increasingly higher levels of management and, finally, to the Board:

(a) Lines of responsibility and delegation of authority

The Group has an organisation structure with formally defined lines of responsibility and delegation of authority. Hierarchical reporting is established to ensure a documented and auditable trail of accountability. The procedures include the establishment of limits of authority coupled with internal checks and appropriate segregation of duties to provide balance between strong corporate governance practices and operational efficiency. These procedures are relevant across the Group's operations and provide for continuous assurance to be given at increasingly higher levels of management and finally, to the Board.

Statement on Risk Management and Internal Control (Cont'd)

KEY ELEMENTS OF INTERNAL CONTROL (CONT'D)

(b) Continuous monitoring and reporting

The Executive Director & Chief Executive Officer ("CEO") together with the Chief Financial Officer ("CFO"), provide the Board with financial information, including pertinent explanations on the operational and financial performance of the Group on a quarterly basis and whenever requested. The management team meets quarterly with the Board members to discuss strategic, operational and financial agenda. Updates on operational and other issues are given by the Executive Director & CEO to the Board members during meetings to discuss his oversight of the Group's operations and activities.

The ARMC is informed when areas of improvement in the system of risk management and internal control are identified by the Internal Audit function with corrective action plans implemented or to be implemented by the management.

Project management is monitored closely to ensure that quality and progress meet with the agreed requirements through site visits by the relevant teams, discussions with contractors and deployment of staff on-site. The adoption of external certifications and standards in construction helped to strengthen and improve both processes and quality.

(c) Corporate governance practices

The Board had adopted salient corporate governance policies and procedures such as Board Charter, terms of references for the Board Committees (namely the ARMC, Remuneration Committee and the Nominating Committee) and pertinent policies such as Code of Conduct and Ethics, Anti-Bribery and Anti-Corruption Policy, Fit & Proper Policy, Privacy and Personal Data Protection Policy and Whistle Blower Policy.

(d) Group's policies and procedures

The Group's internal operational policies and procedures are reviewed and revised periodically to meet changing business, operational and regulatory requirements.

(e) Visits to main business segments

The key senior management team (including the Executive Director & CEO, CFO, Chief Operating Officers of the Construction, Marketing and Hospitality divisions and other executive Board members) visit key business segments.

(f) Safety and security

Management has ensured that employees are aware of the safety procedures during emergencies and that the Group's assets and resources are protected from mishaps or accidents.

Statement on Risk Management and Internal Control (Cont'd)

ADEQUACY AND EFFECTIVENESS OF THE GROUP'S RISK MANAGEMENT AND INTERNAL CONTROL SYSTEM

In line with the Guidelines, the Board has received assurance in writing from the Executive Director & CEO and the CFO that the Group's risk management and internal control systems have been operating adequately and effectively, in all material aspects, during the financial year under review and up to the date of this Statement.

Based on this assurance and the internal audit reports presented, the Board is of the view that the Group's risk management and internal control system is satisfactory to meet the Group's needs and there were no material losses, contingencies or uncertainties that would require disclosure in the Group's annual report. Cognisant of the importance of the Group's risk management and internal control system, the Board, through the ARMC and management, continues to take appropriate measures to strengthen the internal control environment and risk management framework.

REVIEW OF THIS STATEMENT BY EXTERNAL AUDITORS

The external auditors have reviewed the Statement on Risk Management and Internal Control pursuant to the scope set out in Audit and Assurance Practice Guide ("AAPG") 3, Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control included in the Annual Report issued by the Malaysian Institute of Accountants ("MIA") for inclusion in the Annual Report of the Group for the financial year ended 31 August 2025, and reported to the Board that nothing has come to their attention that cause them to believe that the Statement intended to be included in the Annual Report of the Group, in all material respects:

(a) has not been prepared in accordance with the disclosures required by paragraphs 41 and 42 of the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers, or

(b) is factually inaccurate.

AAPG 3 does not require the external auditors to consider whether the Directors' Statement on Risk Management and Internal Control covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group's risk management and internal control system including the assessment and opinion by the Board of Directors and management thereon. The auditors are also not required to consider whether the processes described to deal with material internal control aspects of any significant problems disclosed in the annual report will, in fact, remedy the problems.

This Statement is issued in accordance with a resolution of the Board dated 15 December 2025.

Statement of Directors' Responsibility
In respect of the Annual Audited Financial Statements

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

In preparing the financial statements for the financial year ended 31 August 2025, the Directors have ensured:

(a) use of appropriate accounting policies and consistent application thereafter;

(b) where judgements and estimate are made, they are reasonable and prudent;

(c) compliance with applicable approved accounting standards; and

(d) adopted the going concern basis.

The Directors are responsible for ensuring that the Company and the Group keep proper accounting records which disclose reasonable accuracy on the financial position of the Company and of the Group, and which enable them to ensure the financial statements comply with the Companies Act 2016.

The Directors have a general responsibility for taking such steps as are reasonably available to them to manage risks associated with the business of the Company and the Group, safeguard the assets of the Company and the Group as well to prevent and detect material fraud and other irregularities.

Additional Compliance Information

1. **Audit and Non-Audit Fees**

The amount of audit fees and non-audit fees paid or payable to the external auditors or a firm or corporation affiliated to the external auditors by Oriental Interest Berhad ("OIB" or "the Company") and its subsidiaries ("OIB Group" or "the Group") for the financial year ended 31 August 2025 are as follows:

	Group RM	Company RM
Fees paid or payable to the external auditors:		
Audit fees	371,000	56,000
Non-audit fees	12,100	5,000
Non-audit fees paid or payable to a firm or corporation affiliated to the external auditors for tax compliance and advisory services	132,800	6,800
Total	**515,900**	**67,800**

2. **Material Contracts and Contracts Relating to Loans**

During the financial year under review, there were no material contracts or contracts relating to loans entered into by the Company or its subsidiaries involving interests of Directors and major shareholders of the Company.

3. **Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature**

Details of RRPT transacted during the financial year ended 31 August 2025 pursuant to the shareholders' mandate obtained by the Company at the Annual General Meeting held on 21 January 2025 are as tabulated. The information contained herein, save for the actual value transacted, is extracted from the Circular dated 23 December 2024.

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted(1) RM'000	Related parties
Alliance Drymix Sdn. Bhd. ("ADSB") Alliance Drymix (ADX) Sdn. Bhd. ("ADX") API Precast Marketing Sdn. Bhd. ("API Precast") API (Terengganu) Sdn. Bhd. ("APIT") Glamour Living Sdn. Bhd. ("GLSB")	OIB Group	Supply and installation of construction materials such as and not limited to tiles, cement and steel	128,391	LK Labuan is a body corporate that is accustomed or obligated, formally or informally, to act in accordance with the directions, instructions or wishes of the officers and beneficiaries of LK Labuan. Low Kok Aun ("LKA"), Low Kok Kean ("LKK"), Low Kok Shen ("LKS"), Low Keong Koon ("LKKoon"), Low Ping Kun ("LPK"), Low Kok Yu ("LKYu"), Low Chee Peng ("LCP") and Khoh Why Way ("KWW") are among the beneficiaries of LK Labuan. Additionally, LKA, LKK, LKS, LKKoon, LPK and LKYu are officers of the LK Labuan.

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted[1] RM'000	Related parties
MDC Concrete Marketing Sdn. Bhd. ("MDCCM") MDC Precast Industries Sdn. Bhd. ("MDCPI") Macro Dimension Concrete Sdn. Bhd. ("MDCSB") Macro Dimension Sdn. Bhd. ("MDSB") Metro Element Sdn. Bhd. ("MESB") Mutual Delights Sdn. Bhd. ("Mutual Delights") Worldbesco Construction Sdn. Bhd. ("Worldbesco")				LKKoon is the father of LKS, Executive Director & Chief Executive Officer of OIB. LPK is a director of OIB Properties (SW) Sdn. Bhd. and LKYu is a person connected to LPK. LCP, KWW and LKYu are Directors of certain subsidiaries of OIB. LCP is a person connected to LKK. Low Ping Kun Sdn. Bhd. ("LPKSB"), LLS & Sons Sdn. Bhd. ("LLS") and Low Keong Koon Sdn. Bhd. ("LKKSB") are all 100% subsidiaries of LK Labuan. LPKSB, LLS and LKKSB have more than 20% interest each in LLSB 1980 Holdings Sdn. Bhd. ("LLSB"). In turn, LLSB has a 4.91% stake in OIB. LK Labuan has indirect interest of more than 20%, through LLSB, in ALESB, API Precast, APIT, BHBRice, Bintang, CTISB, DBSB, DJSB, Ikatan Seloka, KKJSB, KPD, KTSB, Linco, MDCPI, MDCSE, MESB, Mutual Delights, Mywin Return, New Merit, PJP, PJR, Seloka Kasturi, Seloka Setia, SPSB, SSB, SWJH, SWNS, SWPG, THH, THRF, TTRF and WJFR.
OIB Group	Best Aspect Sdn. Bhd. ("Best Aspect") Chinhinhome Sdn. Bhd. ("Chinhinhome") Dehias Bina Sdn. Bhd. ("Dehias") ETA Sdn. Bhd. ("ETASB") Kubang Pasu Development Sdn. Bhd. ("KPD")	Sales and marketing services [2]	3,737	

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted[1] RM'000	Related parties
	Mdcon (Simpang Empat) Sdn. Bhd. ("MDCSE") Murni Setia Development Sdn. Bhd. ("MSDSB") Mantap Utara Sdn. Bhd. ("MUSB") PJ Plaza (M) Sdn. Bhd. ("PJP") Robert Fullerton Realty (Tasek) Sdn. Bhd. ("RFR") Real Forward Sdn. Bhd. ("RFSB") Smart Budget Economy Sdn. Bhd. ("SBE") Seloka Setia Sdn. Bhd. ("Seloka Setia")			LK Labuan holds 100% interest in Famivest Sdn. Bhd. ("Famivest") and accordingly, has indirect interest of more than 20%, through Famivest, in ALESB, ADX, ADSB, APIT, APIH, API Precast, BASB, Best Aspect, BHBRice, Bintang, Bravo Point, Chinhinhome, CHJP, CTISB, QUE, CM7, DJSB, Dehias, DBSB, ETASB, FCSB, GLSB, Ikatan Seloka, KJSB, KTSB, MDCSB, MDSB, MDCPI, MDCCM, MDCSE, MDCSP, MDC5, MESB, MSDSB, Multicome, MUSB, Mutual Delights, Mywin Solution, Mywin Return, New Merit, PJR, RFSB, RFR, SBE, Seloka Kasturi, Seloka Setia, SPSB, SWJH, SWNS, SWPG, THH, TTRF, THRF, WePower, WJFR and Worldbesco. LPK is a director of BHBRice, Bintang, CTISB, DBSB, Ikatan Seloka, PJR, SSB, Seloka Kasturi, Seloka Setia, THH, TTRF and THRF. LKS is a director of ALESB, Best Aspect, BASB, Bravo Point, Chinhinhome, CHJP, Dehias, ETASB, FCSB, KJSB, KPD, Linco, MDC5, MDSB, MUSB, MDCSE, MDCSP, MSDSB, PJP, PJR, RFSB, RFR, Seloka Setia, SBE, SPSB, WJFR and Worldbesco.
	Bravo Point Sdn. Bhd. ("Bravo Point")		-	

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

<table>
<tr><th>Provider of goods and services</th><th>Recipient of goods and services</th><th>Nature of transaction</th><th>Actual value transacted[1] RM'000</th><th>Related parties</th></tr>
<tr><td rowspan="2">OIB Group</td><td>APIT

API Hightech Sdn. Bhd. ("APIH")

Dataran Juta Sdn. Bhd. ("DJSB")

Kualiti Teguh Sdn. Bhd. ("KTSB")

Smooth Prosper Sdn. Bhd. ("SPSB")</td><td rowspan="2">Sale of properties [3,4]</td><td>13,398</td><td rowspan="3">LKYu is a director of CHJP, KJSB, Multicome, New Merit, SPSB, THH, WJFR and WePower.

LCP is a director of ALESB, APIH, Chinhinhome, CHJP, CM7, Dehias, FCSB, Ikatan Seloka, KKJSB, KPD, MDCSE, Multicome, Mywin Solution, New Merit, PJP, QUE, RFR, SBE, Seloka Setia, SPSB, THH and WePower.

Low Kok Teng, a person connected to LKS, is a director of CTISB, Seloka Setia, THRF, TTRF and WePower.

LKKoon is a director of Bintang, CTISB, PJR, SSB, THRF and TTRF.

Low Peik Chea, a person connected to LPK, is a director of QUE.

KWW is a director of MDCSE and SBE.</td></tr>
<tr><td>Mywin Return Sdn. Bhd. ("Mywin Return")</td><td>-</td></tr>
<tr><td>OIB Group</td><td>A & L Enterprise Sdn. Bhd. ("ALESB")

APIH

Best Aspect

Chinhinhome

Commerce Trade International Sdn. Bhd. ("CTISB")

Double Benefit Sdn. Bhd. ("DBSB")

Faminity Capital Sdn. Bhd. ("FCSB")

Ikatan Seloka Sdn. Bhd. ("Ikatan Seloka")</td><td>Provision of construction works [5]</td><td>178,662</td></tr>
</table>

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted(1) RM'000	Related parties
	KPD KTSB MDCSB MDCSE Mdcon (Sungai Petani) Sdn. Bhd. ("MDCSP") Multicome Sdn. Bhd. ("Multicome") Mywin Solution Sdn. Bhd. ("Mywin Solution") New Merit Development Sdn. Bhd. ("New Merit") RFR SBE Seloka Kasturi Sdn. Bhd. ("Seloka Kasturi") Seloka Setia Sekalong Sdn. Bhd. ("SSB") Serba Wangi JH Sdn. Bhd. ("SWJH") Serba Wangi NS Sdn. Bhd. ("SWNS")			

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted[1] RM'000	Related parties
	Serba Wangi (PG) Sdn. Bhd. ("SWPG") Teong Hak Holding Sdn. Bhd. ("THH") Tiong Huat Rubber Factory Sdn. Bhd. ("THRF") Tai Teong Rubber Factory Sdn. Bhd. ("TTRF")			
	Ban Heng Bee Rice Mill (1952) Sdn. Bhd. ("BHBRice") Bintang Saling Sdn. Bhd. ("Bintang") Bravo Point ETASB Kangar Jaya Sdn. Bhd. ("KJSB") Linco Enterprise Sdn. Bhd. ("Linco") Mdcon 5 Sdn. Bhd. ("MDC5") PJP P.J. Realty Sdn. Bhd. ("PJR") RFSB		-	

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted[1] RM'000	Related parties
	SPSB Wan Ju Fatt Realty Sdn. Bhd. ("WJFR")			
OIB Group	CHJ Property Sdn. Bhd. ("CHJP")	Supply of solar generated electricity [6]	2,104	
OIB Group	C-Mart 7 Sdn. Bhd. ("CM7")	Rental of properties [7]	684	
Bright Approach Sdn. Bhd. ("BASB")	OIB Group	Provision of security and maintenance for gated community	188	
KPD	OIB Group	Provision of renovation works, interior design, landscape and maintenance works	47,006	
CHJ QuanU (Electrical) Sdn. Bhd. ("QUE")	OIB Group	Supply of all home appliances and ancillary products inclusive of installation and related services	-	
CHJP	OIB Group	Supply of solar generated electricity [6]	899	
CHJP	OIB Group	Rental of properties [8,9,10,11,12]	951	

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Provider of goods and services	Recipient of goods and services	Nature of transaction	Actual value transacted[1] RM'000	Related parties
Best Aspect	OIB Group	Rental of properties [13]	233	
Keluarga Kreatif Jati Sdn. Bhd. ("KKJSB")	OIB Group	Rental of properties [14]	1,662	
We Power Venture Sdn. Bhd. ("WePower")	OIB Group	Supply and installation of non-electronic solar energy collectors and electrical and electronic goods	-	

Notes:

[1] The actual value transacted of RRPT during the financial year ended 31 August 2025.

[2] These are sales and marketing services for development units (completed and/or under construction) comprising of residential, industrial and commercial units sold by the Group.

[3] Sales of properties refer to prospective sales of development units (completed and/or under construction) comprising of residential, industrial and commercial units sold by the Group.

[4] The aggregated value of sale of properties being contemplated is not expected to exceed 10%.

[5] Provision of construction works which encompass construction, maintenance, development and infrastructure work, management of various types of properties ranging from residentials to commercial and industrial units.

[6] Both OIB Group and CHJP have rental properties and each is responsible for the installation and maintenance of solar power systems on their own properties. Any rental of each other's properties by OIB Group and/or CHJP is dependent on need and suitability of locations of said properties. The cost of electricity (from the supply of solar generated electricity) would vary depending on usage.

[7] The property is located at PT5878, Mukim Sidam Kanan, 09400 Kulim, Kedah Darul Aman, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

[8] The property is located at Lot 11, Jalan SB 8, Taman Seri Bestari, 43000 Sepang, Selangor Darul Ehsan, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

Additional Compliance Information (Cont'd)

3. Recurrent Related Party Transactions ("RRPT") of Revenue Nature or Trading Nature (Cont'd)

Notes: (Cont'd)

(9) The properties are located at 23C, 24C, 32-36, Lengkok Cempaka 2, Bandar Amanjaya, 08000 Sungai Petani, Kedah Darul Aman, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

(10) The property is located at A-(G&1)-23A, Eve Suite, Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

(11) The properties are located at 113A, 114A, 112B-120B, Jalan PKS(B), Pusat Komersial Saujana, 08000 Sungai Petani, Kedah Darul Aman, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

(12) The properties are located at 188BC, 189BC, 190ABC, Jalan Pekan Jitra 2, 06000 Jitra, Kedah Darul Aman, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

(13) The property is located at Cyberview Garden Villas, Persiaran Multimedia, Cyber 7, 63000 Cyberjaya, Selangor Darul Ehsan, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

(14) The property is located at Kompleks Perniagaan Ampang, Lebuhraya Sultanah Bahiyah, 05050 Alor Setar, Kedah Darul Aman, Malaysia. The rental period does not exceed 3 years and the payment of rental is not on a lump sum basis as per Paragraph 3.2(c) of Practice Note 12 of the Listing Requirements.

Reports and Financial Statements

Directors' Report
For the year ended 31 August 2025

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 31 August 2025.

Principal activities

The principal activities of the Company are investment holding and provision of management services, whilst the principal activities of the subsidiaries are as stated in Note 5 to the financial statements.

There has been no significant change in the nature of these activities during the financial year.

Immediate and ultimate holding company

The Company is a subsidiary of Jupiter Sunrise Sdn. Bhd., of which is incorporated in Malaysia and regarded by the Directors as the Company's immediate and ultimate holding company, during the financial year and until the date of this report.

Subsidiaries

The details of the Company's subsidiaries are disclosed in Note 5 to the financial statements.

Results

	Group RM'000	Company RM'000
Profit for the year attributable to:		
Owners of the Company	122,752	17,721
Non-controlling interests	25,168	-
	147,920	17,721

Reserves and provisions

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

Dividends

Since the end of the previous financial year, the amount of dividends paid by the Company were as follows:

i) In respect of the financial year ended 31 August 2024 as reported in the Directors' Report of that year:

- an interim single-tier dividend of 5.5 sen per ordinary share totalling RM25,661,635 declared on 28 October 2024 and paid on 16 December 2024.

ii) In respect of the financial year ended 31 August 2025:

- a special dividend of 20 sen per ordinary share totalling RM120,651,516 declared on 18 April 2025 and paid on 18 July 2025.

The Directors do not recommend any other dividend to be paid for the financial year under review.

Directors' Report
For the year ended 31 August 2025 (Cont'd)

Directors of the Company

Directors who served during the financial year until the date of this report are:

Duli Yang Teramat Mulia Raja Puan Muda Kedah Che Puan Muda Zaheeda Binti Mohamad Ariff	
Low Kok Shen	
Ahmad Tarmizi Bin Mohamed Hariri	
Goh Joo Seong	
Ang Hwui Tee	
Low Chee Peng	(Appointed on 1 August 2025)
Khoh Why Way	(Appointed on 1 August 2025)
Low Kok Yu	(Appointed on 1 August 2025)
Tunku Mohamad Zulkifli Bin Osman	(Retired on 21 January 2025)
Low Kok Kean	(Retired on 31 July 2025)
Low Kok Aun	(Retired on 31 July 2025)

Directors of the subsidiaries

Pursuant to Section 253(2) of the Companies Act 2016, the Directors who served in the subsidiaries during the financial year until the date of this report are as follows:

Low Kok Aun	
Low Kok Shen	
Low Chee Peng	
Khoh Why Way	
Low Kok Yu	
Leow Chin Huey	
Ooi Keng Tan	
Christopher Lim Hwa Seong	
Daniel Lim Hwa Yew	
Chai Tin Kok @ Sua Ah Seng	(Retired on 18 November 2025)
Goh Cheng Guan @ Goo Beng	(Retired on 12 November 2025)
Low Kok Kean	(Retired on 31 July 2025)
Low Ping Kun	(Retired on 31 July 2025)

Directors' interests in shares

None of the Directors holding office at the end of the financial year held any interest in the ordinary shares and warrants of the Company and its related corporations during the financial year.

Directors' benefits

Since the end of the previous financial year, no Director of the Company has received nor become entitled to receive any benefit 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 other than those shown below.

Directors' Report
For the year ended 31 August 2025 (Cont'd)

Directors' benefits (Cont'd)

The benefits paid to or receivable by Directors of the Company in respect of the financial year ended 31 August 2025 are as follows:

	From the Company RM'000	From subsidiaries RM'000
Fees	500	-
Remuneration	137	10,275
Estimated monetary value of benefits otherwise than in cash	-	26
	637	10,301

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

Issue of shares and debentures

During the financial year, the Company increased its issued and paid-up share capital by RM160,280,466 through the issuance of 139,374,318 new ordinary shares from the exercise of 139,374,318 units of warrants 2021/2026 at an exercise price of RM1.15 per ordinary share.

There were no debentures issued by the Company during the financial year.

Warrants

As at the end of the financial year, the Company has the following outstanding warrants:

Warrants	Exercise price per warrant	Expiry date	Number of warrants outstanding at 31.8.2025
Warrants 2021/2026	RM1.15	18.4.2026	15,484,076

The warrants 2021/2026 were constituted under the Deed Poll dated 19 April 2021. The salient terms of the warrants are disclosed in Note 14.2 to the financial statements.

During the financial year, 139,374,318 units of warrants 2021/2026 were exercised resulting in the issuance of 139,374,318 new ordinary shares by the Company for a total cash consideration of RM160,280,466.

Subsequent to the end of the financial year, 97,000 units of warrants 2021/2026 were exercised resulting in the issuance of 97,000 new ordinary shares by the Company for a total cash consideration of RM111,550.

Options granted over unissued shares

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

Directors' Report
For the year ended 31 August 2025 (Cont'd)

Indemnity and insurance cost

During the financial year, the premium paid for insurance effected for Directors and officers of the Group and of the Company amounted to RM25,000 for a total sum insured of RM10 million.

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

Other statutory information

Before the financial statements of the Group and of the Company were made out, the Directors took reasonable steps to ascertain that:

i) there are no bad debts to be written off and no provision needs to be made for doubtful debts, and

ii) any current assets which were unlikely to be realised in the ordinary course of business have been written down to an amount which they might be expected so to realise.

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

i) that would render it necessary to write off any bad debts or provide for any doubtful debts, or

ii) that would render the value attributed to the current assets in the financial statements of the Group and of the Company misleading, or

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

iv) not otherwise dealt with in this report or the financial statements that would render any amount stated in the financial statements of the Group and of the Company misleading.

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

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

ii) any contingent liability in respect of the Group or of the Company that has arisen since the end of the financial year.

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

In the opinion of the Directors, the financial performance of the Group and of the Company for the financial year ended 31 August 2025 have not been substantially affected by any item, transaction or event of a material and unusual nature nor has any such item, transaction or event occurred in the interval between the end of that financial year and the date of this report.

Significant event

The details of such event are disclosed in Note 32 to the financial statements.

Subsequent event

The details of such event are disclosed in Note 33 to the financial statements.

Directors' Report
For the year ended 31 August 2025 (Cont'd)

Auditors

The auditors' remuneration of the Group and of the Company during the year are RM371,000 and RM56,000 respectively.

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

………………………………………………………………..
Low Kok Shen
Director

………………………………………………………………..
Khoh Why Way
Director

Date: 15 December 2025

Statements of Financial Position
As at 31 August 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
ASSETS					
Property, plant and equipment	2	73,402	68,579	-	-
Right-of-use assets	3	15,475	8,085	-	-
Investment properties	4	58,688	52,856	-	-
Investments in subsidiaries	5	-	-	315,585	205,406
Investment in an associate	6	5,431	5,412	-	-
Deferred tax assets	7	54,365	53,285	-	-
Inventories	8	531,831	606,174	-	-
Other receivables	11	65,177	39,523	-	-
Total non-current assets		804,369	833,914	315,585	205,406
Inventories	8	445,330	424,528	-	-
Contract costs	9	42,664	47,798	-	-
Contract assets	10	203,780	134,052	-	-
Trade and other receivables	11	171,677	158,348	456,939	481,004
Tax recoverable		13,824	23,041	-	-
Cash and cash equivalents	12	202,833	147,550	52,082	3,312
Total current assets		1,080,108	935,317	509,021	484,316
Total assets		1,884,477	1,769,231	824,606	689,722

Statements of Financial Position
As at 31 August 2025 (Cont'd)

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
EQUITY					
Share capital	13	432,945	250,364	432,945	250,364
Reserves	14	498,821	544,682	16,583	167,475
Equity attributable to owners of the Company		931,766	795,046	449,528	417,839
Non-controlling interests		142,411	123,222	-	-
Total equity		1,074,177	918,268	449,528	417,839
LIABILITIES					
Lease liabilities		4,953	318	-	-
Trade payables	15	75,043	100,814	-	-
Deferred tax liabilities	7	309	354	-	-
Total non-current liabilities		80,305	101,486	-	-
Loans and borrowings	16	365,354	454,127	164,454	243,227
Lease liabilities		3,298	316	-	-
Trade and other payables	15	247,300	264,169	209,927	27,610
Contract liabilities	10	92,584	19,380	-	-
Deferred income	17	11,621	4,554	-	-
Tax payable		9,838	6,931	697	1,046
Total current liabilities		729,995	749,477	375,078	271,883
Total liabilities		810,300	850,963	375,078	271,883
Total equity and liabilities		1,884,477	1,769,231	824,606	689,722

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

Statements of Profit or Loss and Other Comprehensive Income
For the year ended 31 August 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Revenue	18	850,547	652,472	32,097	33,762
Cost of sales	19	(568,874)	(458,462)	-	-
Gross profit		281,673	194,010	32,097	33,762
Other income		11,677	4,608	-	-
Selling and distribution expenses		(8,318)	(4,963)	-	-
Administrative expenses		(72,138)	(54,267)	(996)	(844)
Other expenses		(8,045)	(4,965)	(94)	(82)
Results from operating activities		204,849	134,423	31,007	32,836
Finance income		3,252	1,561	-	-
Finance costs	20	(3,381)	(550)	(11,186)	(10,958)
Net finance (costs)/income		(129)	1,011	(11,186)	(10,958)
Share of profit of equity-accounted associate, net of tax		19	22	-	-
Profit before tax	23	204,739	135,456	19,821	21,878
Tax expense	24	(56,819)	(33,634)	(2,100)	(3,236)
Profit for the year representing total comprehensive income for the year		147,920	101,822	17,721	18,642

Statements of Profit or Loss and Other Comprehensive Income
For the year ended 31 August 2025 (Cont'd)

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Profit for the year representing total comprehensive income for the year attributable to:					
Owners of the Company		122,752	85,207	17,721	18,642
Non-controlling interests		25,168	16,615	-	-
		147,920	101,822	17,721	18,642
Basic earnings per ordinary share (sen)	25	23.34	18.34		
Diluted earnings per ordinary share (sen)	25	23.26	17.90		

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

Statements of Changes in Equity

For the year ended 31 August 2025

		Attributable to owners of the Company						
		Non-distributable			Distributable			
	Note	Share capital RM'000	Warrants reserve RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Group								
At 1 September 2023		250,364	24,778	7,423	450,503	733,068	97,122	830,190
Profit for the year representing total comprehensive income for the year		-	-	-	85,207	85,207	16,615	101,822
Transactions with owners:								
Dividends paid to:								
- shareholders of the Company	26	-	-	-	(23,229)	(23,229)	-	(23,229)
- non-controlling interests of subsidiaries		-	-	-	-	-	(7,140)	(7,140)
Issuance of shares to non-controlling interests								
- ordinary shares		-	-	-	-	-	475	475
- redeemable non-cumulative convertible preference shares		-	-	-	-	-	16,150	16,150
Total transactions with owners of the Company		-	-	-	(23,229)	(23,229)	9,485	(13,744)
Realisation of revaluation reserve		-	-	(345)	345	-	-	-
At 31 August 2024		250,364	24,778	7,078	512,826	795,046	123,222	918,268
		Note 13	Note 14	Note 14	Note 14			

Statements of Changes in Equity
For the year ended 31 August 2025 (Cont'd)

		Attributable to owners of the Company						
		Non-distributable			Distributable			
	Note	Share capital RM'000	Warrants reserve RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Group								
At 1 September 2024		250,364	24,778	7,078	512,826	795,046	123,222	918,268
Profit for the year representing total comprehensive income for the year		-	-	-	122,752	122,752	25,168	147,920
Transactions with owners:								
Dividends paid to:								
- shareholders of the Company	26	-	-	-	(146,313)	(146,313)	-	(146,313)
- non-controlling interests of subsidiaries		-	-	-	-	-	(5,979)	(5,979)
Issuance of ordinary shares pursuant to exercise of warrants	13	160,281	-	-	-	160,281	-	160,281
Reversal of warrants reserve for warrants exercised	13	22,300	(22,300)	-	-	-	-	-
Total transactions with owners of the Company		182,581	(22,300)	-	(146,313)	13,968	(5,979)	7,989
Realisation of revaluation reserve		-	-	(286)	286	-	-	-
At 31 August 2025		432,945	2,478	6,792	489,551	931,766	142,411	1,074,177
		Note 13	Note 14	Note 14	Note 14			

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

Statements of Changes in Equity
For the year ended 31 August 2025 (Cont'd)

	Note	Share capital RM'000	Warrants reserve RM'000	Retained earnings RM'000	Total RM'000
		← Attributable to owners of the Company →			
		← Non-distributable →		*Distributable*	
Company					
At 1 September 2023		250,364	24,778	147,284	422,426
Profit for the year representing total comprehensive income for the year		-	-	18,642	18,642
Transaction with owners:					
Dividend paid to shareholders of the Company	26	-	-	(23,229)	(23,229)
At 31 August 2024/ 1 September 2024		250,364	24,778	142,697	417,839
Profit for the year representing total comprehensive income for the year		-	-	17,721	17,721
Transactions with owners:					
- Dividends paid to shareholders of the Company	26	-	-	(146,313)	(146,313)
- Issuance of ordinary shares pursuant to exercise of warrants	13	160,281	-	-	160,281
- Reversal of warrants reserve for warrants exercised	13	22,300	(22,300)	-	-
Total transactions with owners of the Company		182,581	(22,300)	(146,313)	13,968
At 31 August 2025		432,945	2,478	14,105	449,528
		Note 13	Note 14	Note 14	

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

Statements of Cash Flows
For the year ended 31 August 2025

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Cash flows from operating activities					
Profit before tax		204,739	135,456	19,821	21,878
Adjustments for:					
Depreciation of:					
- property, plant and equipment	2	7,897	5,178	-	-
- right-of-use assets	3	2,283	556	-	-
- investment properties	4	926	917	-	-
Dividend income	18	-	-	(10,387)	(10,825)
Interest income		(5,773)	(2,060)	(21,490)	(22,722)
Interest expense	20	3,381	550	11,186	10,958
Loss/(Gain) on disposal of plant and equipment		197	(141)	-	-
Plant and equipment written off		865	663	-	-
Share of profit of an associate		(19)	(22)	-	-
Operating profit/(loss) before changes in working capital		214,496	141,097	(870)	(711)
Changes in working capital:					
Inventories		62,474	(199,929)	-	-
Contract costs		5,134	24,659	-	-
Contract assets		(69,728)	83,653	-	-
Trade and other receivables		(38,983)	(40,071)	-	-
Trade and other payables		(42,640)	(3,042)	(1,143)	(201)
Contract liabilities		73,204	5,666	-	-
Deferred income		7,067	4,554	-	-
Cash generated from/(used in) operations		211,024	16,587	(2,013)	(912)
Dividends received		-	-	10,387	10,825
Interest received		-	-	21,490	22,722
Tax paid		(45,820)	(29,430)	(2,449)	(3,293)
Net cash from/(used in) operating activities		165,204	(12,843)	27,415	29,342

Statements of Cash Flows
For the year ended 31 August 2025 (Cont'd)

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Cash flows from investing activities					
Interest received		5,773	2,060	-	-
Proceeds from disposal of plant and equipment		207	261	-	-
Additions to property, plant and equipment	2	(13,919)	(19,314)	-	-
Additions to investment properties	4	(1,141)	(192)	-	-
Acquisition of a subsidiary		-	-	-	(1)
Investments in existing subsidiaries	*B*	-	-	(6,000)	(19,124)
(Repayment to)/Advances from subsidiaries	*B*	-	-	(80,114)	5,165
Net cash used in investing activities		(9,080)	(17,185)	(86,114)	(13,960)
Cash flows from financing activities					
Interest paid		(18,001)	(16,725)	(11,186)	(10,958)
Dividends paid to:					
- non-controlling interests		(5,979)	(7,140)	-	-
- shareholders of the Company	26	(146,313)	(23,229)	(146,313)	(23,229)
Proceeds from issuance of shares to non-controlling interests by a subsidiary:					
- ordinary shares		-	475	-	-
- redeemable non-cumulative convertible preference shares		-	16,150	-	-
Proceeds from exercise of warrants	13	160,281	-	160,281	-
(Repayment)/Drawdown of loans and borrowings	16.3	(40,973)	131,823	(30,973)	34,823
Redemption of redeemable preference shares	16.3	(47,800)	-	(47,800)	-
Payment of lease liabilities	16.3	(2,056)	(429)	-	-
Advances from/ (Repayment to) subsidiaries	*B*	-	-	183,460	(16,670)

Statements of Cash Flows
For the year ended 31 August 2025 (Cont'd)

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Net cash (used in)/from financing activities		(100,841)	100,925	107,469	(16,034)
Net change in cash and cash equivalents		55,283	70,897	48,770	(652)
Cash and cash equivalents at beginning of the year		147,550	76,653	3,312	3,964
Cash and cash equivalents at end of the year	12	202,833	147,550	52,082	3,312

Notes:

A. Cash outflows for leases as a lessee - Group

	Note	2025 RM'000	2024 RM'000
Included in net cash from/(used in) operating activities			
Payment relating to short-term leases	23	1,497	2,439
Included in net cash (used in)/from financing activities			
Payment of lease liabilities	16.3	2,056	429
Interest paid in relation to lease liabilities	20	236	24
Total cash outflows for leases		3,789	2,892

B. Increase in investments in subsidiaries - Company

	Note	2025 RM'000	2024 RM'000
Subscription of ordinary shares issued by subsidiaries	(i)	110,179	1,274
Subscription of redeemable preference shares issued by a subsidiary		-	17,850
		110,179	19,124

(i) During the financial year, 110,179,988 new ordinary shares were issued by subsidiaries to the Company for a total consideration of RM110,179,988 of which RM104,179,988 was capitalised from amounts owing from the subsidiaries. The remaining RM6,000,000 was settled by cash.

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

Notes to the Financial Statements
For the year ended 31 August 2025

Oriental Interest Berhad is a public limited liability company, incorporated and domiciled in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad. The addresses of the principal place of business and registered office of the Company are as follows:

Principal place of business

34 & 35, Lengkok Cempaka 2
Bandar Amanjaya
08000 Sungai Petani
Kedah Darul Aman

Registered office

170-09-01, Livingston Tower
Jalan Argyll
10050 George Town
Pulau Pinang

The immediate and ultimate holding company is Jupiter Sunrise Sdn. Bhd., a company incorporated in Malaysia.

The consolidated financial statements of the Company as at and for the financial year ended 31 August 2025 comprise the Company and its subsidiaries (together referred to as the "Group" and individually referred to as "Group entities") and the Group's interest in an associate. The financial statements of the Company as at and for the financial year ended 31 August 2025 do not include other entities.

The principal activities of the Company are investment holding and provision of management services, whilst the principal activities of the subsidiaries and associate are as stated in Notes 5 and 6 respectively to the financial statements.

The financial statements were authorised for issue by the Board of Directors on 15 December 2025.

1. Basis of preparation

(a) Statement of compliance

The financial statements of the Group and the Company have been prepared in accordance with MFRS Accounting Standards as issued by the Malaysian Accounting Standards Board ("MFRS Accounting Standards"), IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards") and the requirements of the Companies Act 2016 in Malaysia.

The following are accounting standards and amendments of the MFRS Accounting Standards that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been adopted by the Group and the Company:

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

1. Basis of preparation (Cont'd)

(a) Statement of compliance (Cont'd)

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Classification and Measurement of Financial Instruments*
- Amendments that are part of Annual Improvements - Volume 11:
  - ➢ Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards*
  - ➢ Amendments to MFRS 7, *Financial Instruments: Disclosures*
  - ➢ Amendments to MFRS 9, *Financial Instruments*
  - ➢ Amendments to MFRS 10, *Consolidated Financial Statements*
  - ➢ Amendments to MFRS 107, *Statement of Cash Flows*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*

MFRS Accounting Standards and amendments effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The Group and the Company plan to apply the abovementioned accounting standards and amendments, where applicable in the respective financial years when the accounting standards and amendments become effective.

The initial application of the abovementioned accounting standards and amendments is not expected to have any material financial impacts to the current period and prior period financial statements of the Group and the Company.

(b) Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis.

(c) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia ("RM"), which is the Company's functional currency. All financial information is presented in RM and has been rounded to the nearest thousand, unless otherwise stated.

(d) Use of estimates and judgements

The preparation of the financial statements in conformity with MFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

There are no significant areas of estimation uncertainty and critical judgements in applying accounting policies that have significant effect on the amounts recognised in the financial statements other than those disclosed in Note 18.3 - Significant judgements and assumptions arising from property development revenue and cost recognition.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

2. Property, plant and equipment - Group

	Freehold land	Freehold oil palm plantation	Buildings	Bearer plants	Estate infrastructure and plantation equipment	Furniture and fittings, office equipment and others	Motor vehicles	Site equipment	Office renovation	Assets under construction	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Cost											
At 1 September 2023	3,525	18,700	22,134	1,265	889	13,018	5,818	10,632	57	194	76,232
Additions	-	-	-	-	-	10,872	3,037	5,405	-	-	19,314
Disposals	-	-	-	-	-	-	(809)	(250)	-	-	(1,059)
Written off	-	-	-	-	-	(258)	-	(1,125)	(43)	-	(1,426)
At 31 August 2024/ 1 September 2024	3,525	18,700	22,134	1,265	889	23,632	8,046	14,662	14	194	93,061
Additions	-	-	-	-	-	9,009	4,375	525	-	10	13,919
Disposals	-	-	-	-	-	(4)	(66)	(553)	-	-	(623)
Written off	-	-	-	-	-	(331)	(136)	(1,976)	-	-	(2,443)
Transfer from investment properties (Note 4)	2	-	74	-	-	-	-	-	-	-	76
At 31 August 2025	3,527	18,700	22,208	1,265	889	32,306	12,219	12,658	14	204	103,990

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

2. Property, plant and equipment - Group (Cont'd)

	Freehold land RM'000	Freehold oil palm plantation RM'000	Buildings RM'000	Bearer plants RM'000	Estate infrastructure and plantation equipment RM'000	Furniture and fittings, office equipment and others RM'000	Motor vehicles RM'000	Site equipment RM'000	Office renovation RM'000	Assets under construction RM'000	Total RM'000
Accumulated depreciation											
At 1 September 2023	-	-	4,492	652	763	8,610	3,381	3,052	56	-	21,006
Depreciation for the year	-	-	442	55	24	1,887	878	1,892	-	-	5,178
Disposals	-	-	-	-	-	-	(807)	(132)	-	-	(939)
Written off	-	-	-	-	-	(234)	-	(487)	(42)	-	(763)
At 31 August 2024/ 1 September 2024	-	-	4,934	707	787	10,263	3,452	4,325	14	-	24,482
Depreciation for the year	-	-	445	55	24	3,578	1,771	2,024	-	-	7,897
Disposals	-	-	-	-	-	(1)	(14)	(204)	-	-	(219)
Written off	-	-	-	-	-	(305)	(136)	(1,137)	-	-	(1,578)
Transfer from investment properties (Note 4)	-	-	6	-	-	-	-	-	-	-	6
At 31 August 2025	-	-	5,385	762	811	13,535	5,073	5,008	14	-	30,588
Carrying amounts											
At 1 September 2023	3,525	18,700	17,642	613	126	4,408	2,437	7,580	1	194	55,226
At 31 August 2024/ 1 September 2024	3,525	18,700	17,200	558	102	13,369	4,594	10,337	-	194	68,579
At 31 August 2025	3,527	18,700	16,823	503	78	18,771	7,146	7,650	-	204	73,402

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

2. Property, plant and equipment - Group (Cont'd)

2.1 Material accounting policy information

(a) Recognition and measurement

Items of property, plant and equipment are measured at cost less any accumulated depreciation and any accumulated impairment losses.

Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

(b) Depreciation

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed, and if a component has a useful life that is different from the remainder of that asset, then that component is depreciated separately.

Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment from the date that they are available for use. Freehold land and freehold oil palm plantation are not depreciated. Property, plant and equipment under construction are not depreciated until the assets are ready for their intended use.

The estimated useful lives for the current and comparative periods are as follows:

	%
Buildings	2
Estate infrastructure and plantation equipment	5 - 10
Furniture and fittings, office equipment and others #	10 - 33
Motor vehicles	20
Site equipment	10 - 20
Office renovation	10

Others comprise mainly linen, crockeries, general equipment and electrical installation used in the Group's hospitality operations.

Bearer plants comprise new planting expenditure (incurred from land clearing to the point of harvesting) and replanting expenditure (incurred in replanting old planted areas) for oil palm cultivation. Such expenditures are depreciated on a straight-line basis over the estimated economic useful life of the trees of 20 years or over the period of the lease, whichever is shorter commencing from the year of maturity of the crop.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

3. Right-of-use assets - Group

	Leasehold land RM'000	Buildings RM'000	Total RM'000
At 1 September 2023	7,596	666	8,262
Additions	-	405	405
Depreciation for the year	(130)	(426)	(556)
Lease derecognised	-	(26)	(26)
At 31 August 2024/1 September 2024	7,466	619	8,085
Additions	-	9,823	9,823
Depreciation for the year	(130)	(2,153)	(2,283)
Lease derecognised	-	(150)	(150)
At 31 August 2025	7,336	8,139	15,475

The Group leases buildings that run for a period ranging between 2 to 3 years with an option to renew the leases after that date.

Leasehold land are depreciated over the lease period ranging from 76 to 80 years. Depreciation of buildings is charged to profit or loss on a straight-line basis over the lease term.

3.1 Security

Leasehold land of the Group with carrying amount of RM4,728,000 (2024: RM4,813,000) are charged for banking facilities granted to the Group (Note 16).

3.2 Extension options

Certain leases of buildings contain extension options exercisable by the Group up to two years before the end of the non-cancellable contract period. Where applicable, the Group seeks to include extension options in new leases to provide operational flexibility. The extension options held are exercisable only by the Group and not by the lessors. The Group assesses at lease commencement whether it is reasonably certain to exercise the extension options. The Group reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant change in circumstances within its control.

	Lease liabilities recognised (discounted)	
	2025 RM'000	2024 RM'000
Buildings	509	156

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

3. Right-of-use assets - Group (Cont'd)

3.3 Judgements and assumptions in relation to leases

The Group applied judgement and assumptions in determining the incremental borrowing rates of the respective leases. Group entities first determine the closest available borrowing rates before using judgement to determine the adjustments required to reflect the term, security, value or economic environment of the respective leases.

3.4 Material accounting policy information

All right-of-use assets are measured at cost less accumulated depreciation and any accumulated impairment losses.

4. Investment properties - Group

	Note	RM'000
Cost		
At 1 September 2023		57,873
Additions		192
At 31 August 2024/1 September 2024		58,065
Additions		1,141
Transfer from land held for property development		5,687
Transfer to property, plant and equipment	2	(76)
At 31 August 2025		64,817
Accumulated depreciation		
At 1 September 2023		4,292
Depreciation for the year		917
At 31 August 2024/1 September 2024		5,209
Depreciation for the year		926
Transfer to property, plant and equipment	2	(6)
At 31 August 2025		6,129

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

4. Investment properties - Group (Cont'd)

	RM'000
Carrying amounts	
At 1 September 2023	53,581
At 31 August 2024/1 September 2024	52,856
At 31 August 2025	58,688

The carrying amounts are represented by:

	2025 RM'000	2024 RM'000
Freehold land	10,887	9,910
Right-of-use assets (leasehold land)	6,699	2,265
Buildings	38,051	39,020
Assets under construction	3,051	1,661
	58,688	52,856

Investment properties comprise a number of commercial properties that are leased to third parties and related parties as well as lands earmarked for future development of commercial properties to be operated by the Group. Each of the leases runs for periods ranging from 1 to 3 years. No contingent rents are charged and there are no variable lease payments attached to the leases.

The following are recognised in profit or loss in respect of investment properties:

	2025 RM'000	2024 RM'000
Lease income	5,918	5,835
Direct operating expenses:		
- income generating investment properties	1,339	1,695
- non-income generating investment properties	192	169

The operating lease payments receivable are as follows:

	2025 RM'000	2024 RM'000
Less than one year	4,214	5,934
One to two years	1,591	3,309
Two to five years	413	686
Total undiscounted lease payments	6,218	9,929

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

4. Investment properties - Group (Cont'd)

4.1 Security

Certain commercial properties of the Group with carrying amount of RM19,394,000 (2024: RM14,383,000) are charged for banking facilities granted to the Group (Note 16).

4.2 Fair value information

The fair value of the investment properties was based on Directors' estimation using the latest available market information, recent experience and knowledge in the location and category of the property being valued. The fair value of the investment properties as at 31 August 2025 is classified as Level 3 of the fair value hierarchy and determined to be approximately RM163,353,000 (2024: RM154,425,000).

4.3 Material accounting policy information

Investment properties are measured at cost less any accumulated depreciation and any accumulated impairment losses.

5. Investments in subsidiaries - Company

	2025 RM'000	2024 RM'000
Investments, at cost:		
Ordinary shares	253,265	125,236
Redeemable non-cumulative convertible preference shares ("RNCPS")	62,320	80,170
	315,585	205,406

During the financial year, the Company subscribed for additional interests in the following subsidiaries partly in cash and partly from capitalisation of amount owing from subsidiaries:

i) OIB Properties (PRV) Sdn. Bhd. by RM49,000,000;
ii) Urban Collection Sdn. Bhd. (*formerly known as Urban Inn Sdn. Bhd.*) by RM29,979,990;
iii) OIB Properties (CV) Sdn. Bhd. by RM2,750,000; and
iv) OIB Properties (C) Sdn. Bhd. by RM28,449,998.

17,850,000 RNCPS of RM1 each were converted by the Company into 17,850,000 new ordinary shares on the basis of one (1) ordinary share per RNCPS in Total Majority Sdn. Bhd..

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

5. Investments in subsidiaries - Company (Cont'd)

Details of the subsidiaries are as follows:

Name of entity	Principal place of business/ Country of incorporation	Principal activities	Effective ownership interest and voting interest 2025 %	2024 %
OIB Properties (K) Sdn. Bhd. #	Malaysia	Property development, property investment and oil palm cultivation	100.00	100.00
OIB Services Sdn. Bhd. ("OIBS") #	Malaysia	Provision of management services, investment holding and property development	100.00	100.00
OIB Properties (PRV) Sdn. Bhd.	Malaysia	Property development and property investment	100.00	100.00
OIB Properties (KV) Sdn. Bhd. #	Malaysia	Property development and property investment	100.00	100.00
Urban Collection Sdn. Bhd. *(formerly known as Urban Inn Sdn. Bhd.)*	Malaysia	Operation of hotels, halls and co-working space, provision of management services, retail of products through vending machines and self-service laundry	100.00	100.00
OIB Properties (CV) Sdn. Bhd.	Malaysia	Property development, property investment and oil palm cultivation	100.00	-
OIB Properties (C) Sdn. Bhd.	Malaysia	Property development and property investment	100.00	-
OIB Management Sdn. Bhd.	Malaysia	Management and maintenance services for properties, letting of construction equipment and cabins and general construction	100.00	100.00
Sungei Lalang Development Sdn. Bhd.	Malaysia	Property development and property investment	100.00	100.00
OIB Construction Sdn. Bhd. ("OC")	Malaysia	General construction	90.00	90.00
Brilliant Alliance Sdn. Bhd. ("BA")	Malaysia	Investment holding	87.63	87.63

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

5. Investments in subsidiaries - Company (Cont'd)

Details of the subsidiaries are as follows (Cont'd):

Name of entity	Principal place of business/ Country of incorporation	Principal activities	Effective ownership interest and voting interest 2025 %	2024 %
OIB Marketing Sdn. Bhd.	Malaysia	Marketing and sale of land and properties	80.00	80.00
Myra Gardens Sdn. Bhd. ("MG")	Malaysia	Property development	80.00	80.00
Aturan Cemerlang Sdn. Bhd. ("AC")	Malaysia	Investment holding	75.36	75.36
Myra Land Sdn. Bhd.	Malaysia	Property development, oil palm cultivation and property investment	70.00	70.00
Total Majority Sdn. Bhd. ("TM") *	Malaysia	Property development	52.50	52.50
OIB Properties (SW) Sdn. Bhd. ("SW")	Malaysia	Property development, property investment and oil palm cultivation	52.36	52.36
Subsidiary of BA				
Yiked Alliance Sdn. Bhd.	Malaysia	Property development and property investment	87.63	87.63
Subsidiaries of OIBS				
Maxilux Properties Sdn. Bhd.	Malaysia	Property development	100.00	100.00
OIB Properties (CV) Sdn. Bhd.	Malaysia	Property development, property investment and oil palm cultivation	-	100.00
OIB Properties (C) Sdn. Bhd.	Malaysia	Property development and property investment	-	100.00
Subsidiary of AC				
Yiked Brilliant Sdn. Bhd.	Malaysia	Property development	75.36	75.36

These subsidiaries are consolidated using the merger method of accounting.

* TM changed its financial year end from 31 December to 31 August. Accordingly, TM has prepared its financial statements for a period of 8 months ended 31 August 2025, as compared to its comparative financial statements, which covered a period of 12 months for the year ended 31 December 2024, to conform with the Company's financial year end of 31 August.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

5. Investments in subsidiaries - Company (Cont'd)

Non-controlling interests in subsidiaries

The Group's subsidiaries that have material non-controlling interests ("NCI") are as follows:

	SW	MG	OC	TM	Other subsidiaries with immaterial NCI	Total
2025						
NCI percentage of ownership interest and voting interest	47.64%	20.00%	10.00%	47.50%		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Carrying amount of NCI	77,681	21,149	11,204	15,653	16,724	142,411
Profit/(Loss) allocated to NCI	11,138	13,462	659	(492)	401	25,168
2024						
NCI percentage of ownership interest and voting interest	47.64%	20.00%	10.00%	47.50%		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Carrying amount of NCI	71,763	7,686	10,871	16,146	16,756	123,222
Profit/(Loss) allocated to NCI	10,153	2,189	1,678	(479)	3,074	16,615

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

5. Investments in subsidiaries - Company (Cont'd)

Non-controlling interests in subsidiaries (Cont'd)

	2025			
	SW	**MG**	**OC**	**TM**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Summarised financial information before intra-group elimination:				
Non-current assets	92,374	69,286	11,378	55,045
Current assets	113,708	97,065	429,553	30,722
Non-current liabilities	-	(12,374)	(502)	-
Current liabilities	(58,107)	(48,235)	(328,386)	(52,812)
Net assets	147,975	105,742	112,043	32,955
Revenue	93,872	192,860	502,619	-
Profit/(Loss) for the year representing total comprehensive income/(expense) for the year	24,156	67,311	6,584	(1,036)
Cash flows from/(used in) operating activities	5,763	121,182	175,319	(4,346)
Cash flows from/(used in) investing activities	1,625	(42,969)	(136,758)	154
Cash flows used in financing activities	(12,769)	(78,175)	(8,547)	(1,573)
Net change in cash and cash equivalents	(5,381)	38	30,014	(5,765)
Dividends paid to NCI	(5,259)	-	(325)	-

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

5. Investments in subsidiaries - Company (Cont'd)

Non-controlling interests in subsidiaries (Cont'd)

	2024			
	SW RM'000	MG RM'000	OC RM'000	TM RM'000
Summarised financial information before intra-group elimination:				
Non-current assets	87,131	55,460	11,889	76,022
Current assets	116,919	170,284	294,377	10,624
Non-current liabilities	-	(14,796)	-	-
Current liabilities	(69,191)	(172,516)	(197,558)	(52,655)
Net assets	134,859	38,432	108,708	33,991
Revenue	74,002	109,070	517,466	-
Profit/(Loss) for the year representing total comprehensive income/(expense) for the year	22,044	10,945	16,780	(1,009)
Cash flows from/(used in) operating activities	6,381	44,485	51,161	(77,049)
Cash flows from/(used in) investing activities	4,484	15	(83,678)	88
Cash flows (used in)/from financing activities	(15,567)	(45,041)	45,131	87,586
Net change in cash and cash equivalents	(4,702)	(541)	12,614	10,625
Dividends paid to NCI	(6,574)	-	(240)	-

5.1 Material accounting policy information

Investments in subsidiaries are measured in the Company's statement of financial position at cost less any impairment losses.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

6. Investment in an associate - Group

	2025 RM'000	2024 RM'000
Investments, at cost	5,169	5,169
Share of post-acquisition profits	262	243
	5,431	5,412

Details of the associate are as follows:

Name of entity	Principal place of business/ Country of incorporation	Nature of relationship	Financial year end	Effective ownership interest and voting interest 2025 %	2024 %
Prestasi Raya Sdn. Bhd. #	Malaysia	Investee involved in property development	31 August	23.51	23.51

Held by OIB Properties (SW) Sdn. Bhd., a 52.36% (2024: 52.36%) owned subsidiary of the Company that has a direct equity interest of 44.90% (2024: 44.90%) in the associate.

The following table summarises the information of the Group's associate, adjusted for any differences in accounting policies and reconciles the information to the carrying amount of the Group's interest in the associate:

	Summarised financial position as at 2025 RM'000	2024 RM'000
Summarised financial information		
Non-current assets	10,457	10,448
Current assets	2,539	2,468
Current liabilities	(5)	(6)
Net assets	12,991	12,910
Profit for the year representing total comprehensive income for the year	81	91
Included in the total comprehensive income is:		
Lease income	54	54

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

6. Investment in an associate - Group (Cont'd)

The following table summarises the information of the Group's associate, adjusted for any differences in accounting policies and reconciles the information to the carrying amount of the Group's interest in the associate: (Cont'd)

	Reconciliation of net assets to carrying amount	
	2025	**2024**
	RM'000	**RM'000**
Group's share of net assets	5,632	5,613
Negative goodwill	(201)	(201)
Carrying amount in the consolidated statement of financial position	5,431	5,412
Group's share of results for the year		
Group's share of profit/total comprehensive income	19	22

6.1 Material accounting policy information

Investment in an associate is measured in the Company's statement of financial position at cost less any impairment losses.

7. **Deferred tax assets/(liabilities) - Group**

Recognised deferred tax assets/(liabilities)

Deferred tax assets and liabilities are attributable to the following:

	Assets		Liabilities		Net	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Group						
Unrealised profits and interest expense capitalised in inventories	16,819	18,821	-	-	16,819	18,821
Tax losses carry-forward	1,053	189	-	-	1,053	189
Provisions	5,017	1,546	-	-	5,017	1,546
Property development costs	10,159	7,877	-	-	10,159	7,877
Land held for property development #	22,365	24,828	-	-	22,365	24,828
Right-of-use assets	-	-	(667)	(149)	(667)	(149)
Lease liabilities	681	152	-	-	681	152
Property, plant and equipment - capital allowance	-	-	(1,371)	(1,426)	(1,371)	(1,426)
Deferred income	-	1,093	-	-	-	1,093
Deferred tax assets/(liabilities)	56,094	54,506	(2,038)	(1,575)	54,056	52,931
Set-off of tax	(1,729)	(1,221)	1,729	1,221	-	-
Net deferred tax assets/(liabilities)	54,365	53,285	(309)	(354)	54,056	52,931

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set-off current tax assets against current tax liabilities and when the deferred taxes relate to income taxes levied by the same tax authority on the same taxable entity.

Being deferred tax assets recognised on fair value surplus of land held for property development when transferred from property, plant and equipment.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

7. Deferred tax assets/(liabilities) - Group (Cont'd)

Movements in temporary differences during the year are as follows:

	At 1 September 2023 RM'000	Recognised in profit or loss (Note 24) RM'000	At 31 August 2024/ 1 September 2024 RM'000	Recognised in profit or loss (Note 24) RM'000	At 31 August 2025 RM'000
Unrealised profits and interest expense capitalised in inventories	18,351	470	18,821	(2,002)	16,819
Tax losses carry-forward	410	(221)	189	864	1,053
Provisions	2,431	(885)	1,546	3,471	5,017
Property development costs	4,271	3,606	7,877	2,282	10,159
Land held for property development	26,195	(1,367)	24,828	(2,463)	22,365
Right-of-use assets	(160)	11	(149)	(518)	(667)
Lease liabilities	164	(12)	152	529	681
Property, plant and equipment - capital allowance	(1,196)	(230)	(1,426)	55	(1,371)
Deferred income	-	1,093	1,093	(1,093)	-
	50,466	2,465	52,931	1,125	54,056

Unrecognised deferred tax assets - Group

No deferred tax assets have been recognised for the following items (stated at gross):

	2025 RM'000	2024 RM'000
Capital allowances carry-forward	1,696	2,711
Tax losses carry-forward		
- expiring in 2028	68	68
- expiring in 2029	12	12
- expiring in 2031	19	19
- expiring in 2032	38	38
- expiring in 2033	39	39
- expiring in 2034	27	27
	1,899	2,914

The capital allowances carry-forward do not expire under the current tax legislation.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

7. Deferred tax assets/(liabilities) - Group (Cont'd)

Unrecognised deferred tax assets - Group (Cont'd)

Deferred tax assets have not been recognised in respect of these items as it is not probable that future taxable profits will be available against which the Group entities can utilise the benefits therefrom.

7.1 Material accounting policy information

The amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the reporting date.

8. Inventories - Group

	Note	2025 RM'000	2024 RM'000
Non-current			
Land held for property development	8.1	531,831	606,174
Current			
At cost:			
- Property development costs	8.2	355,589	326,950
- Developed properties		89,603	97,422
- Plantation supplies		8	26
		445,200	424,398
At net realisable value:			
- Developed properties		130	130
		445,330	424,528

8.1 Land held for property development

	2025 RM'000	2024 RM'000
Represented by:		
Freehold land	303,286	378,238
Leasehold land	45,843	71,718
Development costs	182,702	156,218
	531,831	606,174

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

8. Inventories - Group (Cont'd)

8.1 Land held for property development (Cont'd)

Borrowing cost capitalisation

During the financial year, the Group capitalised borrowing costs of RM14,620,000 (2024: RM16,175,000) into land held for property development using a capitalisation rate of 4.00% (2024: 4.28%) per annum.

Security

Certain land held for property development with a combined carrying amount of RM171,951,000 (2024: RM173,112,000) are charged for banking facilities granted to the Group (Note 16).

8.2 Property development costs

	2025 RM'000	2024 RM'000
Represented by:		
Freehold land	74,204	60,958
Leasehold land	82,898	92,844
Development costs	198,487	173,148
	355,589	326,950

Security

Certain property development costs with carrying amount of RM44,200,000 (2024: RM31,726,000) are charged for banking facilities granted to the Group (Note 16).

8.3 Material accounting policy information

Land held for property development

Land held for property development consists of land where no significant development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Cost includes cost of land and attributable development expenditures.

Properties held for development will be reclassified to properties under development when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

Properties under development and completed properties

Properties under development consist of the cost of land and all costs that are directly attributable to development activities that can be allocated on a reasonable basis to such activities, including common costs.

The cost of unsold completed properties is determined on a specific identification basis.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

8. Inventories - Group (Cont'd)

8.3 Material accounting policy information (Cont'd)

Properties under development and completed properties (Cont'd)

Inventories are measured at the lower of cost and net realisable value. 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.

9. Contract costs - Group

	Note	2025 RM'000	2024 RM'000
Incremental costs incurred to obtain contracts	9.1	10	-
Contract fulfilment costs	9.2	42,654	47,798
		42,664	47,798

9.1 Incremental costs incurred to obtain contracts

Incremental costs incurred to obtain contracts comprise commission fees paid to intermediaries for obtaining properties sales contracts with customers. The incremental costs capitalised are amortised when the related revenues are recognised. During the year, RM2,964,000 (2024: RM1,602,000) was amortised and recorded in profit or loss as cost of sales. There was no impairment loss recognised for the costs capitalised.

9.2 Contract fulfilment costs

Contract fulfilment costs represent land and related costs that are attributable to units sold under development. The Directors expect the costs to be recoverable and the costs are amortised when the related revenues are recognised. During the year, RM153,238,000 (2024: RM135,362,000) was recorded in profit or loss.

10. Contract assets/(Contract liabilities) - Group

	2025 RM'000	2024 RM'000
Contract assets	203,780	134,052
Contract liabilities	(92,584)	(19,380)

The contract assets primarily relate to the Group's rights to consideration for work performed but not yet billed at the reporting date for property development activities. The amount will be billed on achievement of the billing milestones included in the contracts entered with purchasers.

The contract liabilities primarily relate to advance consideration received from customers, for which the revenue is recognised over time during the development of the properties. The contract liabilities are expected to be recognised as revenue in the next financial year.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

10. Contract assets/(Contract liabilities) - Group (Cont'd)

Movements of net contract assets/(liabilities) during the year are as follows:

	2025 RM'000	2024 RM'000
At beginning of the year	114,672	203,991
Progress billings raised during the year	(605,842)	(588,016)
Revenue recognised as a result of changes in the measure of progress	602,366	498,697
At end of the year	111,196	114,672

11. Trade and other receivables

		Group		Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Non-current					
Non-trade					
Prepayments	11.1	65,177	39,523	-	-
Current					
Trade					
Trade receivables		58,767	84,637	-	-
Amount due from related parties	11.2	20,166	42,750	-	-
		78,933	127,387	-	-
Non-trade					
Amount due from subsidiaries	11.3	-	-	456,916	480,981
Other receivables	11.4	12,890	2,713	-	-
Prepayments	11.1	44,507	-	-	-
Deposits	11.5	35,347	28,248	23	23
		92,744	30,961	456,939	481,004
		171,677	158,348	456,939	481,004
Total trade and other receivables		236,854	197,871	456,939	481,004

The trade and other receivables are denominated in Ringgit Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

11. Trade and other receivables (Cont'd)

11.1 Prepayments - Group

Non-current

The non-current prepayments comprise payments made in relation to acquisition of assets and made to landowners under the agreements entered between the Group entities and the landowners to develop properties. The agreements require the Group to bear all the property development costs to be incurred and in return, will be entitled to profits from the sale of properties developed with certain portion of the sales proceeds accruing to the landowners as their entitlement. These prepayments will be reclassified and presented as inventories when control of the land is transferred to the Group.

Current

The current prepayments are paid to related parties (companies with common Directors) in relation to acquisition of assets and subcontractor works

11.2 Amount due from related parties - Group

The trade amount due from related parties (companies with common Directors) is subject to credit terms ranging from 30 - 120 days

11.3 Amount due from subsidiaries - Company

The non-trade amount due from subsidiaries is unsecured, carries interest at rates ranging from 3.85% to 5.00% (2024: 4.02% to 5.00%) per annum and repayable on demand.

11.4 Other receivables - Group

Included in other receivables are RM8,940,000 (2024: Nil) comprising government grant to be received.

11.5 Deposits - Group

Included in deposits are RM16,626,000 (2024: RM13,391,000) paid for the acquisition of land.

12. Cash and cash equivalents

		Group		Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Short-term investments	12.1	153,053	84,577	44,822	-
Cash and bank balances		28,594	29,630	7,260	3,312
Bank balances held under Housing Development Accounts pursuant to the Housing Development (Housing Development Account) Regulations 1991		21,186	33,343	-	-
		202,833	147,550	52,082	3,312

Cash and cash equivalents are denominated in Ringgit Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

12. Cash and cash equivalents (Cont'd)

12.1 Short-term investments

The short-term investments represent funds invested in short-term deposits which can be redeemed within the next business day.

13. Share capital - Group/Company

	2025		2024	
	Amount RM'000	Number of shares '000	Amount RM'000	Number of shares '000
Issued and paid-up ordinary shares with no par value classified as equity instruments				
At beginning of the year	250,364	464,574	250,364	464,574
Issuance of ordinary shares pursuant to exercise of warrants	160,281	139,375	-	-
Reversal of warrants reserve for warrants exercised	22,300	-	-	-
At end of the year	432,945	603,949	250,364	464,574

Ordinary shares

The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company.

14. Reserves

		Group		Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Non-distributable					
Revaluation reserve	14.1	6,792	7,078	-	-
Warrants reserve	14.2	2,478	24,778	2,478	24,778
Distributable					
Retained earnings		489,551	512,826	14,105	142,697
		498,821	544,682	16,583	167,475

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

14. Reserves (Cont'd)

14.1 Revaluation reserve - Group

The revaluation reserve relates to the fair value adjustment of land previously held by an associate which eventually became a subsidiary of the Company.

14.2 Warrants reserve - Group/Company

The warrants reserve arose from the allocation of the proceeds received from the renounceable rights issue of 154,858,394 new ordinary shares ("Rights Shares") together with 154,858,394 free detachable warrants at an issue price of RM0.68 per Rights Share on the basis of one (1) Rights Share and one (1) free detachable warrant for every one (1) existing ordinary share held in the Company. The warrants reserve was determined based on the listing date volume weighted average price of RM0.16 per warrant. The warrants will expire on 18 April 2026 ("Expiry Date"). As at the end of the reporting period, the number of warrants outstanding is 15,484,076 (2024: 154,858,394).

The salient terms of the warrants are as follows:-

i) Each warrant entitles the registered holder at any time prior to the Expiry Date to subscribe for new ordinary shares in the Company on the basis of one (1) new ordinary share for one (1) warrant at the exercise price of RM1.15, subject to adjustments in accordance with the provisions of the Deed Poll.

ii) The warrants may be exercised at any time within a period of 5 years, which shall commence from the date of issuance of the warrants and ending on the Expiry Date. Warrants not exercised at the end of the Expiry Date will thereafter lapse and cease to be valid.

iii) The warrant holders are not entitled to any voting right or participation in any forms of distribution and/or offer of further securities in the Company until and unless such warrant holder exercises the warrant into new ordinary shares in accordance with the provisions of the Deed Poll and such new shares have been allotted and issued to the warrant holders.

iv) The new ordinary shares to be issued arising from the exercise of the warrants will, upon allotment and issue, rank equally in all respects with the then existing shares of the Company, save and except that the new ordinary shares to be issued arising from the exercise of the warrants will not be entitled to any dividends, rights, allotments and/or any other forms of distribution where the entitlement date of such dividends, rights, allotments and/or any other forms of distribution precedes the date of allotment and issuance of the new ordinary share.

v) The Deed Poll and the warrants are governed by the laws and regulations of Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

15. Trade and other payables

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Non-current					
Trade					
Trade payables	15.1	75,043	100,814	-	-
Current					
Trade					
Trade payables	15.1	210,227	223,607	-	-
Amount due to related parties	15.2	839	19,105	-	-
Deposit received		256	250	-	-
		211,322	242,962	-	-
Non-trade					
Amount due to related parties	15.2	254	3,961	-	-
Amount due to subsidiaries	15.3	-	-	209,530	26,070
Other payables		5,346	3,224	4	1
Deposit received		2,345	2,250	-	-
Accrued expenses		28,033	11,772	393	1,539
		35,978	21,207	209,927	27,610
		247,300	264,169	209,927	27,610
Total trade and other payables		322,343	364,983	209,927	27,610

The trade and other payables are denominated in Ringgit Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

15. Trade and other payables (Cont'd)

15.1 Trade payables - Group

Non-current

The non-current trade payables consist of the estimated consideration payable for the purchase of development land where the Group has obtained control. Based on the agreements entered with the landowners, the final consideration payable will be calculated based on the actual gross development value of the projects where development have yet to commence. Payment will be made progressively to the landowners based on the proceeds received from the sale of the properties.

Current

Included in current trade payables are consideration payable for the purchase of development land amounting to RM92,134,000 (2024: RM123,207,000) and retention sums payable to subcontractors amounting to RM47,178,000 (2024: RM40,861,000).

15.2 Amount due to related parties - Group

The trade amount due to related parties (companies with common Directors) is subject to credit terms ranging from 30 - 60 days.

The non-trade amount due to related parties (companies with common Directors) is unsecured, interest-free and payable on demand

15.3 Amount due to subsidiaries - Company

The non-trade amount due to subsidiaries is unsecured, bears interest at rates ranging from 3.50% to 4.59% (2024: 3.50% to 4.39%) per annum and payable on demand.

16. Loans and borrowings

		Group		Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Redeemable preference shares	16.1	-	47,800	-	47,800
Revolving credits					
- secured	16.2	315,354	356,327	114,454	145,427
- unsecured		50,000	50,000	50,000	50,000
		365,354	454,127	164,454	243,227

The loans and borrowings are denominated in Ringgit Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

16. Loans and borrowings (Cont'd)

16.1 Redeemable preference shares ("RPS") - Group/Company

	2025		2024	
	Amount RM'000	Number of shares '000	Amount RM'000	Number of shares '000
RPS classified as debt instruments				
At beginning of the year	47,800	47,800	47,800	47,800
Redemption	(47,800)	(47,800)	-	-
At end of the year	-	-	47,800	47,800

The salient features of the RPS are as follows:

i) The tenure of the RPS is seven (7) years from and including the date of issuance of the RPS.

ii) The RPS will not be listed on any stock exchange.

iii) The RPS bear a coupon rate of 4.0% per annum on the Issue Price, payable annually in arrears, subject to the provisions of the Companies Act 2016.

iv) The RPS shall, upon allotment and issuance, rank equally without any preference or priority among themselves and in priority to the ordinary shares, but shall rank behind all secured and unsecured obligations of the Company.

v) The RPS do not carry the right to vote at any general meeting except with regard to any resolution directly affecting the rights of the RPS holders or any resolution on winding-up of the Company.

vi) The RPS are not convertible into new ordinary shares of the Company.

vii) The RPS are redeemable at 100% of the Issue Price of the RPS at any time during the tenure of the RPS at the option of the Company as the issuer, where not less than seven (7) business days' notice in writing must be given.

16.2 Securities - Group/Company

The revolving credits are secured by certain freehold and leasehold land as disclosed in Notes 3, 4 and 8 to the financial statements.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

16. Loans and borrowings (Cont'd)

16.3 Reconciliation of movements of liabilities to cash flows arising from financing activities

	At 1 September 2023 RM'000	Lease derecognised RM'000	Acquisition of new lease RM'000	Net changes from financing activities RM'000	At 31 August 2024/ 1 September 2024 RM'000	Lease derecognised RM'000	Acquisition of new lease RM'000	Net changes from financing activities RM'000	At 31 August 2025 RM'000
Group									
Redeemable preference shares	47,800	-	-	-	47,800	-	-	(47,800)	-
Revolving credits									
- secured	224,504	-	-	131,823	356,327	-	-	(40,973)	315,354
- unsecured	50,000	-	-	-	50,000	-	-	-	50,000
	322,304	-	-	131,823	454,127	-	-	(88,773)	365,354
Lease liabilities	684	(26)	405	(429)	634	(150)	9,823	(2,056)	8,251
	322,988	(26)	405	131,394	454,761	(150)	9,823	(90,829)	373,605
Company									
Redeemable preference shares	47,800	-	-	-	47,800	-	-	(47,800)	-
Revolving credits									
- secured	110,604	-	-	34,823	145,427	-	-	(30,973)	114,454
- unsecured	50,000	-	-	-	50,000	-	-	-	50,000
Amount due to subsidiaries	42,740	-	-	(16,670)	26,070	-	-	183,460	209,530
	251,144	-	-	18,153	269,297	-	-	104,687	373,984

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

17. Deferred income - Group

	2025 RM'000	2024 RM'000
Current		
Government grants	11,621	4,554

During the financial year, RM10,633,000 (2024: RM2,539,000) of the government grants are recognised in profit or loss as other income.

17.1 Material accounting policy information

Government grants are recognised initially as deferred income at fair value when there is reasonable assurance that they will be received and the Group will comply with the conditions associated with the grant. They are recognised in profit or loss as other income based on progress of the development units sold.

18. Revenue

	Group		Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Revenue from contracts with customers				
Recognised over time				
- Property development (Note 18.3)	602,422	498,697	-	-
- Construction contracts	100,631	121,496	-	-
- Income from hotel operations	14,222	10,707	-	-
- Income from property marketing	3,737	1,909	-	-
- Management fees	288	313	220	215
	721,300	633,122	220	215

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

18. Revenue (Cont'd)

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Recognised at a point in time				
- Sales of vacant land	49,450	80	-	-
- Sales of developed properties	68,135	9,912	-	-
- Sales of oil palm fresh fruit bunches	3,222	3,024	-	-
	120,807	13,016	-	-
	842,107	646,138	220	215
Other revenue				
- Lease income from properties	5,918	5,835	-	-
- Dividend income from subsidiaries	-	-	10,387	10,825
- Interest income	2,522	499	21,490	22,722
	8,440	6,334	31,877	33,547
	850,547	652,472	32,097	33,762

No disaggregation of revenue by geographical market is presented as the Group's businesses are operated solely in Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

18. Revenue (Cont'd)

18.1 Nature of goods and services

The following information reflects the typical transactions of the Group:

Nature of goods or services	Timing of recognition or method used to recognise revenue	Significant payment terms	Variable element in consideration	Warranty
Sales of development properties	Revenue is recognised over time using the cost incurred or input method. These contracts would meet the no alternative use criteria and the Group has rights to payment for work performed.	Progress billings raised to purchasers are based on agreed milestones certified by architects. Credit period of 30 days from progress billing date is given.	Legal and other incidental fees are borne by the Group on behalf of purchasers.	Defect liability period of 2 years is given.
Sales of vacant land	Revenue is recognised at a point in time when the Group transfers control of the land to the purchasers.	Credit period of 30 - 90 days from invoice date.	Not applicable.	Not applicable.
Sales of developed properties	Revenue is recognised at a point in time when the Group transfers control of the properties to the purchasers.	Credit period of 30 - 90 days from invoice date.	Legal and other incidental fees are borne by the Group on behalf of purchasers.	Not applicable.
Construction contracts	Revenue is recognised over time using the cost incurred method.	Based on work performed and certified by architects. Credit period of 90 - 120 days from progress billing date is given.	Not applicable.	Defect liability period of 2 years is given.
Hospitality and marketing operations and rendering of management services	Revenue is recognised over time when the services are rendered.	Hospitality operations – payment on arrival or credit period 30 days from invoice date, if on account. Marketing operations – credit period of 90 days from invoice date. Management services – credit period of 30 - 60 days from invoice date.	Not applicable.	Not applicable.
Sales of oil palm fresh fruit bunches	Revenue is recognised at a point in time when the goods are delivered to the customers.	Credit period of 30 days from invoice date.	Not applicable.	Not applicable.

There is no obligation for returns or refunds attached to the properties sold by the Group.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

18. Revenue (Cont'd)

18.2 Transaction price allocated to the remaining performance obligations

The amount of revenue from the Group's property development and construction activities that are expected to be recognised in the future relating to performance obligations that are unsatisfied or partially unsatisfied at year end amounted to RM316,593,000 (2024: RM477,083,000). The Group expects to recognise the revenue progressively over the remaining development or construction period ranging from 1 to 3 years based on the progress of satisfaction of the performance obligations.

18.3 Significant judgements and assumptions arising from revenue and cost recognition relating to properties under construction

The Group recognises property development revenue and expenses in profit or loss using the stage of completion method. The stage of completion is determined by the proportion of property development costs incurred for work performed to date compared to the estimated total property development costs.

Significant judgement is required to determine the stage of completion, and the estimated total property development revenue and costs. In making these judgements, the Group evaluates based on reference to the work of architects and quantitative surveyors and relies on past experience of completed projects.

19. Cost of sales - Group

	2025 RM'000	2024 RM'000
Property development expenses (Note 18.3)	376,439	325,850
Construction costs	89,288	115,373
Cost of developed properties sold	48,258	6,801
Hospitality operations and related services	7,533	6,454
Cost of vacant land sold	43,093	41
Cost of oil palm fresh fruit bunches sold	1,170	973
Marketing expenses	1,284	780
Lease expense of properties	1,531	1,865
Management services expense	278	325
	568,874	458,462

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

20. Finance costs

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Revolving credits	16,880	14,789	8,300	7,259
Redeemable preference shares	797	1,912	797	1,912
Lease liabilities	236	24	-	-
Amount due to companies with common Directors	78	-	-	-
Others	10	-	8	-
Amount due to subsidiaries	-	-	2,081	1,787
	18,001	16,725	11,186	10,958
Capitalised in inventories (Note 8.1)	(14,620)	(16,175)	-	-
Recognised in profit or loss	3,381	550	11,186	10,958

21. Staff costs - Group

	2025	2024
	RM'000	RM'000
Wages, salaries and bonuses	55,813	40,474
Contributions to defined contribution retirement plan	6,597	4,828
Other employee benefits	2,568	2,569
	64,978	47,871

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

22. Key management personnel compensation

The key management personnel compensation during the year are as follows:

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Non-executive Directors of the Company:				
- Fees	320	324	320	324
- Allowances	102	96	102	96
	422	420	422	420
Executive Directors of the Company:				
- Fees	180	180	180	180
- Salaries and bonuses	9,177	4,358	-	-
- Contributions to defined contribution retirement plan	1,098	523	-	-
- Allowances	35	35	35	35
- Estimated monetary value of benefits otherwise than in cash	26	27	-	-
	10,516	5,123	215	215
Executive Directors of a subsidiary:				
- Salaries and bonuses	1,588	1,606	-	-
- Contributions to defined contribution retirement plan	190	193	-	-
- Estimated monetary value of benefits otherwise than in cash	29	31	-	-
	1,807	1,830	-	-
Key management personnel:				
- Salaries and bonuses	1,160	1,083	-	-
- Contributions to defined contribution retirement plan	100	132	-	-
- Estimated monetary value of benefits otherwise than in cash	34	25	-	-
	1,294	1,240	-	-
	14,039	8,613	637	635

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

23. Profit before tax

Profit before tax is arrived at after charging/(crediting):

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Auditors' remuneration:				
- Audit fees				
- KPMG PLT	371	371	56	56
- Others	-	2	-	-
- Non-audit fees				
- KPMG PLT	12	11	5	5
- Affiliate of KPMG PLT	133	151	7	6
Material expenses/(income)				
Depreciation of:				
- property, plant and equipment	7,897	5,178	-	-
- right-of-use assets	2,283	556	-	-
- investment properties	926	917	-	-
Plant and equipment written off	865	663	-	-
Interest income from:				
- subsidiaries	-	-	(19,336)	(22,522)
- others	(5,773)	(2,060)	(2,154)	(200)
Government grant income (Note a)	(10,633)	(2,539)	-	-
Expenses/(Income) arising from leases				
Expenses relating to short-term leases (Note b)	1,497	2,439	-	-
Lease income from properties	(6,200)	(6,048)	-	-

Note a

The Group received government grants for certain properties sold to civil servants under the affordable housing scheme.

Note b

The Group leases commercial properties used as offices and storage facilities with contract terms of 1 year or shorter. The Group has elected not to recognise right-of-use assets and lease liabilities for these short-term leases.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

24. Tax expense

Recognised in profit or loss

	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Current tax expense				
- current year	49,174	35,907	2,140	3,212
- prior years (Note a)	8,770	192	(40)	24
	57,944	36,099	2,100	3,236
Deferred tax expense				
- current year	(1,249)	(2,086)	-	-
- prior years	124	(379)	-	-
	(1,125)	(2,465)	-	-
	56,819	33,634	2,100	3,236
Reconciliation of tax expense				
Profit for the year	147,920	101,822	17,721	18,642
Total tax expense	56,819	33,634	2,100	3,236
Profit excluding tax	204,739	135,456	19,821	21,878
Tax at Malaysian tax rate of 24%	49,137	32,509	4,757	5,251
Non-deductible expenses	466	2,638	320	571
Income not subject to tax	(1,243)	(830)	(2,936)	(2,610)
Changes in deferred tax assets not recognised	(243)	(333)	-	-
Others	(192)	(163)	(1)	-
	47,925	33,821	2,140	3,212
Under/(Over) provision in prior years	8,894	(187)	(40)	24
	56,819	33,634	2,100	3,236

Note a

During the current financial year, the Group reassessed and adjusted the tax expense provided in prior years amounting to RM10,298,000 in light of a recent development in applicable case law.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

25. Earnings per ordinary share - Group

25.1 Basic earnings per ordinary share

The calculation of basic earnings per ordinary share was based on the profit attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding, is as follows:

	2025 RM'000	2024 RM'000
Profit for the year attributable to owners of the Company	122,752	85,207

	2025 '000	2024 '000
Issued ordinary shares at 1 September 2024/2023	464,574	464,574
Effect of warrants exercised	61,359	-
Weighted average number of ordinary shares at 31 August	525,933	464,574

	2025 Sen	2024 Sen
Basic earnings per ordinary share	23.34	18.34

25.2 Diluted earnings per ordinary share

The calculation of diluted earnings per ordinary share was based on the profit attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding after adjusting for the effects of all dilutive potential ordinary shares, is as follows:

	2025 RM'000	2024 RM'000
Profit for the year attributable to owners of the Company	122,752	85,207

	2025 '000	2024 '000
Weighted average number of ordinary shares:		
Issued ordinary shares at 1 September 2024/2023	464,574	464,574
Effect of outstanding warrants	63,093	11,336
Weighted average number of ordinary shares at 31 August (diluted)	527,667	475,910

	2025 Sen	2024 Sen
Diluted earnings per ordinary share	23.26	17.90

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

26. Dividends - Group/Company

	Sen per share	Amount RM'000	Date of payment
2025			
2025 special dividend	20.0	120,651	18 July 2025
2024 interim single-tier dividend	5.5	25,662	16 December 2024
		146,313	
2024			
2023 interim single-tier dividend	5.0	23,229	29 December 2023

27. Segmental information - Group

27.1 Operating segments

The Group has three reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products and services and are managed separately because they require different knowledge and marketing strategies. For each of the strategic business units, the Group's Chief Executive Officer (as the chief operating decision maker ("CODM")) reviews internal management reports at least on a quarterly basis. The Group has the following reportable segments:

- Property development
- Construction
- Investment holding

Other non-reportable segments comprise operations related to oil palm cultivation and hospitality operations. None of these segments met the quantitative thresholds for reporting segments.

Performance is measured based on segment profit before tax as included in the internal management reports that are reviewed by the CODM. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Segment assets

Segment assets are measured based on all assets of a segment. Segment total asset is used to measure the return on assets of each segment.

Segment liabilities

Segment liabilities are measured based on all liabilities of a segment.

Segment capital expenditure

Segment capital expenditure is the total cost incurred during the financial year to acquire property, plant and equipment, right-of-use assets and investment properties.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

27. Segmental information - Group (Cont'd)

27.1 Operating segments (Cont'd)

	Property development RM'000	Construction RM'000	Investment holding RM'000	Others RM'000	Group RM'000
2025					
Revenue					
Total revenue	734,165	518,435	32,898	17,792	1,303,290
Inter-segment revenue	(4,502)	(417,804)	(30,376)	(61)	(452,743)
Revenue from external customers	729,663	100,631	2,522	17,731	850,547
Segment profit					
Reportable segment profit	198,320	1,861	1,337	3,202	204,720
Share of results of an associate	-	-	19	-	19
Profit before tax	198,320	1,861	1,356	3,202	204,739
Segment assets					
Total segment assets	1,590,039	123,857	67,362	97,788	1,879,046
Associate	-	-	5,431	-	5,431
Total assets	1,590,039	123,857	72,793	97,788	1,884,477
Segment liabilities					
Total segment liabilities	312,145	326,228	165,575	6,352	810,300
Other information					
Capital expenditure	14,921	1,229	-	8,733	24,883
Interest income	2,729	454	68	2,522	5,773
Interest expense	17,855	20	126	-	18,001
Taxation	55,895	447	-	477	56,819
Depreciation	4,314	2,208	-	4,584	11,106

Capital expenditure comprises additions to property, plant and equipment, right-of-use assets and investment properties.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

27. Segmental information - Group (Cont'd)

27.1 Operating segments (Cont'd)

	Property development RM'000	Construction RM'000	Investment holding RM'000	Others RM'000	Group RM'000
2024					
Revenue					
Total revenue	529,230	520,614	34,682	14,098	1,098,624
Inter-segment revenue	(12,772)	(399,118)	(34,183)	(79)	(446,152)
Revenue from external customers	516,458	121,496	499	14,019	652,472
Segment profit/(loss)					
Reportable segment profit/(loss)	128,737	4,189	(512)	3,020	135,434
Share of results of an associate	-	-	22	-	22
Profit/(Loss) before tax	128,737	4,189	(490)	3,020	135,456
Segment assets					
Total segment assets	1,593,886	92,951	18,585	58,397	1,763,819
Associate	-	-	5,412	-	5,412
Total assets	1,593,886	92,951	23,997	58,397	1,769,231
Segment liabilities					
Total segment liabilities	406,047	195,316	245,841	3,759	850,963
Other information					
Capital expenditure	3,805	6,080	-	10,026	19,911
Interest income	1,521	9	499	31	2,060
Interest expense	16,722	3	-	-	16,725
Taxation	32,178	1,005	-	451	33,634
Depreciation	3,057	1,735	-	1,859	6,651

Capital expenditure comprises additions to property, plant and equipment, right-of-use assets and investment properties.

27.2 Geographical segments

Segmental reporting by geographical area is not presented as the Group's businesses are operated solely in Malaysia.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments

28.1 Categories of financial instruments

The table below provides an analysis of financial instruments categorised as amortised cost ("AC") as follows:

	Group		Company	
	Carrying amount RM'000	AC RM'000	Carrying amount RM'000	AC RM'000
Financial assets				
2025				
Trade and other receivables, excluding prepayments	127,170	127,170	456,939	456,939
Cash and cash equivalents	202,833	202,833	52,082	52,082
	330,003	330,003	509,021	509,021
2024				
Trade and other receivables, excluding prepayments	158,348	158,348	481,004	481,004
Cash and cash equivalents	147,550	147,550	3,312	3,312
	305,898	305,898	484,316	484,316
Financial liabilities				
2025				
Loans and borrowings	(365,354)	(365,354)	(164,454)	(164,454)
Trade and other payables	(322,343)	(322,343)	(209,927)	(209,927)
	(687,697)	(687,697)	(374,381)	(374,381)
2024				
Loans and borrowings	(454,127)	(454,127)	(243,227)	(243,227)
Trade and other payables	(364,983)	(364,983)	(27,610)	(27,610)
	(819,110)	(819,110)	(270,837)	(270,837)

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.2 Net gains and losses arising from financial instruments

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Net gains/(losses) on:				
Financial assets measured at amortised cost				
- Interest income	5,773	2,060	21,490	22,722
Financial liabilities measured at amortised cost				
- Finance cost	(3,145)	(526)	(11,186)	(10,958)
	2,628	1,534	10,304	11,764

28.3 Financial risk management

The Group has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Interest rate risk

28.4 Credit risk

Credit risk is the risk of a financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's exposure to credit risk arises principally from the individual characteristics of each customer. The Company's exposure to credit risk arises principally from advances to subsidiaries and financial guarantees given to banks for credit facilities granted to subsidiaries.

Trade receivables and contract assets

Risk management objectives, policies and processes for managing the risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis.

For property development, purchasers are normally supported by end-financiers which comprise established banks in Malaysia or via government loans. For self-financed purchasers, the Group extends credit based upon careful evaluation of the purchaser's general background. Trade receivables are monitored on an ongoing basis by the Group's credit control department.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.4 Credit risk (Cont'd)

Trade receivables and contract assets (Cont'd)

Risk management objectives, policies and processes for managing the risk (Cont'd)

At each reporting date, the Group assesses whether any of the trade receivables and contract assets are credit impaired.

The gross carrying amounts of credit impaired trade receivables and contract assets are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, trade receivables and contract assets that are written off could still be subject to enforcement activities.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk arising from trade receivables and contract assets are represented by the carrying amounts in the statements of financial position.

Recognition and measurement of impairment loss

In managing credit risk of trade receivables, the Group manages its debtors and takes appropriate actions (including but not limited to legal actions) to recover long overdue balances. Generally, trade receivables will pay within 30 – 120 days depending on the segment applicable. The Group's debt recovery process is as follows:

a) Above 30 days past due, the Group will start to initiate a structured debt recovery process which is monitored by the credit control department; and

b) If the customer does not abide by the agreed debt restructuring arrangement, the Group will issue notice of termination to commence termination of contract and recovery of the properties sold in order to reduce the credit risk exposure.

The Group measures expected credit losses ("ECLs") of trade receivables and contract assets individually. Consistent with the debt recovery process, invoices which customers have defaulted on debt recovery arrangements are generally considered as credit impaired.

Loss rates are determined for each individual purchaser using past payment trends and other external information relating to the purchasers that are publicly available. In determining the loss rates for each individual purchaser, the Group also considers the value of properties sold that could be recovered upon termination of the contracts which will reduce credit loss arising from the trade receivables.

The Group also considers differences between (a) economic conditions during the period over which the historic data has been collected, (b) current conditions and (c) the Group's view of economic conditions over the expected lives of the receivables. Nevertheless, the Group believes that these factors are immaterial for the purpose of impairment calculation for the year.

The following table provides information about the exposure to credit risk and ECLs for trade receivables and contract assets which are grouped together as they are expected to have similar risk nature.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.4 Credit risk (Cont'd)

Trade receivables and contract assets (Cont'd)

Recognition and measurement of impairment loss (Cont'd)

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Group			
2025			
Not past due	253,507	-	253,507
Past due less than 30 days	11,911	-	11,911
Past due 31 - 90 days	9,871	-	9,871
Past due more than 90 days	7,424	-	7,424
	282,713	-	282,713
Trade receivables	78,933	-	78,933
Contract assets	203,780	-	203,780
	282,713	-	282,713
2024			
Not past due	233,591	-	233,591
Past due less than 30 days	13,418	-	13,418
Past due 31 - 90 days	10,323	-	10,323
Past due more than 90 days	4,107	-	4,107
	261,439	-	261,439
Trade receivables	127,387	-	127,387
Contract assets	134,052	-	134,052
	261,439	-	261,439

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.4 Credit risk (Cont'd)

Trade receivables and contract assets (Cont'd)

Recognition and measurement of impairment loss (Cont'd)

There are past due trade receivables where the Group has not recognised any loss allowance as the Group manages its exposure to credit risk by maintaining its name as the registered owner of the properties sold until full settlement by the purchasers of the self-financed portion of the purchase consideration has been received or upon the purchasers obtaining end-financing.

Other receivables

Credit risks on other receivables of the Group are mainly arising from deposits paid for the acquisition of development land, tenders for potential development projects and advances made to landowners.

The Group monitors the exposure to credit risk on an individual basis and does not foresee any recoverability issue given that all payments are made based on signed contracts or agreements. Deposits paid for the acquisition of land and project tenders will either be netted against the total purchase consideration on completion of the acquisition or returned to the Group.

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

Cash and cash equivalents

The cash and cash equivalents are held with established banks and financial institutions. As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

These banks and financial institutions have low credit risks. In addition, some of the bank balances are insured by government agencies. Consequently, the Group and the Company are of the view that the loss allowance is not material and hence, it is not provided for.

Inter-company balances

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured advances to subsidiaries. The Company monitors the results of the subsidiaries regularly.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.4 Credit risk (Cont'd)

Inter-company balances (Cont'd)

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

Advances provided are not secured by any collateral or supported by any other credit enhancements.

Recognition and measurement of impairment loss

Generally, the Company considers advances to subsidiaries to have low credit risk. The Company assumes that there is a significant increase in credit risk when a subsidiary's financial position deteriorates significantly. As the Company is able to determine the timing of payments of the subsidiaries' advances, the Company considers the advances to be in default when the subsidiaries are not able to pay when demanded. The Company considers a subsidiary's advance to be credit impaired when:

- The subsidiary is unlikely to repay its advance to the Company in full; or
- The subsidiary is continuously loss making and is having a deficit shareholders' fund.

The Company determines the probability of default for these advances individually using internal information available.

The following table provides information about the exposure to credit risk and ECLs for advances provided to subsidiaries.

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Company			
2025			
Low credit risk	456,916	-	456,916
2024			
Low credit risk	480,981	-	480,981

As at the end of the reporting period, the Company did not recognise any allowance for impairment losses.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.4 Credit risk (Cont'd)

Financial guarantees

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured financial guarantees to banks in respect of banking facilities granted to subsidiaries. The Company monitors on an ongoing basis the results of the subsidiaries and repayments made by the subsidiaries.

Exposure to credit risk, credit quality and collateral

The following table provides information about the maximum exposure to credit risk arising from financial guarantees issued by the Company.

	2025 RM'000	2024 RM'000
Financial guarantees issued to banks for banking facilities granted to subsidiaries		
- Limit	217,900	217,900
- Utilised	189,900	189,900

The fair value of financial guarantees issued to the banks has not been recognised as the likelihood of the subsidiaries defaulting is remote.

28.5 Liquidity risk

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

The Group maintains a level of cash and cash equivalents and bank facilities deemed adequate by the management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows.

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

28. Financial instruments (Cont'd)

28.5 Liquidity risk (Cont'd)

Maturity analysis

The table below summarises the maturity profile of the Group's and the Company's financial liabilities as at the end of the reporting period based on undiscounted contractual payments:

	Carrying amount RM'000	Contractual interest/ discount rates per annum %	Contractual cash flows RM'000	Under 1 year RM'000	1 - 2 years RM'000	2 - 5 years RM'000	More than 5 years RM'000
2025							
Group							
Non-derivative financial liabilities							
Revolving credits	365,354	3.79 - 4.59	365,354	365,354	-	-	-
Non-current trade payables	75,043	4.28 - 5.13	91,007	-	16,618	61,603	12,786
Current trade and other payables *	247,300	-	247,300	210,787	9,134	27,379	-
Lease liabilities	8,251	4.20 - 4.32	8,763	3,536	4,236	949	42
	695,948		712,424	579,677	29,988	89,931	12,828

* Included in current trade and other payables are subcontractors' retention sums of RM47,178,000 which are expected to be settled within the Group's normal business operating cycle of 2 to 4 years.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.5 Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

	Carrying amount RM'000	Contractual interest rates per annum %	Contractual cash flows RM'000	Under 1 year RM'000	1 - 2 years RM'000	2 - 5 years RM'000	More than 5 years RM'000
2025							
Company							
Non-derivative financial liabilities							
Revolving credits	164,454	3.85 - 4.59	164,454	164,454	-	-	-
Other payables	397	-	397	397	-	-	-
Amount due to subsidiaries	209,530	3.50 - 4.59	209,530	209,530	-	-	-
Financial guarantees	-	-	189,900	189,900	-	-	-
	374,381		564,281	564,281	-	-	-

28. Financial instruments (Cont'd)

28.5 Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

	Carrying amount RM'000	Contractual interest/ discount rates per annum %	Contractual cash flows RM'000	Under 1 year RM'000	1 - 2 years RM'000	2 - 5 years RM'000	More than 5 years RM'000
2024							
Group							
Non-derivative financial liabilities							
Redeemable preference shares	47,800	4.00	48,601	48,601	-	-	-
Revolving credits	406,327	4.02 - 4.59	406,327	406,327	-	-	-
Non-current trade payables	100,814	4.28 - 5.13	120,472	-	28,793	72,783	18,896
Current trade and other payables *	264,169	-	264,169	228,796	14,839	20,534	-
Lease liabilities	634	3.06 - 4.28	664	335	306	23	-
	819,744		840,233	684,059	43,938	93,340	18,896

* Included in current trade and other payables are subcontractors' retention sums of RM40,861,000 which are expected to be settled within the Group's normal business operating cycle of 2 to 4 years.

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.5 Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

	Carrying amount RM'000	Contractual interest rates per annum %	Contractual cash flows RM'000	Under 1 year RM'000	1 - 2 years RM'000	2 - 5 years RM'000	More than 5 years RM'000
2024							
Company							
Non-derivative financial liabilities							
Redeemable preference shares	47,800	4.00	48,601	48,601	-	-	-
Revolving credits	195,427	4.02 - 4.54	195,427	195,427	-	-	-
Other payables	1,540	-	1,540	1,540	-	-	-
Amount due to subsidiaries	26,070	3.50 - 4.39	26,070	26,070	-	-	-
Financial guarantees	-	-	189,900	189,900	-	-	-
	270,837		461,538	461,538	-	-	-

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.6 Interest rate risk

The Group's exposure to the risk of changes in interest rates mainly arises from short-term investments and borrowings with banks and financial institutions. Fixed rate financial assets and liabilities are exposed to a risk of change in their fair values due to the changes in interest rates. The Group's variable rate investments are exposed to a risk of change in cash flows due to changes in interest rates.

Short-term receivables and payables are not significantly exposed to interest rate risk. The Group monitors and negotiates with its bankers from time to time to ensure that the interest rates are maintained at favourable rates.

Exposure to interest rate risk

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

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Fixed rate instruments				
Financial assets				
- Amount due from subsidiaries	-	-	456,916	480,981
Financial liabilities				
- Amount due to subsidiaries	-	-	(209,530)	(26,070)
- Redeemable preference shares	-	(47,800)	-	(47,800)
- Revolving credits	(365,354)	(406,327)	(164,454)	(195,427)
	(365,354)	(454,127)	82,932	211,684
Floating rate instruments				
Financial assets				
- Short-term investments	153,053	84,577	44,822	-

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.6 Interest rate risk (Cont'd)

Interest rate risk sensitivity analysis

Fair value sensitivity analysis for fixed rate instruments

The Group and the Company do not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the end of the reporting period would not affect profit or loss.

Cash flow sensitivity analysis for variable rate instruments

A change of 50 basis points (bp) in interest rates at the end of the reporting period would have increased/(decreased) post-tax profit or loss by the amounts shown below. This analysis assumes that all other variables remained constant.

	Group Profit or loss		Company Profit or loss	
	50 bp increase RM'000	50 bp decrease RM'000	50 bp increase RM'000	50 bp decrease RM'000
2025				
Floating rate instruments	765	(765)	224	(224)
2024				
Floating rate instruments	423	(423)	-	-

28.7 Fair value information

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

Non-derivative financial liabilities

Level 3 fair value is estimated using unobservable inputs for the financial liabilities. The fair values of redeemable preference shares and non-current trade payables are calculated using discounted cash flows where the average market rate of interest is determined by reference to similar borrowing arrangements estimated at 4.00% (2024: 4.28%).

28. Financial instruments (Cont'd)

28.7 Fair value information (Cont'd)

The table below analyses financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statements of financial position.

	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value				Total fair value	Carrying amount
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000	RM'000	RM'000
2025										
Group										
Financial liabilities										
Non-current trade payables	-	-	-	-	-	-	77,579	77,579	77,579	75,043

Notes to the Financial Statements
For the year ended 31 August 2025 (Cont'd)

28. Financial instruments (Cont'd)

28.7 Fair value information (Cont'd)

	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value				Total fair value	Carrying amount
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000	RM'000	RM'000
2024										
Group										
Financial liabilities										
Redeemable preference shares	-	-	-	-	-	-	47,800	47,800	47,800	47,800
Non-current trade payables	-	-	-	-	-	-	103,892	103,892	103,892	100,814
	-	-	-	-	-	-	151,692	151,692	151,692	148,614
Company										
Financial liability										
Redeemable preference shares	-	-	-	-	-	-	47,800	47,800	47,800	47,800

29. Commitments - Group

	2025 RM'000	2024 RM'000
Commitments contracted at the end of the reporting period but not yet provided for are as follows:		
- Development land	97,794	88,047

30. Related parties

Significant related party transactions

The significant related party transactions of the Group and of the Company are shown below. The balances related to the below transactions are shown in Notes 11 and 15.

	Group	
	2025 RM'000	2024 RM'000
Transactions with companies with common Directors		
Progress billings received and receivable	192,060	146,871
Purchase of construction materials	94,179	125,736
Advance payment for subcontract works	34,907	-
Advance payment for acquisition of assets	28,190	-
Property marketing services income	3,737	1,909
Capital expenditure on plant and equipment	18,120	15,082
Lease expense of properties	2,846	2,290
Lease income from properties	684	691
Expenses on supply of solar generated electricity	899	724
Income from supply of solar generated electricity	2,104	2,128
Expenses on security and maintenance for gated community development	188	293

	Company	
	2025 RM'000	2024 RM'000
Transactions with subsidiaries		
Dividend income	10,387	10,825
Interest income	19,336	22,522
Interest expense	2,081	1,787
Management fee income	220	215
Subscription of shares	110,179	19,124
Advances to	1,063,388	827,381
Advances from	358,758	405,134

31. Capital management

The Group's objectives when managing capital is to ensure that an optimal capital structure is maintained to sustain future development of the Group's businesses and to provide a fair return to shareholders and benefits to other stakeholders.

In order to maintain an optimal capital structure, the Group may, from time to time adjust the dividend payout to owners of the Company, return capital to owners of the Company, issue new shares, redeem debts or sell assets to reduce debts, where necessary. The Group's approach on managing capital is based on directives which have been approved by the Board of Directors.

Under the requirement of Bursa Malaysia Practice Note No. 17/2005, the Company is required to maintain a consolidated shareholders' equity equal to or not less than 25 percent of the issued and paid-up capital and that such shareholders' equity is not less than RM40 million. The Company has complied with this requirement.

32. Significant event during the year

On 17 April 2025, the Company's wholly-owned subsidiary, Maxilux Properties Sdn. Bhd. entered into a Sale and Purchase Agreement with Paramoden Sdn. Bhd., for the acquisition of a piece of land for a purchase consideration of RM12,433,766.

33. Subsequent event

On 12 November 2025, the Company's wholly-owned subsidiary, Sungei Lalang Development Sdn. Bhd. entered into a Sale and Purchase Agreement with Eastwind Alliance Sdn. Bhd., for the acquisition of a piece of land for a purchase consideration of RM25,000,000. The transaction has not yet been completed.

Statement by Directors
Pursuant to Section 251(2) of the Companies Act 2016

In the opinion of the Directors, the financial statements set out on pages 124 to 191 are drawn up in accordance with MFRS Accounting Standards as issued by the Malaysian Accounting Standards Board, IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 31 August 2025 and of their financial performance and cash flows for the financial year then ended.

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

Low Kok Shen
Director

Khoh Why Way
Director

Date: 15 December 2025

Statutory Declaration
Pursuant to Section 251(1)(b) of the Companies Act 2016

I, **Leow Chin Huey**, the officer primarily responsible for the financial management of Oriental Interest Berhad, do solemnly and sincerely declare that the financial statements set out on pages 124 to 191 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the declaration to be true, and by virtue of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by the abovenamed **Leow Chin Huey**, MIA CA39276, at George Town in the State of Penang on 15 December 2025.

Leow Chin Huey
Chief Financial Officer

Before me:

Goh Suan Bee
(No. P125)
Commissioner for Oaths

Independent Auditors' Report
To the members of Oriental Interest Berhad

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Oriental Interest Berhad, which comprise the statements of financial position as at 31 August 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 year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 124 to 191.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 August 2025, and of their financial performance and their cash flows for the year then ended in accordance with MFRS Accounting Standards as issued by the Malaysian Accounting Standards Board ("MFRS Accounting Standards"), IFRS Accounting Standards as issued by the International Accounting Standards Board ("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. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our auditors' report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current year. 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.

Revenue and cost recognition on the sale of properties under construction

Refer to Note 18.3 – Significant judgements and assumptions arising from revenue and cost recognition.

The key audit matter

The Group recognises revenue and cost relating to properties under construction based on the stage of completion method. The stage of completion for each project is measured using the cost incurred or input method, which is determined by reference to the proportion of actual property development costs incurred for work performed to-date over-the estimated total property development costs.

The recognition of revenue and cost relating to properties under construction is therefore dependent on the Group's estimate and judgement exercised to determine the estimated total development costs. There is a risk that actual development costs may be different to those estimated, resulting in the stage of completion determined by the Group not reflecting the actual progress of the development.

Independent Auditors' Report
To the members of Oriental Interest Berhad (Cont'd)

The key audit matter (Cont'd)

Revenue and cost recognition on the sale of properties under construction is identified as a key audit matter due to the judgement involved to determine the stage of completion. A change in the estimates will affect the amount of revenue and cost recognised by the Group.

How the matter was addressed in our audit

We performed the following audit procedures, among others:

- Tested for evidence of the Group's review and approval over of project budgets and the recording of actual costs incurred;
- Compared on a sample basis the estimated budgeted costs to construction contracts awarded, suppliers' quotations, tenders, agreements and supplier invoices;
- Agreed on a sample of the development costs incurred during the year to supplier invoices and progress claims and checked that they meet the definition of development costs;
- Compared estimates of cost used for on-going projects to the actual cost incurred for similar completed projects;
- Compared the percentage of completion determined by the Group using the input method to architect certificates; and
- Recomputed the percentage of completion and the property development revenue and cost recognised during the year.

We have determined that there is no key audit matter in the audit of the separate financial statements of the Company to communicate in our auditors' report.

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 annual report 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 annual report and, in doing so, consider whether the annual report 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 annual 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 MFRS Accounting Standards, 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 Oriental Interest Berhad (Cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

- 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 or 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.

- 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 gives a true and fair view.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express 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, related safeguards.

Independent Auditors' Report (Cont'd)
To the members of Oriental Interest Berhad

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

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 auditors' report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors are disclosed in Note 5 to the financial statements.

Other Matter

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.

KPMG PLT
(LLP0010081-LCA & AF 0758)
Chartered Accountants

Raymond Chong Chee Mon
Approval Number : 03272/06/2026 J
Chartered Accountant

Penang

Date : 15 December 2025

Top 10 List of Properties of the Group

As at 31 August 2025

Location	Description/ Existing Use	Year of Revaluation or Acquisition	Approximate Land/Build Up Area	Tenure/Age of Building (years)	Net Book Value (RM'000)
Mukim Klang District of Klang Selangor Darul Ehsan	Vacant Land for Future Development	2021	14.76 acres	Freehold	82,381
Mukim Tanjong Duabelas District of Kuala Langat Selangor Darul Ehsan	Development Land Approved for Housing	2019	104.62 acres	Freehold	57,257
Bandar Kulim District of Kulim Kedah Darul Aman	Development Land Approved for Housing	2018	43.94 acres	Freehold	55,863
Pekan Pengkalan Kundang District of Gombak Selangor Darul Ehsan	Development Land Approved for Housing	2017	59.99 acres	99 years lease expiring in 2119	55,347
Bandar Sungai Petani Pekan Bedong/Sungai Lalang District of Kuala Muda Kedah Darul Aman	Development Land Approved for Housing	2015	33.34 acres	Freehold	54,744
Mukim Klang District of Klang Selangor Darul Ehsan	Development Land Approved for Housing	2023	45.74 acres	Freehold	54,446
Mukim Dengkil District of Sepang Selangor Darul Ehsan	Development Land Approved for Housing	1991, 2014 & 2017	29.87 acres	Freehold	37,843
Mukim Sidam Kanan District of Kulim Kedah Darul Aman	1 Storey Shopping mall 2 Storey (75 units)/ 1 Storey (85 units)/ Shop office	2022	65,853 sq meters/ 505,268 sq feet	Freehold/4	34,414
Bandar Amanjaya District of Kuala Muda Kedah Darul Aman	Development Land Approved for Housing	2017	52.22 acres	Freehold	31,946
Mukim Sidam Kanan District of Kulim Kedah Darul Aman	Development Land Approved for Housing	1999	72.18 acres	Freehold	27,290

Analysis of Shareholdings
As at 1 December 2025

Total number of issued shares	:	604,031,500
Class of share	:	Ordinary shares
Voting rights	:	One (1) vote per ordinary share

Thirty Largest Shareholders as at 1 December 2025

No.	Name	No. of Shares Held	% of Issued Shares
1.	Jupiter Sunrise Sdn. Bhd.	354,740,362	58.73
2.	LLSB 1980 Holdings Sdn. Bhd.	31,165,686	5.16
3.	Goh Say Seah Realty Sdn. Bhd.	22,175,528	3.67
4.	Delta Gold Sdn. Bhd.	20,573,600	3.41
5.	Lee Soo Ee Holdings Sendirian Berhad	15,400,200	2.55
6.	Tan Swee Bee Sdn. Bhd.	11,244,788	1.86
7.	Tan Swee Huat Sdn. Bhd.	6,244,244	1.03
8.	Chan Boon Aik	6,091,580	1.01
9.	Lor Cheng Yoon	6,010,300	0.99
10.	Lim Lean Peng & Sons Sdn. Bhd.	5,216,600	0.86
11.	Thean Eng (SP) Sdn. Bhd.	5,120,607	0.85
12.	Lim Yew Chee	5,110,800	0.85
13.	Tan Ah Bah Sdn. Bhd.	5,019,156	0.83
14.	Goh Aik Lean Holdings Sdn. Bhd.	4,998,400	0.83
15.	CIMSEC Nominees (Tempatan) Sdn. Bhd. *CIMB for Goh Aik Lai Holdings Sdn. Bhd. (PB)*	4,365,120	0.72
16.	Lim Lian Pian & Sons Sdn. Bhd.	4,104,300	0.68
17.	Chia Beng Tat	3,900,000	0.65
18.	Ooi Beng Liew & Sons Sdn. Bhd.	3,700,000	0.61
19.	Chua Keng Lim & Sons Sdn. Bhd.	3,621,400	0.60
20.	Lim Lean Brothers Enterprise Sdn. Bhd.	3,300,000	0.55
21.	Goh Aik Lean	3,200,000	0.53
22.	Beh Suan Sim	2,777,900	0.46
23.	Tan Yen Thiam Sdn. Bhd.	2,777,488	0.46
24.	Ooi Kim Sew	2,066,000	0.34
25.	Pearl & Hung Holdings Sdn. Bhd.	2,000,000	0.33
26.	Lee Siong Ser	1,869,100	0.31
27.	RHB Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Ooi Kim Sew*	1,514,000	0.25
28.	YSH Realty Sdn. Bhd.	1,411,200	0.23
29.	Low Peik Peng	1,204,000	0.20
30.	Tan Yuen Chyn	1,130,000	0.19

Analysis of Shareholdings (Cont'd)
As at 1 December 2025

Distribution of Shareholdings as at 1 December 2025

Size of Shareholdings	No. of Shareholders	% of Shareholders	No. of Shares Held	% of Issued Shares
Less than 100	32	1.85	928	0.00
100 – 1,000	162	9.39	89,058	0.01
1,001 – 10,000	995	57.65	4,718,012	0.78
10,001 – 100,000	385	22.31	12,432,709	2.06
100,001 – less than 5% of issued shares	150	8.69	200,884,745	33.26
30,201,575 – 5% and above of issued shares	2	0.11	385,906,048	63.89
Total	1,726	100.00	604,031,500	100.00

Directors' Shareholdings as at 1 December 2025

The Directors' interests in the Company based on the Register of Directors' Shareholdings of the Company are as follows:

	Direct Interest		Deemed Interest	
Name	No. of Shares Held	% of Issued Shares	No. of Shares Held	% of Issued Shares
DYTM Raja Puan Muda Kedah Che Puan Muda Zaheeda Binti Mohamad Ariff	-	-	-	-
Khoh Why Way	-	-	-	-
Low Kok Shen	-	-	-	-
Low Kok Yu	-	-	-	-
Low Chee Peng	-	-	-	-
Goh Joo Seong	-	-	-	-
Ahmad Tarmizi Bin Mohamed Hariri	-	-	-	-
Ang Hwui Tee	-	-	-	-

Substantial Shareholders as at 1 December 2025

The substantial shareholders of the Company based on the Register of Substantial Shareholders of the Company are as follows:

	Direct Interest		Deemed Interest	
Name	No. of Shares Held	% of Issued Shares	No. of Shares Held	% of Issued Shares
Jupiter Sunrise Sdn. Bhd.	354,740,362	58.73	-	-
LLSB 1980 Holdings Sdn. Bhd.	31,165,686	5.16	-	-

Analysis of Warrant Holdings

As at 1 December 2025

Total number of warrants issued	:	15,402,076
Exercise price	:	RM1.15
Exercise ratio	:	One (1) Warrant for One (1) Ordinary Share
Exercise period	:	5 years
Maturity date	:	18 April 2026

Thirty Largest Warrant Holders as at 1 December 2025

No.	Name	No. of Warrants Held	% of Issued Warrants
1.	Goh Say Seah Realty Sdn. Bhd.	6,000,000	38.96
2.	CIMSEC Nominees (Tempatan) Sdn. Bhd. *CIMB for Goh Aik Lai Holdings Sdn. Bhd. (PB)*	1,455,040	9.45
3.	Neo Lee Keng	520,000	3.38
4.	AMSEC Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Quek See Kui*	500,000	3.25
5.	UOB Kay Hian Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account For Teo Kwee Hock*	491,100	3.19
6.	YSH Realty Sdn. Bhd.	370,400	2.40
7.	Tan Boon Siang	352,000	2.28
8.	AMSEC Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account For Tan Yong Siang*	309,100	2.01
9.	Phillip Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account For Gan Kin Hoon*	279,900	1.82
10.	Kong Kok Choy	278,800	1.81
11.	Kenanga Nominees (Asing) Sdn. Bhd. *Exempt AN For Phillip Securities Pte. Ltd. (Client Account)*	264,000	1.71
12.	Tan Chai Siew	194,000	1.26
13.	Chua Yap Peng	193,000	1.25
14.	Chew Chin Hun	191,000	1.24
15.	Lim Chow Lin Terance	150,000	0.97
16.	Fortune Yields Sdn. Bhd.	141,100	0.92
17.	Tang Lai Ngoo	140,000	0.91
18.	Lim Kian Huat	136,800	0.89
19.	Tang Pei Chin	130,000	0.84
20.	Loh Choon Heok	110,200	0.71
21.	Lee Siong Ser	99,800	0.65
22.	Khong Mee Yeong	90,000	0.58
23.	Public Invest Nominees (Asing) Sdn. Bhd. *Exempt AN For Phillip Securities Pte. Ltd. (Clients)*	84,800	0.55
24.	Tang Pei Chin	84,000	0.54
25.	Citigroup Nominees (Asing) Sdn. Bhd. *Exempt AN For OCBC Securities Private Limited (Client A/C-NR)*	80,000	0.52
26.	Tan Wee Peng	80,000	0.52
27.	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account For Chew Chin Hun (E-BBB/BBA)*	79,000	0.51
28.	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account For Ch'ng Jin Ping (E-PPG)*	75,000	0.49
29.	Wong Lai Kien	73,400	0.48
30.	Poh Leong Kee	66,000	0.43

Analysis of Warrant Holdings (Cont'd)
As at 1 December 2025

Distribution of Warrant Holdings as at 1 December 2025

Size of Warrant Holdings	No. of Warrant Holders	% of Warrant Holders	No. of Warrants Held	% of Issued Warrants
Less than 100	13	4.04	863	0.01
100 – 1,000	24	7.45	13,131	0.09
1,001 – 10,000	189	58.70	675,342	4.38
10,001 – 100,000	76	23.60	2,506,300	16.27
100,001 – less than 5% of issued warrants	18	5.59	4,751,400	30.85
770,104 – 5% and above of issued warrants	2	0.62	7,455,040	48.40
Total	**322**	**100.00**	**15,402,076**	**100.00**

Directors' Warrant Holdings as at 1 December 2025

The Directors' interests in the Company based on the Register of Directors' Warrant Holdings of the Company are as follows:

	Direct Interest		Deemed Interest	
Name	No. of Warrants Held	% of Issued Warrants	No. of Warrants Held	% of Issued Warrants
DYTM Raja Puan Muda Kedah Che Puan Muda Zaheeda Binti Mohamad Ariff	-	-	-	-
Khoh Why Way	-	-	-	-
Low Kok Shen	-	-	-	-
Low Kok Yu	-	-	-	-
Low Chee Peng	-	-	-	-
Goh Joo Seong	-	-	-	-
Ahmad Tarmizi Bin Mohamed Hariri	-	-	-	-
Ang Hwui Tee	-	-	-	-

Notice of Thirty-Second Annual General Meeting

NOTICE IS HEREBY GIVEN that the Thirty-Second Annual General Meeting ("32nd AGM") of ORIENTAL INTEREST BERHAD ("the Company") will be held at Grand Ballroom, Kompleks Perniagaan Ampang, Lebuhraya Sultanah Bahiyah, 05050 Alor Setar, Kedah Darul Aman on Monday, 26 January 2026 at 11.00 a.m. for the following purposes:

AGENDA

AS ORDINARY BUSINESS

1. To receive the Audited Financial Statements for the financial year ended 31 August 2025 together with the Reports of the Directors and Auditors thereon.

2. To re-elect the Directors retiring in accordance with Clause 103 of the Company's Constitution:
   (a) Ms. Ang Hwui Tee; and — **Ordinary Resolution 1**
   (b) En. Ahmad Tarmizi Bin Mohamed Hariri — **Ordinary Resolution 2**

3. To re-elect the Directors retiring in accordance with Clause 110 of the Company's Constitution:
   (a) Mr. Khoh Why Way; — **Ordinary Resolution 3**
   (b) Mr. Low Chee Peng; and — **Ordinary Resolution 4**
   (c) Mr. Low Kok Yu — **Ordinary Resolution 5**

4. To approve the payment of Directors' fees of up to an aggregate amount of RM1,000,000 from one day after the 32nd AGM until the conclusion of the next AGM of the Company. — **Ordinary Resolution 6**

5. To approve the payment of benefits payable to the Directors of the Company of up to an aggregate amount of RM250,000 from one day after the 32nd AGM until the conclusion of the next AGM of the Company. — **Ordinary Resolution 7**

6. To appoint Deloitte Malaysia PLT (formerly known as Deloitte PLT) as Auditors of the Company in place of the retiring Auditors, KPMG PLT, and to hold office until the conclusion of the next AGM of the Company AND THAT the Directors be authorised to fix their remuneration. — **Ordinary Resolution 8**

AS SPECIAL BUSINESS

To consider and if thought fit, pass the following Ordinary Resolutions with or without modifications:

7. **AUTHORITY TO ALLOT AND ISSUE SHARES BY DIRECTORS PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016** — **Ordinary Resolution 9**

   "THAT subject always to the Companies Act 2016 ("Act"), the Company's Constitution, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the approvals of the relevant government or regulatory authorities, where such approval is required, the Directors be and are hereby authorised and empowered pursuant to Sections 75 and 76 of the Act to allot and issue shares in the Company at any time, at such price, upon such terms and conditions, for such purposes and to such person or persons, as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company, provided that the aggregate number of shares to be issued pursuant to this resolution does not exceed ten per centum (10%) of the total number of issued shares of the Company for the time being.

Notice of Thirty-Second Annual General Meeting (Cont'd)

AND THAT the Directors are also empowered to obtain the approval from the Bursa Securities for the listing and quotation for the additional shares to be issued and THAT such authority shall continue to be in force until the conclusion of the next annual general meeting of the Company.

AND THAT pursuant to Section 85 of the Act, read together with Clause 65 of the Constitution of the Company, approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company to be offered new shares ranking equally to the existing issued shares of the Company arising from issuance of new shares pursuant to this mandate.

AND THAT the new shares to be issued shall, upon allotment and issuance, rank equally in all respects with the existing shares of the Company, save and except that they shall not be entitled to any dividends, rights, allotments and/or any other forms of distribution that which may be declared, made or paid before the date of allotment of such new shares."

8. **PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR THE RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE AND PROPOSED NEW SHAREHOLDERS' MANDATE FOR ADDITIONAL RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED SHAREHOLDERS' MANDATE")** **Ordinary Resolution 10**

"THAT approval be and is hereby given to the Company and its subsidiaries, to enter and give effect to the recurrent related party transactions of a revenue or trading nature (hereinafter to be referred to as "Recurrent Transactions") with the related parties as stated in Section 2 of the Circular to Shareholders dated 29 December 2025 which are necessary for the Company's day-to-day operations subject further to the following:

(i) the Recurrent Transactions contemplated are in the ordinary course of business and on terms which are not more favourable to related parties than those generally available to the public, and are not to the detriment of the minority shareholders of the Company;

(ii) the approval is subject to annual renewal and shall only continue to be in force until:
   (a) the conclusion of the next annual general meeting ("AGM") of the Company following the forthcoming AGM of the Company at which the Proposed Shareholders' Mandate is approved, at which time it will lapse, unless by a resolution passed at the AGM the mandate is again renewed;
   (b) the expiration of the period within which the next AGM of the Company after the date, it is required to be held pursuant to Section 340(2) of the Companies Act 2016 ("Act") (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
   (c) revoked or varied by resolution passed by the shareholders in general meeting,

   whichever is the earlier.

AND THAT the Directors of the Company be and are hereby authorised to do all acts, deeds, things and execute all necessary documents as they may consider necessary or expedient in the best interest of the Company with full powers to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted under relevant authorities to give full effect to the Proposed Shareholders' Mandate."

Notice of Thirty-Second Annual General Meeting (Cont'd)

9. To transact any other business of which due notice shall have been given.

By Order of the Board

Tai Yit Chan [MAICSA 7009143|SSM PC No. 202008001023]
Ong Tze-En [MAICSA 7026537|SSM PC No. 202008003397]
Company Secretaries

Penang, 29 December 2025

Notes:

1. A proxy may but need not be a member.
2. The instrument appointing a proxy must be deposited/submitted via the following ways not less than forty-eight (48) hours before the time set for holding the AGM or at any adjournment thereof:
   (a) By hardcopy form
   The Proxy Form must be deposited at Share Registrar's office at Boardroom Share Registrars Sdn. Bhd., 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
   (b) By electronic form
   The Proxy Form can be electronically submitted through facsimile at +603-7890 4670 or emailed to bsr.proxy@boardroomlimited.com.
3. A member entitled to attend, participate, speak and vote is entitled to appoint not more than two (2) proxies to attend, participate, speak and vote instead of him. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
4. Where a member is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one (1) securities account ("omnibus account"), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds.
5. If the appointor is a corporation, the Proxy Form must be executed under the corporation's Common Seal or under the hand of an officer or attorney duly authorised.
6. In respect of deposited securities, only members whose names appear on the Record of Depositors on 19 January 2026 (General Meeting Record of Depositors) shall be eligible to attend the meeting or appoint proxy(ies) to attend and/or vote on his/her behalf.

Explanatory Notes on Ordinary Business:

1. **Ordinary Resolutions 1, 2, 3, 4 and 5** concern the re-election of Ms. Ang Hwui Tee, En. Ahmad Tarmizi Bin Mohamed Hariri, Mr. Khoh Why Way, Mr. Low Chee Peng and Mr. Low Kok Yu (collectively referred to as "retiring Directors"). All retiring Directors, being eligible, have offered themselves for re-election at the 32nd Annual General Meeting ("AGM").

   The Board of Directors ("Board"), through the Nominating Committee ("NC"), has reviewed the retiring Directors and is satisfied that they meet the criteria set out under Paragraph 2.20A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("MMLR"), including character, experience, integrity, competence, and the ability to devote sufficient time to discharge their responsibilities effectively. The NC has also confirmed the satisfactory outcome of the fit and proper assessment and, where applicable, their independence status.

   As their appointments were close to the financial year ended 31 August 2025 ("FYE2025"), Mr. Khoh Why Way, Mr. Low Chee Peng and Mr. Low Kok Yu were not included in the annual Board evaluation for FYE2025. Ms. Ang Hwui Tee and En. Ahmad Tarmizi Bin Mohamed Hariri, both Independent Non-Executive Directors ("INEDs"), have fulfilled the independence requirements under the MMLR and demonstrated objectivity and impartiality through active participation in Board and Board Committee meetings, including the NC, Audit and Risk Management Committee ("ARMC"), and Remuneration Committee ("RC"). They have consistently provided valuable insights and exercised due care in carrying out their duties effectively throughout their tenure.

Notice of Thirty-Second Annual General Meeting (Cont'd)

Mr. Khoh Why Way, **Mr. Low Chee Peng** and **Mr. Low Kok Yu** represent the new generation of executive leadership entrusted with driving the Company and its subsidiaries ("Group") forward. In view of their recent appointments and the basis of their selection, the Board concurs with the NC's recommendation that they be given the opportunity to contribute to the Group's growth and success, and therefore supports their re-election.

The retiring Directors do not have any conflict of interest with the Company and its subsidiaries save as disclosed in the Annual Report 2025 and the Circular to the Shareholders. All retiring Directors had also abstained from deliberation and decision making on their re-election.

2. **Ordinary Resolutions 6 and 7** are to seek shareholders' approval on the Directors' fees and benefits payable to the Directors. The Directors' fees and benefits payable have been reviewed by the RC and the Board. The Directors' fees and the benefits payable are in the best interest of the Company and in accordance with the remuneration framework.

   The Directors' fees comprise fees payable to the Directors. The amount also includes a contingency sum to cater to unforeseen circumstances such as the appointment of any additional Director and/or for the formation of additional Board Committees and/or increase in Directors' fees. The benefits payable comprise of meeting attendance fees. In determining the estimated total amount of benefits payable, the Board considered various factors including the number of scheduled meetings as well as the number of Directors involved in these meetings.

   Upon approval, this will facilitate payment of Directors' fees and benefits payable on current financial year basis, based on the current board size and assuming that all Directors shall hold office until the end of the financial year. In the event the proposed Directors' fees and benefits payable are insufficient (due to enlarged board size, if any), approval will be sought at the next AGM for additional fees to meet the shortfall. It will also authorised payment to be made by the Company on a quarterly basis and/or as and when incurred. The Board is of the view that the payment arrangement is fair and equitable particularly after they have discharged their responsibilities and rendered their services to the Company throughout the relevant period.

   Details of Directors' fees and benefits paid/payable for the financial year ended 31 August 2025 are detailed in the Corporate Governance Overview Statement in the Annual Report 2025 and Corporate Governance Report.

3. **Ordinary Resolution 8** seeks shareholders' approval for the appointment of Deloitte Malaysia PLT (formerly known as Deloitte PLT) ("Deloitte") as the Company's external auditor in place of the retiring Auditor, KPMG PLT. In line with the Group's internal policy of rotating external auditors every ten (10) years, the Board has reviewed the audit arrangements and resolved not to recommend the re-appointment of KPMG PLT for FYE2026. Accordingly, the Board proposes that Deloitte be appointed as the Company's external auditor to hold office for FYE2026 and until the conclusion of the next AGM of the Company. The Board and the ARMC have assessed Deloitte's credentials and are satisfied that the firm possesses the requisite experience, technical competence, and independence to uphold audit quality and meet all regulatory requirements. Deloitte has confirmed its consent to act as the Company's external auditor.

Explanatory Notes on Special Business:

1. **Ordinary Resolution 9 – Authority to allot and issue shares by Directors pursuant to Sections 75 and 76 of the Companies Act 2016**
   Ordinary Resolution 9, is for the purpose of granting a renewed general mandate ("General Mandate") and if passed, will give authority to the Board to allot and issue shares up to a maximum of ten per centum (10%) of the total number of issued shares of the Company at any time in their absolute discretion and that such authority shall continue in force until the conclusion of the next AGM of the Company or the expiration of the period within which the next AGM is required by law to be held or revoked/varied by resolution passed by the shareholders in general meeting whichever is the earlier.

   The waiver of pre-emptive rights pursuant to Section 85 of the Act and Clause 65 of the Constitution will allow the Directors of the Company to issue new shares of the Company which rank equally to existing issued shares of the Company, to any person without having to offer the new shares to all existing shareholders of the Company prior to issuance of new shares in the Company under the General Mandate.

Notice of Thirty-Second Annual General Meeting (Cont'd)

As at the date of this Notice, no new shares in the Company were issued pursuant to the General Mandate granted to the Directors at the last AGM held on 21 January 2025 and which will lapse at the conclusion of this 32nd AGM. The renewal of this General Mandate will provide flexibility to the Company for any possible fundraising activities, including but not limited to further placing of shares, for purpose of funding future investment project(s), working capital and/or acquisitions.

At this juncture, there is no decision to issue new shares but the Directors consider it desirable to have the flexibility permitted to respond to market developments and to enable allotments to take place to finance business opportunities without making a pre-emptive offer to existing shareholders. If there should be a decision to issue new shares after the General Mandate is obtained, the Company will make announcement in respect thereof.

2. **Ordinary Resolution 10 - Proposed Shareholders' Mandate**
   Ordinary Resolution 10, if passed, will empower the Directors from the date of the 32nd AGM, to deal with the related party transactions involving recurrent transactions of a revenue or trading nature which are necessary for the Company's day-to-day operations. These recurrent related party transactions are in the ordinary course of business and are on terms not more favourable to the related parties than those generally available to the public and not to the detriment of the minority shareholders. This authority will, unless revoked or varied at a general meeting, will expire at the conclusion of the next AGM of the Company or the expiration of the period within which the next AGM is required to be held, whichever occurs first.

   Please refer to the Circular to the Shareholders dated 29 December 2025.

Statement Accompanying Notice of AGM
(Pursuant to Paragraph 8.27(2) of the Bursa Malaysia Securities Berhad's Main Market Listing Requirements)
No individual is standing for election as a Director at the forthcoming 32nd AGM of the Company.

PROXY FORM

ORIENTAL INTEREST BERHAD
Registration No. 199301017406 (272144-M)
(Incorporated in Malaysia)

CDS Account No.	No. of Shares held

*I/We ____
(Full Name in Block Letters and NRIC No./Passport No./Registration No.)

of ________________________________ and ________________________
(Address) (Tel. No./Email Address)

being a *member/members of **Oriental Interest Berhad** ("the Company"), hereby appoint

Full Name and Address (in Block Letters)	NRIC No./Passport No.	No. of Shares	% of Shareholding

* and/or (*delete if not applicable)

Full Name and Address (in Block Letters)	NRIC No./Passport No.	No. of Shares	% of Shareholding

or failing *him/her, THE CHAIRMAN OF THE MEETING as *my/our *proxy/proxies to vote for *me/us and on *my/our behalf at the Thirty-Second Annual General Meeting of the Company to be held at Grand Ballroom, Kompleks Perniagaan Ampang, Lebuhraya Sultanah Bahiyah, 05050 Alor Setar, Kedah Darul Aman on Monday, 26 January 2026 at 11.00 a.m., or at any adjournment thereof.

Please indicate with an "x" in the appropriate space(s) provided below on how you wish your votes to be cast. If no specific direction as to voting is given, the proxy will vote or abstain from voting at *his/her discretion.

No.	Ordinary Resolutions	For	Against
1.	To re-elect Ms. Ang Hwui Tee		
2.	To re-elect En. Ahmad Tarmizi Bin Mohamed Hariri		
3.	To re-elect Mr. Khoh Why Way		
4.	To re-elect Mr. Low Chee Peng		
5.	To re-elect Mr. Low Kok Yu		
6.	To approve the payment of Directors' fees of the Company		
7.	To approve the payment of benefits payable to the Directors of the Company		
8.	To appoint Deloitte Malaysia PLT (formerly known as Deloitte PLT) as Auditors in place of the retiring Auditors, KPMG PLT		
9.	To approve the authority to allot and issue shares by Directors pursuant to Sections 75 and 76 of the Companies Act 2016		
10.	To approve the Proposed Shareholders' Mandate		

Signed this ______________ day of ______________ , 20 ____.

____
Signature of Member/Common Seal
* Strike out whichever is not desired.

Notes:
1. A proxy may but need not be a member.
2. The instrument appointing a proxy must be deposited/submitted via the following ways not less than forty-eight (48) hours before the time set for holding the AGM or at any adjournment thereof:
   (a) By hardcopy form
   The Proxy Form must be deposited at the Share Registrar's office at Boardroom Share Registrars Sdn. Bhd., 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia.
   (b) By electronic form
   The Proxy Form can be electronically submitted through facsimile at +603 7890 4670 or emailed to bsr.proxy@boardroomlimited.com.
3. A member entitled to attend, participate, speak and vote is entitled to appoint not more than two (2) proxies to attend, participate, speak and vote instead of him. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
4. Where a member is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one (1) securities account ("omnibus account"), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds.
5. If the appointor is a corporation, the Proxy Form must be executed under the corporation's Common Seal or under the hand of an officer or attorney duly authorised.
6. In respect of deposited securities, only members whose names appear on the Record of Depositors on 19 January 2026 (General Meeting Record of Depositors) shall be eligible to attend the meeting or appoint proxy(ies) to attend and/or vote on his/her behalf.

Personal Data Privacy:
By submitting the duly executed Proxy Form, the member and his/her proxy consent to the Company and/or its agents/service providers to collect, use and disclose the personal data therein in accordance with the Personal Data Protection Act 2010, for the purpose of the 32nd AGM of the Company and any adjournment thereof.

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Affix
Stamp

The Share Registrar
ORIENTAL INTEREST BERHAD
Registration No. 199301017406 (272144-M)
11th Floor, Menara Symphony
No. 5, Jalan Professor Khoo Kay Kim
Seksyen 13, 46200 Petaling Jaya
Selangor Darul Ehsan, Malaysia

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Oriental Interest Berhad
199301017406 (272144-M)

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