ORIENTAL INTEREST BERHAD [Registration No. 199301017406 (272144-M)]

QUARTERLY REPORT

The Board of Directors is pleased to announce the interim financial statements on consolidated results for the third quarter of financial year ending 31 August 2026.

Condensed consolidated statement of profit or loss and other comprehensive income for the financial period ended 31 May 2026

[The figures have not been audited]

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31/05/2026 RM'000	Preceding Year Quarter 31/05/2025 RM'000	Current Year To Date 31/05/2026 RM'000	Preceding Year To Date 31/05/2025 RM'000
Revenue	179,386	305,245	501,120	626,280
Cost of sales	(124,564)	(200,658)	(334,375)	(418,511)
Gross profit	54,822	104,587	166,745	207,769
Other income	3,881	3,837	15,489	7,259
Selling and distribution expenses	(3,793)	(2,434)	(10,668)	(6,581)
Administrative expenses	(15,843)	(18,116)	(55,504)	(53,959)
Other expenses	(2,078)	(2,813)	(7,108)	(5,598)
Results from operating activities	36,989	85,061	108,954	148,890
Finance costs	(882)	(776)	(2,081)	(2,078)
Share of profit of equity-accounted associate, net of tax	5	5	13	15
Profit before tax	36,112	84,290	106,886	146,827
Taxation	(7,449)	(27,919)	(25,321)	(43,194)
Profit for the financial period/ Total comprehensive income	28,663	56,371	81,565	103,633
Total comprehensive income attributable to:				
Owners of the Company	25,610	45,484	71,639	83,494
Non-controlling interests	3,053	10,887	9,926	20,139
	28,663	56,371	81,565	103,633
Earnings per ordinary share (sen)				
- Basic	4.20	8.01	12.80	16.69
- Diluted	4.19	7.94	12.79	16.57

The condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying explanatory notes attached to the interim financial report and the audited financial statements for the financial year ended 31 August 2025.

ORIENTAL INTEREST BERHAD

[Registration No. 199301017406 (272144-M)]

Condensed consolidated statement of financial position as at 31 May 2026

	Unaudited 31/05/2026 RM'000	Audited 31/08/2025 RM'000
ASSETS		
Property, plant and equipment	73,680	73,402
Right-of-use assets	12,741	15,475
Investment properties	59,914	58,688
Investment in an associate	5,444	5,431
Deferred tax assets	52,377	54,365
Inventories	542,701	531,831
Other receivables	49,482	65,177
Total non-current assets	796,339	804,369
Inventories	552,503	445,330
Contract costs	54,580	42,664
Contract assets	176,936	203,780
Trade and other receivables	199,499	171,677
Tax recoverable	11,180	13,824
Short-term investments	112,144	153,053
Cash and bank balances	72,446	49,780
Total current assets	1,179,288	1,080,108
Total assets	1,975,627	1,884,477
EQUITY		
Share capital	445,631	432,945
Reserves	532,506	498,821
Equity attributable to owners of the Company	978,137	931,766
Non-controlling interests	127,935	142,411
Total equity	1,106,072	1,074,177
LIABILITIES		
Lease liabilities	2,890	4,953
Trade payables	74,433	75,043
Deferred tax liabilities	942	309
Total non-current liabilities	78,265	80,305
Loans and borrowings	348,550	365,354
Lease liabilities	2,420	3,298
Trade and other payables	344,074	247,300
Contract liabilities	76,575	92,584
Deferred income	7,940	11,621
Tax payable	11,731	9,838
Total current liabilities	791,290	729,995
Total liabilities	869,555	810,300
TOTAL EQUITY AND LIABILITIES	1,975,627	1,884,477
Net assets per share attributable to owners of the Company (RM)	1.59	1.54

The condensed consolidated statement of financial position should be read in conjunction with the accompanying explanatory notes attached to the interim financial report and the audited financial statements for the financial year ended 31 August 2025.

ORIENTAL INTEREST BERHAD

[Registration No. 199301017406 (272144-M)]

Condensed consolidated statement of changes in equity for the financial period ended 31 May 2026

[The figures have not been audited]

	------------ Attributable to owners of the Company -----------						
	---------- Non-distributable ----------			Distributable			
	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
At 1 September 2024	250,364	24,778	7,078	512,826	795,046	123,222	918,268
Profit for the financial period	-	-	-	83,494	83,494	20,139	103,633
Transaction with owners:							
Issuance of ordinary shares pursuant to exercise of warrants	144,643	-	-	-	144,643	-	144,643
Reversal of warrants reserve upon warrant exercised	20,125	(20,125)	-	-	-	-	-
Dividend paid to:							
- shareholders of the Company	-	-	-	(25,662)	(25,662)	-	(25,662)
- non-controlling interests of subsidiaries	-	-	-	-	-	(5,979)	(5,979)
Total transaction with owners of the Company	164,768	(20,125)	-	(25,662)	118,981	(5,979)	113,002
Realisation of revaluation reserve	-	-	(162)	162	-	-	-
At 31 May 2025	415,132	4,653	6,916	570,820	997,521	137,382	1,134,903
At 1 September 2025	432,945	2,478	6,792	489,551	931,766	142,411	1,074,177
Profit for the financial period	-	-	-	71,639	71,639	9,926	81,565
Transactions with owners:							
Acquisition of non-controlling interests in subsidiaries	-	-	-	-	-	(11,404)	(11,404)
Issuance of ordinary shares pursuant to exercise of warrants	11,137	-	-	-	11,137	-	11,137
Reversal of warrants reserve upon warrant exercised	1,549	(1,549)	-	-	-	-	-
Reclassification of warrants reserve upon expiry of unexercised warrants	-	(929)	-	929	-	-	-
Dividend paid to:							
- shareholders of the Company	-	-	-	(36,405)	(36,405)	-	(36,405)
- non-controlling interests of subsidiaries	-	-	-	-	-	(12,998)	(12,998)
Total transactions with owners of the Company	12,686	(2,478)	-	(35,476)	(25,268)	(24,402)	(49,670)
Realisation of revaluation reserve	-	-	(164)	164	-	-	-
At 31 May 2026	445,631	-	6,628	525,878	978,137	127,935	1,106,072

The condensed consolidated statement of changes in equity should be read in conjunction with the accompanying explanatory notes attached to the interim financial report and the audited financial statements for the financial year ended 31 August 2025.

ORIENTAL INTEREST BERHAD
[Registration No. 199301017406 (272144-M)]

Condensed consolidated statement of cash flows for the financial period ended 31 May 2026
[The figures have not been audited]

	Period Ended	
	31/05/2026	**31/05/2025**
	RM'000	**RM'000**
Cash flows from operating activities		
Profit before tax	106,886	146,827
Adjustments for:-		
Depreciation	9,388	7,238
Interest income	(3,855)	(3,660)
Interest expense	2,081	2,078
Share of profit of an associate	(13)	(15)
Other non-cash items	(248)	175
Operating profit before changes in working capital	114,239	152,643
Net changes in non-current and current assets	(107,356)	85,016
Net changes in non-current and current liabilities	76,474	(64,633)
Cash generated from operations	83,357	173,026
Tax paid	(18,163)	(18,637)
Net cash from operating activities	65,194	154,389
Cash flows from investing activities		
Interest received	3,855	3,660
Proceeds from disposal of plant and equipment	851	175
Additions to property, plant and equipment	(8,753)	(7,811)
Additions to investment properties	(1,952)	(359)
Acquisition of non-controlling interests in subsidiaries	(11,404)	-
Net cash used in investing activities	(17,403)	(4,335)
Cash flows from financing activities		
Interest paid	(9,967)	(13,006)
Dividend paid to:		
- shareholders of the Company	(36,405)	(25,662)
- non-controlling interests	(12,998)	(5,979)
Repayment of loans and borrowings	(16,804)	(16,826)
Redemption of redeemable preference shares	-	(47,800)
Payment of lease liabilities	(997)	(711)
Proceeds from exercise of warrants	11,137	144,643
Net cash (used in)/from financing activities	(66,034)	34,659
Net change in cash and cash equivalents	(18,243)	184,713
Cash and cash equivalents		
- at beginning of the period	202,833	147,550
- at end of the period	184,590	332,263
Cash and cash equivalents included in the cash flows comprise the following:-		
Short-term investments	112,144	299,068
Cash and bank balances	72,446	33,195
	184,590	332,263

The condensed consolidated statement of cash flows should be read in conjunction with the accompanying explanatory notes attached to the interim financial report and the audited financial statements for the financial year ended 31 August 2025.

Notes to the quarterly report - 31 May 2026

A. Selected Explanatory Notes to the Interim Financial Statements as required under MFRS 134
[The figures have not been audited]

A.1. Basis of Preparation
The interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 "Interim Financial Reporting" and Paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"), and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 August 2025. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since financial year ended 31 August 2025.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the annual financial statements for the financial year ended 31 August 2025 except for the changes in accounting policies and presentation resulting from the adoption of relevant MFRSs and amendments to MFRSs that are applicable and effective for the Group's financial year beginning on or after 1 September 2025 as follows:-

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

The adoption of the above accounting standards, amendments and improvements to published standards does not have any material financial impact on the financial statements of the Group.

A.2. Seasonal or Cyclical Factors
Seasonal or cyclical factors do not have any material impact on the Group's business operations.

A.3. Unusual Items Due to Nature, Size or Incidence
There were no unusual items affecting the assets, liabilities, equity, net income or cash flows for the financial period under review.

A.4. Changes in Estimates
There were no changes in estimates that have a material effect in the current quarter results.

A.5. Debt and Equity Securities
There were no issuance and/or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the financial period under review, other than as follows:-

During the financial period under review, the Company issued 9,684,140 new ordinary shares through the exercise of warrants 2021/2026 at an exercise price of RM1.15 per ordinary share. The remaining 5,799,936 warrants not exercised had lapsed and became null and void and ceased to be valid for any purpose on expiry date of 17 April 2026.

A.6. Dividends Paid
A special dividend of 20 sen per ordinary share in respect of the financial year ended 31 August 2025 was declared on 18 April 2025. The dividend, which amounted to RM120.65 million, was paid on 18 July 2025.

An interim dividend of 6 sen per ordinary share in respect of the financial year ending 31 August 2026 was declared on 10 February 2026. The dividend, which amounted to RM36.41 million, was paid on 31 March 2026.

Notes to the quarterly report - 31 May 2026

A.7. **Material Events Subsequent to the Interim Reporting Period**
There were no material events that have arisen subsequent to the end of the interim reporting period, which have not been reflected in the interim financial statements.

A.8. **Changes in the Composition of the Group**
There were no changes in the composition of the Group during the interim reporting period, other than as follows:-

i) On 25 November 2025, the Company acquired 20% equity interest in OIB Marketing Sdn. Bhd. ("OIBM") for RM200,000 and 10% equity interest in OIB Construction Sdn. Bhd. ("OIBC") for RM11,204,287. Following these acquisitions, OIBM and OIBC became wholly-owned subsidiaries of the Company.

ii) On 10 April 2026, the Company announced LKFO Sdn. Bhd. ("LKFO") as the new substantial shareholder of the Company following transfer of 354,740,362 ordinary shares in the Company from Jupiter Sunrise Sdn. Bhd. ("JSSB") to LKFO ("Transfer"). The Transfer was undertaken with the prior approval of the Securities Commission Malaysia and Bursa Malaysia Depository Sdn. Bhd..

LKFO is a wholly owned subsidiary of LK Labuan Foundation, a foundation incorporated and domiciled in Labuan Federal Territory. Consequent to the Transfer, the Company acknowledged LKFO and LK Labuan Foundation as the immediate holding company and ultimate holding company respectively.

A.9. **Operating Segments**

	Property Development RM'000	General Construction RM'000	Investment Holding RM'000	Others RM'000	Consolidated RM'000
Current period ended 31 May 2026					
Revenue					
Total revenue	447,991	217,194	73,750	16,307	755,242
Inter-segment revenue	(1,845)	(178,945)	(73,286)	(46)	(254,122)
Revenue from external customers	446,146	38,249	464	16,261	501,120
Segment profit/(loss)					
Reportable segment profit/(loss)	102,937	2,966	(365)	1,335	106,873
Share of results of an associate	-	-	13	-	13
Profit/(Loss) before tax	102,937	2,966	(352)	1,335	106,886
Corresponding period ended 31 May 2025					
Revenue					
Total revenue	559,475	338,869	27,207	13,039	938,590
Inter-segment revenue	(9,702)	(277,182)	(25,374)	(52)	(312,310)
Revenue from external customers	549,773	61,687	1,833	12,987	626,280
Segment profit					
Reportable segment profit	142,718	654	929	2,511	146,812
Share of results of an associate	-	-	15	-	15
Profit before tax	142,718	654	944	2,511	146,827

Notes to the quarterly report - 31 May 2026

A.9. **Operating Segments (Cont'd)**

	Property Development RM'000	General Construction RM'000	Investment Holding RM'000	Others RM'000	Consolidated RM'000
As at 31 May 2026					
Segment assets					
Total segment assets	1,786,264	80,069	17,658	86,192	1,970,183
Associate	-	-	5,444	-	5,444
Total assets	1,786,264	80,069	23,102	86,192	1,975,627
Segment liabilities					
Total segment liabilities	728,269	135,675	1,270	4,341	869,555
As at 31 May 2025					
Segment assets					
Total segment assets	1,497,321	76,558	232,463	64,410	1,870,752
Associate	-	-	5,427	-	5,427
Total assets	1,497,321	76,558	237,890	64,410	1,876,179
Segment liabilities					
Total segment liabilities	375,596	166,414	187,082	12,184	741,276

A.10. **Commitments**

The commitments as at the end of the reporting date are as follows:

	31/05/2026 RM'000
Bankers' guarantee issued to third parties in favour of subsidiaries	
- Unsecured	53,226
Contracted but not provided for	
- Development land	85,537

Notes to the quarterly report - 31 May 2026

A.11. **Related Party Transactions**

The Group's recurrent related party transactions in the current financial year to date are as follows:-

	31/05/2026 RM'000
Sale/(Purchase) of goods and services to/(from):	
- Entities in which substantial interests are owned directly by persons connected with Directors of a subsidiary of the Company	(168)
- Entity in which substantial interests are owned directly by persons connected with Directors of a subsidiary of the Company	21
- Entities in which substantial interests are owned indirectly by Directors/person connected to Director of a subsidiary of the Company	(21,338)
- Entities in which substantial interests are owned indirectly by Directors/person connected to Director of a subsidiary of the Company	29,540
Rental income/(expenses) from/(to):	
- Entities in which substantial interests are owned indirectly by Directors/person connected to Director of a subsidiary of the Company	604
- Entities in which substantial interests are owned indirectly by Directors/person connected to Director of a subsidiary of the Company	(2,163)

Notes to the quarterly report - 31 May 2026

B. Additional Information required by the Bursa Malaysia Securities Berhad Listing Requirements in relation to the issuance of the Interim Financial Statements

[The figures have not been audited]

B.1. Financial Review for Current Quarter and Financial Year to Date

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 31/05/2026 RM'000	Preceding Year Quarter 31/05/2025 RM'000	Changes %	Current Year To Date 31/05/2026 RM'000	Preceding Year To Date 31/05/2025 RM'000	Changes %
Revenue						
Property Development	159,706	285,298	(44)	446,146	549,773	(19)
General Construction	14,003	14,003	-	38,249	61,687	(38)
Investment Holding	173	1,528	(89)	464	1,833	(75)
Others	5,504	4,416	25	16,261	12,987	25
Total	179,386	305,245	(41)	501,120	626,280	(20)
Profit/(Loss) before tax						
Property Development	32,866	81,922	(60)	102,937	142,718	(28)
General Construction	2,567	233	1,002	2,966	654	354
Investment Holding	(68)	1,162	(106)	(352)	944	(137)
Others	747	973	(23)	1,335	2,511	(47)
Total	36,112	84,290	(57)	106,886	146,827	(27)

For the current financial quarter, the Group recorded revenue of RM179.39 million and profit before tax ("PBT") of RM36.11 million, representing decreases of 41% and 57% respectively, compared with the corresponding quarter of the preceding year. For the financial period to date, revenue and PBT were RM501.12 million and RM106.89 million respectively, representing decreases of 20% and 27% compared with the corresponding period of the preceding year.

The lower revenue and PBT for both the current quarter and the financial period to date were mainly attributable to lower progress billings from the Property Development segment. However, PBT from the General Construction segment increased despite revenue remained unchanged for the current quarter, mainly due to improved project margins and effective cost management.

Notes to the quarterly report - 31 May 2026

B.2. **Financial Review for Current Quarter Compared with Immediate Preceding Quarter**

	Current Year Quarter 31/05/2026 RM'000	Immediate Preceding Quarter 28/02/2026 RM'000	Changes %
Revenue			
Property Development	159,706	132,777	20
General Construction	14,003	13,486	4
Investment Holding	173	99	75
Others	5,504	5,352	3
Total	179,386	151,714	18
Profit/(Loss) before tax			
Property Development	32,866	32,578	1
General Construction	2,567	(41)	6,361
Investment Holding	(68)	(247)	72
Others	747	(247)	402
Total	36,112	32,043	13

For the current financial quarter, the Group's revenue and PBT increased by 18% and 13% to RM179.39 million and RM36.11 million respectively, compared to the immediate preceding quarter. The improvement was mainly driven by higher progress billings from the Property Development segment.

B.3. **Prospects for the Current Financial Year**

Despite ongoing economic uncertainties and inflationary pressures within the property sector, the Group maintained its performance in revenue and profitability. This was supported by steady property sales, reflecting the continued demand for the Group's developments.

During the quarter under review, the Group successfully completed and delivered vacant possession for 523 units from various development projects. Concurrently, the Group launched a new phase at Myra Gardens and Taman Kulim Utama respectively. At the same time, the Group launched a new project at Bandar Saujana Putra, further strengthening its development pipeline and future growth prospects.

As at the end of the reporting period, the Group's landbank stood at approximately 1,996 acres of strategically located development land, providing a strong foundation for future projects and long-term earnings visibility. In line with its growth strategy, the Group continues to evaluate and pursue new landbank opportunities, particularly in areas with strong demand from first-time homebuyers and owner-occupiers.

Looking ahead, the Group remains well-positioned for continued growth, supported by unbilled property sales of approximately RM628.71 million as at the end of the financial quarter. The Group is optimistic about delivering another year of positive performance in FY2026.

Notes to the quarterly report - 31 May 2026

B.4. **Variance of Actual Profit from Forecast Profit**

The Group has not given any profit forecast nor profit guarantee in respect of any corporate proposals.

B.5. **Profit Before Taxation**

	Current Year Quarter 31/05/2026 RM'000	Current Year To Date 31/05/2026 RM'000
Profit before taxation is arrived at after (charging)/crediting:-		
Depreciation	(3,136)	(9,388)
Interest expense	(882)	(2,081)
Government grant income	2,631	10,841
Lease income	1,591	4,757
Interest income	1,088	3,855

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Securities Listing Requirements are not applicable.

B.6. **Taxation**

	Current Year Quarter 31/5/2026 RM'000	Current Year To Date 31/05/2026 RM'000
Malaysian income tax based on the profit for the financial period	7,397	24,146
Deferred taxation	277	1,400
Taxation overprovided in respect of prior financial year	(225)	(225)
	7,449	25,321

The effective tax rate of the Group for the financial period is approximate to the statutory income tax rate.

B.7. **Status of Corporate Proposals**

There were no corporate proposals that have been announced but not completed as at 20 July 2026, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

B.8. **Group Borrowings and Debt Securities**

	Short Term RM'000	Total RM'000
As at 31 May 2026		
Secured		
Revolving credit	298,550	298,550
Unsecured		
Revolving credit	50,000	50,000
	348,550	348,550
As at 31 May 2025		
Secured		
Revolving credit	339,501	339,501
Unsecured		
Revolving credit	50,000	50,000
	389,501	389,501

There were no bank borrowings denominated in foreign currencies as at the reporting date.

B.9. **Derivative Financial Instrument**
The Group did not have any derivative financial instruments as at the end of the reporting period.

B.10. **Gain and Losses Arising from Fair Value Changes of Financial Liabilities**
There were no gain and losses arising from fair value changes of financial liabilities for the financial period under review.

B.11. **Material Litigation**
There were no pending material litigations as at 20 July 2026, the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

B.12. **Dividend**
Other than the dividends paid as disclosed in Note A6 herein, the Board of Directors does not recommend any other payment of dividend in respect of the current financial year ending 31 August 2026.

Notes to the quarterly report - 31 May 2026

B.13. **Earnings Per Share ("EPS")**

	Current Year Quarter 31/05/2026	Preceding Year Quarter 31/05/2025	Current Year To Date 31/05/2026	Preceding Year To Date 31/05/2025
(a) **Basic**				
Profit attributable to owners of the Company (RM'000)	25,610	45,484	71,639	83,494
Weighted average number of ordinary shares ('000)	610,424	567,688	559,653	500,218
Basic EPS (sen)	4.20	8.01	12.80	16.69
(b) **Diluted**				
Profit attributable to owners of the Company (RM'000)	25,610	45,484	71,639	83,494
Weighted average number of ordinary shares ('000)	610,424	567,688	559,653	500,218
Adjustment for dilutive effect of outstanding warrants ('000)	362	4,905	553	3,638
Weighted average number of ordinary shares for diluted EPS ('000)	610,786	572,593	560,206	503,856
Diluted EPS (sen)	4.19	7.94	12.79	16.57

B.14. **Auditors' Report for the Preceding Annual Financial Statements**

There was no qualification on the report of the auditors on the annual financial statements of the Company for the immediate preceding financial year.

By order of the Board
27 July 2026