PERAK CORPORATION BERHAD [Reg. No: 199101000605 (210915-U)]

PERAK CORPORATION BERHAD
Company No: 199101000605 (210915-U)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31/03/2026	Preceding Year Corresponding Quarter Ended 31/03/2025	Current Year Ended 31/03/2026	Preceding Year Ended 31/03/2025
	RM'000	RM'000	RM'000	RM'000
REVENUE	61,080	37,257	61,080	37,257
COST OF SALES	(30,969)	(16,550)	(30,969)	(16,550)
GROSS PROFIT	30,111	20,707	30,111	20,707
Other income	5,513	2,246	5,513	2,246
Administrative expenses	(20,505)	(16,124)	(20,505)	(16,124)
Other expenses	-	-	-	-
(Net impairment losses)/ Reversal of impairment losses on:				
- receivables	423	448	423	448
- financial guarantee contracts	(179)	-	(179)	-
OPERATING PROFIT	15,363	7,277	15,363	7,277
Finance costs	(1,634)	(1,360)	(1,634)	(1,360)
PROFIT BEFORE TAX	13,729	5,917	13,729	5,917
Tax expense	(3,767)	(2,294)	(3,767)	(2,294)
NET PROFIT FOR THE FINANCIAL PERIOD/ YEAR	9,962	3,623	9,962	3,623
OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD, NET OF TAX	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD/ YEAR	9,962	3,623	9,962	3,623
NET PROFIT / TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD/ YEAR ATTRIBUTABLE TO:				
Owners of the Company	6,857	132	6,857	132
Non-controlling interest	3,105	3,491	3,105	3,491
	9,962	3,623	9,962	3,623
Profit per share attributable to equity holders of the parent (cent)				
Basic/diluted profit per share	6.86	0.13	6.86	0.13

The above condensed consolidated statements of comprehensive income should be read in conjunction with the accompanying notes attached to the interim financial statements.

PERAK CORPORATION BERHAD
Company No: 199101000605 (210915-U)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	As at 31/03/2026	As at 31/12/2025
	RM'000	RM'000 (Audited)
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	76,476	73,805
Right-of-use assets	87,969	86,843
Port facilities	304,822	306,463
Investment properties	6,386	6,457
Other investments	25	25
Intangible assets	24,283	24,324
Inventories	10,428	10,428
	510,389	508,345
CURRENT ASSETS		
Inventories	110,688	114,225
Receivables, deposits and prepayments	66,036	41,222
Current tax assets	895	677
Other investments	135	134
Deposits, bank and cash balances	17,985	28,367
	195,739	184,625
TOTAL ASSETS	706,128	692,970
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY		
Share capital	272,770	272,770
Accumulated losses	(167,037)	(173,894)
	105,733	98,876
Non-controlling interests	184,030	180,925
TOTAL EQUITY	289,763	279,801
LIABILITIES		
NON-CURRENT LIABIITIES		
Loans and borrowings	160,019	159,137
Deferred tax liabilities	16,697	16,297
	176,716	175,434
CURRENT LIABILITIES		
Loans and borrowings	57,331	56,067
Payables and accrued liabilities	178,877	179,279
Current tax payable	3,441	2,389
	239,649	237,735
TOTAL LIABILITIES	416,365	413,169
TOTAL EQUITY AND LIABILITIES	706,128	692,970

The above condensed consolidated statements of financial position should be read in conjunction with the accompanying notes attached to the interim financial statements.

PERAK CORPORATION BERHAD
Company No: 199101000605 (210915-U)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Issued and fully paid share capital RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interest RM'000	Total equity RM'000
At 1 January 2026	272,770	(173,894)	98,876	180,925	279,801
Total comprehensive income for the financial period					
Net profit for the financial year	-	6,857	6,857	3,105	9,962
At 31 March 2026 (unaudited)	272,770	(167,037)	105,733	184,030	289,763
(Audited)					
At 1 January 2025	272,770	(174,917)	97,853	171,118	268,971
Total comprehensive income for the financial year					
Net profit for the financial year	-	1,023	1,023	14,807	15,830
Total transactions with owners, recognised directly in equity					
Dividend paid by a subsidiary to non-controlling interests	-	-	-	(5,000)	(5,000)
At 31 December 2025	272,770	(173,894)	98,876	180,925	279,801

The above condensed consolidated statements of changes in equity should be read in conjunction with the accompanying notes attached to the with the interim financial statements.

PERAK CORPORATION BERHAD
Company No: 199101000605 (210915-U)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	31/03/2026	31/03/2025
	RM'000	RM'000
OPERATING CASH FLOW		
Cash collection from trade/other receivables	43,666	43,136
Cash received from other income	48	7
Cash paid for other expenses	(41,151)	(34,149)
Cash paid to trade/other payables	(7,133)	(6,607)
Cash paid for tax	(1,425)	(2,747)
Net operating cash flow	(5,995)	(360)
INVESTING CASH FLOW		
Interest received	148	19
Dividend income received	-	-
Proceeds from disposal of property, plant and equipment	-	31
Purchase of property plant & equipment	(441)	(120)
Purchase of port facilities	(4,353)	(25,610)
Purchase of intangible assets	-	-
Repayment from related parties	-	-
Net cash outflow on disposal of a deemed acquired subsidiary	-	-
Net investing cash flow	(4,646)	(25,680)
FINANCING CASH FLOW		
Repayment to related parties	-	-
Proceeds from borrowings	1,635	17,799
Repayment of loans and borrowings	-	-
Dividend paid to non-controlling interests	-	-
Interest paid	(1,369)	(375)
(Placement)/Uplift of fixed deposits pledged with banks		-
and fixed deposits with maturity of more than 3 months	(203)	(407)
Net financing cash flow	63	17,017
NET CHANGE IN CASH AND CASH EQUIVALENTS	(10,578)	(9,023)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	12,638	20,715
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	2,060	11,692
Cash and cash equivalents comprise :		
Deposits, bank and balances	17,985	24,603
Less:		
Deposits pledged with banks	(5,447)	(2,748)
Fixed deposits with maturity of more than 3 months	(5,518)	(5,207)
Overdraft	(4,960)	(4,956)
Cash and cash equivalents	2,060	11,692

The above condensed consolidated statements of cashflow should be read in conjunction with the accompanying notes attached to the interim financial statements.

PERAK CORPORATION BERHAD
(Company no. 199101000605 (210915-U))
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS
- FIRST QUARTER ENDED 31 MARCH 2026

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS134 Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). The interim financial report should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025.

The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries (the "Group") since the financial year ended 31 December 2025.

The Group reported profit after tax of RM10.0 million for the financial period ended 31 March 2026 and as at that date, the Group's current liabilities exceeded its current assets by RM43.9 million (2025: RM53.1 million). As at 31 March 2026, deposits, cash and bank balances of the Group totalled RM18.0 million and borrowing due repayment over the next 12 months after reporting date totalled RM57.3 million.

During the previous financial years, the consolidated financial statements of the Group and the financial statements of the Company were prepared on a non-going concern basis following the defaults on various financing facilities, liquidity constraints, cross-default events, PN17 classification, and uncertainties surrounding the Group's ability to regularise its financial condition and continue in operational existence.

The Group subsequently undertook various debt restructuring and regularisation initiatives, including schemes of arrangement, debt settlement exercises with financial institutions, and the formulation of the Company's Regularisation Plan.

On 18 February 2025, the Company announced its Proposed Regularisation Plan pursuant to Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia. The application in relation to the Proposed Regularisation Plan was submitted to Bursa Malaysia on 9 May 2025.

Bursa Malaysia had, vide its letter dated 19 January 2026, approved the Company's Proposed Regularisation Plan. Thereafter, shareholders' approval for the Proposed Regularisation Plan was obtained at the Extraordinary General Meeting held on 27 February 2026.

Subsequent to the approval and commencement of implementation of the Company's Regularisation Plan in 2026, the Directors have reassessed the appropriateness of the basis of preparation of the financial statements. Based on the progress achieved to-date, expected reduction in financing obligations, projected operational cash flows, and anticipated proceeds from the implementation of the Regularisation Plan, the Directors are of the view that the Group and the Company will have adequate financial resources to continue in operational existence for at least the next 12 months from the date of approval of this interim financial report.

Accordingly, the interim financial report for the financial period ended 31 March 2026 has been prepared on a going concern basis.

The key chronological events are laid out below with the key determinants considered by directors in concluding on the above basis of preparation.

Key chronological events

Default of syndicated term loan by Animation Theme Park Sdn. Bhd.
On 26 September 2019, Animation Theme Park Sdn. Bhd. ("ATP"), a direct 51% owned subsidiary of PCB Development Sdn. Bhd. ("PCB Development"), which in turn was a wholly owned subsidiary of the Company, defaulted on a RM25.7 million principal repayment of its syndicated term loan of RM245.1 million representing the principal amount drawn down and interest due at the event of default. Subsequently, on 16 October 2019, Affin Hwang Investment Bank ("AHIB"), the facility agent declared an event of default had occurred and gave notice within 14 days from the day of its letter to effect payment of RM25.7 million, failing which all secured obligations due from ATP shall become immediately due and payable. Consequently, in addition to the syndicated term loan of RM245.1 million mentioned above, included in bank borrowings classified as "current liabilities" as at 31 December 2019 are borrowings totalling RM191.8 million with cross default provision under different financing facilities undertaken by companies within the Group which are now repayable on demand.

Appointment of receiver and manager
On 4 December 2019, following ATP's failure to meet the demand for the principal repayment of RM25.7 million for the syndicated term loan, AHIB appointed a receiver and manager over the property of ATP. The carrying amount of ATP's charged assets totalled RM87.8 million, was classified as 'assets held for sale' under current assets as at 31 December 2019. On 28 January 2020, receiver and manager of ATP decided to close the operation of ATP's Theme Park.

Demand of full payment from PCB Development Sdn. Bhd. of the syndicated Term Loan pursuant to the Corporate Guarantee
On 18 December 2019, AHIB demanded from PCB Development the payment of RM244 million together with interest accrued thereon on the date of full repayment pursuant to the Corporate Guarantee dated 10 July 2014 executed by PCB Development in favour of AHIB for the syndicated term loan provided to ATP.

Event of default declared on the Company
On 6 February 2020, Affin Islamic Bank Berhad ("AIB") declared an event of default on the Company arising from its failure to pay the scheduled principal repayment due of RM3.3 million on 31 January 2020 for the outstanding credit facilities of RM75.9 million representing the principal amount drawn down and interest due as at the date of the event of default relating to Musharakah Mutanaqisah Term Financing-i and Tawarruq Revolving Credit-i.

Declaration of PN17 status by the Company
After taking into consideration the Group's cash flow position vis-a-vis its total debt obligations payable and the available cash flow then, the directors had, on 11 February 2020, determined that the Company was unable to declare that it was solvent pursuant to paragraph 9.19A(F) of the Listing Requirements. As a result of this and the above defaults on the various loan repayments, the Company was declared a PN 17 company after triggering the prescribed criteria under paragraph 2.1 (f) of the PN 17. As a result of the COVID-19 pandemic, Bursa Malaysia had announced temporary relief on 26 March 2020 whereby the Company has 24 months to submit its regularisation plan to Bursa Malaysia from the date it was first announced as PN 17 Company, which was due on 11 February 2022.

Cross defaults declared on the Company and PCB Taipan Sdn. Bhd.
Following the declaration of an event of default by AIB for the credit facilities extended to the Company and the Company's declaration being a PN 17 company, CIMB Bank Berhad ("CIMB") had on 28 February 2020 declared an event of cross default in respect of the Revolving Credit Facilities of RM60.0 million and RM30.0 million granted to the Company and its subsidiary, PCB Taipan Sdn. Bhd. ("PCB Taipan") respectively and demanded full payment of RM91.3 million representing the principal amount drawn down and interest due as at the date of the event of default within 14 days from 28 February 2020.

Proposed Scheme of Arrangement with Non-Financial Institutions creditors
On 23 July 2020, the High Court of Malaya in Ipoh, Perak Darul Ridzuan granted the Company and its wholly owned subsidiary, PCB Development (collectively "the Scheme Companies") to convene a Secured Creditor's Meeting (hereinafter "the Court Convened Creditors' Meeting") pursuant to

Section 366 of the Companies Act 2016 (hereinafter “the Act”) for the purpose of taking into account and if deemed appropriate, to approve with or without modification, a proposed scheme of arrangement and compromise between the Applicant and its Secured Creditors (“the Scheme Creditors”) within ninety (90) days from 23 July 2020.

Extensions of time granted for the Proposed Scheme Arrangement with Non-Financial Institutions Creditors
On 19 October 2020, the High Court of Malaya in Ipoh, Perak Darul Ridzuan granted the Scheme Companies further extension of 90 days from 19 October 2020 to convene the Court Convened Creditors’ Meeting pursuant to Section 366 of the Companies Act 2016. On 8 January 2021, the Court Convened Creditors’ Meetings for the Non-Financial Institutions creditors and Direct Financial Institutions creditors of the Company, Corporate Guarantee Financial Institutions and Non-Financial Institutions creditors of PCB Development were adjourned. On 13 January 2021, the High Court of Malaya in Ipoh, Perak granted a further extension of the Restraining Order for a period of ninety (90) days and a period of one hundred eighty (180) days from 13 January 2021 to convene a new Court Convened Creditors’ Meeting with the Scheme Creditors pursuant to the provisions of Section 366 of the Companies Act 2016 for the purpose of considering the Proposed Scheme of Arrangement.

On 9 April 2021, the Scheme Companies obtained another extension for the restraining order pursuant to Section 366 and 368 of the Companies Act 2016 from the High Court of Malaya at Ipoh granting the Scheme Companies additional time of ninety (90) days to finalise the proposed scheme of arrangement and compromise between the Scheme Companies and the Scheme Creditors pursuant to Section 366 of the Companies Act 2016.

Approvals of the Scheme of Arrangement by the Non-Financial Institutions Creditors and the Court
On 19 April 2021, the Company and PCB Development obtained the approval from their respective Non-Financial Institutions creditors for an Explanatory Statement, together with the Notice to convene the meetings of the new scheme creditors, comprising of unsecured creditors other than the banks and financial institution (“New Scheme Creditors”) issued on 26 March 2021, pursuant to the provisions of Section 366 of the Companies Act 2016 for the purpose of considering the Proposed New Scheme of Arrangement (“PNSA”), to the New Scheme Creditors pursuant to the Section 366 and other relevant provisions of the Companies Act 2016.

On 7 May 2021, the High Court had approved and sanctioned the Proposed Scheme of Arrangement as detailed in the Explanatory Statement dated 26 March 2021 and the sealed order granted thereof had been extracted on 11 May 2021 following an application made by the Scheme Companies pursuant to section 366(3), (4), (5), (6) and (7) of the Companies Act 2016 for the sanction and approval of the Proposed Scheme of Arrangement. The Proposed Scheme of Arrangement shall be binding on the Scheme Companies and the New Scheme Creditors.

Proposed Private Debt Settlements with Financial Institutions
On 8 November 2021, the Company had entered into debt settlement agreements with AIB and CIMB for the proposed debt settlement of debts owing by the Company via:
(a) cash settlement from the compensation amount payable for the acquisition by the Federal Government of Malaysia of all piece of leasehold land held under H.S.(D) 932771, PT 279467 in the Mukim of Hulu Kinta, Daerah Kinta, Perak Darul Ridzuan currently owned by Perak Corp to be undertaken pursuant to the Land Acquisition Act, 1960 (“Government Acquisition”) and
(b) issuance of up to 35,814,980 redeemable cumulative preference shares (“RPS”) at an issue price of RM1.00 per RPS.

The proposed debt settlement and proposed amendments to the Constitution of the Company to facilitate the issuance of RPS under the proposed private debt settlement were approved by the shareholders of the Company during the Extraordinary General Meeting held on 31 January 2022. Following the shareholders’ approval, the RPS to AIB and CIMB had been allotted on 31 January 2022.

The Government Acquisition was completed on 4 October 2022 and the compensation received from the Government Acquisition has been utilised as payment for the CIMB Cash Settlement Amount and Affin Islamic Cash Settlement Amount.

The Company has on 11 September 2023 entered into a supplemental agreement to the CIMB debt settlement agreement dated 8 November 2021 with CIMB to amend, modify, substitute, vary and alter the terms and conditions of the CIMB debt settlement agreement.

On 15 September 2023, PCB Taipan has entered into a debt settlement agreement with CIMB to settle the amount outstanding due and payable by PCB Taipan to CIMB which stood at RM29,303,617.18 based on the amount outstanding as at 31 December 2022 and includes continuing interest, costs, charges and expenses under the Facility Agreement dated 23 July 2012 ("Facility Agreement") from 1 January 2023 to full payment and/or repayment of all amounts due and owing under the Facility Agreement to CIMB.

Prior to the mandatory full redemption on the third anniversary of the issuance of the RPS, CIMB, vide its letter dated 10 January 2025, approved the Company's request to redeem the RPS-A1 together with all accrued and unpaid dividends by 30 September 2025. Similarly, AIB, through its letter dated 27 January 2025, agreed to grant an extension of time until 30 September 2025 for the Company to fully redeem the RPS-A2, inclusive of cumulative compounded gross preferential dividends accruing at 5% per annum up to 31 January 2025 and 8% per annum thereafter until the RPS-A2 maturity date.

Subsequently, CIMB, at the Company's request, vide its letter dated 30 September 2025, granted a further extension of time up to 31 March 2026 for the full redemption of RPS-A1, together with cumulative gross preferential dividends at a rate of 8% per annum from 1 October 2025 until the maturity date of RPS-A1. Similarly, AIB, vide its letter dated 4 November 2025, granted an extension of time up to 31 March 2026 for the full redemption of RPS-A2.

The Company intends to utilise proceeds from land monetisation under the Proposed Regularisation Plan to fully redeem both RPS-A1 and RPS-A2. The timing of the receipt of these proceeds is contingent upon the fulfilment of the relevant conditions precedent, including approvals from Bursa Malaysia and shareholders, which were obtained on 19 January 2026 and 27 February 2026, respectively.

In view of the above, the Company had on 6 March 2026 requested for a further extension of time up to 30 June 2026 to facilitate the timing of receipt of the proceeds. CIMB has, vide its letter dated 17 March 2026, approved the said extension. Subsequently, the Company had on 15 May 2026 made a partial redemption towards the RPS-A1 utilising proceeds received from the land monetisation exercise under the Regularisation Plan.

In respect of AIB, the Company had remained in active engagement with AIB to align the repayment timeline with the expected receipt of proceeds from the ongoing land monetisation exercise under the Regularisation Plan, which subsequently progressed substantially towards completion. Subsequently, as at 14 May 2026, the Company had fully redeemed the RPS-A2.

Creditor's Voluntary Winding-Up of PCB Development Sdn. Bhd.
On 20 December 2021, the Company announced that PCB Development is undergoing a Creditors' Voluntary Winding where Mr Andrew Heng and Ms Anoopal Kaur of Baker Tilly Insolvency PLT have been appointed as the Interim Liquidators of PCB Development to commence the Creditors' Voluntary Winding Up proceedings pursuant to Section 440(1) of the Companies Act 2016. The meetings of the PCB Development shareholders and the creditors of PCB Development are scheduled to be held within thirty (30) days from 20 December 2021.

On 6 January 2022, a meeting of PCB Development and a meeting of creditors of PCB Development were held, Mr Andrew Heng and Ms Anoopal Kaur of Baker Tilly Insolvency PLT ("Liquidators") have been appointed as the Joint and Several Liquidators of PCB Development by way of a resolution of its members and creditors. As a result, the Liquidators has assumed control of PCB Development's business undertakings and all powers of the directors and management now vest in the Liquidators.

The Creditors' Voluntary Winding Up is necessary in view of PCB Development's inability to address and resolve all debts owing to its creditors. The shareholder of PCB Development has resolved to not provide further financial assistance to PCB Development. As such, PCB Development cannot by reason of its liabilities to continue business as usual.

The assets of PCB Development to be realised by the Liquidators will be utilised to settle all the unsecured creditors not settled under the approved and sanction Scheme of Arrangement, including the syndicated term loan lenders.

As the Company lost control of PCB Development and its subsidiary, ATP, the Company derecognised the assets and liabilities of these former subsidiaries from the consolidated statement of financial position as at 20 December 2021 and recognised the gain associated with the loss of control attributable to the former controlling interest.

On 17 January 2024, the Creditors' Voluntary Winding Up of PCB Development has been set aside by the High Court of Kuala Lumpur ("the said Decision") via the Originating Summons No. WA-28PW-317-07/2022 dated 27 June 2022 by Affin Hwang Investment Bank Berhad, Affin Bank Berhad, Bank Pembangunan Malaysia Berhad and Malaysia Debt Ventures Berhad ("Applicants") against PCB Development and Liquidators ("Respondents"). On 27 February 2024, stay of the said Decision was refused by the High Court. Meanwhile, appeals have been filed by the Respondents against the said Decision to the Court of Appeal on 24 January 2024.

Following the stay of the said Decision was refused by the High Court, the Company has the power to direct the relevant activities of PC Development and in accordance with MFRS 10, PCB Development is therefore, deemed as a subsidiary of the Company for accounting purpose effective from 28 February 2024.

On 29 March 2024, the Company entered into a Share Sale and Purchase Agreement in relation to disposal of 100% shares and interest in PCB Development on a willing buyer-willing seller and on a "as is where is" basis to Rescene Sdn Bhd for a purchase price of RM1.00. The transaction was completed on the same day. The decision to dispose of PCB Development was made after careful consideration and thorough evaluation of PCB Development's significant negative financial standing, its non-going concern status and the creditors' voluntary winding-up.

Regularisation Plan
The submission of its regularisation plan to Bursa Malaysia was due on 11 February 2022. The Company had on 4 February 2022 submitted an application to Bursa Malaysia for an extension of time for a period of 12 months up to 9 February 2023. On 28 February 2022, Bursa Malaysia extended the regularisation plan submission dateline to 10 August 2022.

On 9 August 2022, the Company has submitted an application to Bursa Malaysia to seek a further extension of time of twelve (12) months i.e. up to 9 August 2023 to submit the Company's regularisation plan to the relevant regulatory authorities. On 2 September 2022, Bursa Malaysia has decided to grant the Company an extension of time up to 10 February 2023 to submit its regularisation plan to the relevant regulatory authorities.

On 9 February 2023, the Company submitted a further extension of time application to Bursa Malaysia of twelve (12) months i.e. up to 9 February 2024 to submit the Company's Regularisation Plan to the relevant regulatory authorities. On 13 April 2023, Bursa Malaysia extended the regularisation plan submission dateline to 9 August 2023.

On 9 August 2023, the Company submitted a further extension of time application to Bursa Malaysia of ten (10) months i.e. up to 8 June 2024 to submit the Company's regularisation plan to the relevant regulatory authorities. On 6 November 2023, Bursa Malaysia has resolved to grant the Company a further extension of six (6) months up to 10 February 2024.

On 9 February 2024, the Company submitted a further extension of time application to Bursa Malaysia of twelve (12) months i.e. up to 9 February 2025 to submit the Company's regularisation plan to the relevant regulatory authorities. On 9 May 2024, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 10 August 2024 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 9 August 2024, the Company submitted a further extension of time application to Bursa Malaysia of ten (10) months i.e. up to 10 June 2025 to submit the Company's Regularisation Plan to the relevant regulatory authorities On 17 September 2024, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 9 February 2025 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 7 February 2025, the Company submitted a further extension of time application to Bursa Malaysia of six (6) months i.e. up to 9 August 2025 to submit the Company's regularisation plan to the relevant regulatory authorities. On 20 February 2025, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 9 August 2025 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 18 February 2025, the Company has made a requisite announcement to undertake the proposed regularisation plan to regularise its financial condition in accordance with Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia. The Proposed Regularisation Plan comprises the following:

i. Proposed reduction of the issued share capital of Perak Corp pursuant to Section 116 of the Companies Act, 2016 ("Proposed Share Capital Reduction");
ii. Proposed joint venture between Perbadanan Kemajuan Negeri Perak ("PKNP"), a major shareholder of the Company, and Perak Corp to jointly carry out the development of the Silver Valley Technology Park ("SVTP") industrial hub, sale of industrial plots and other product offerings to end purchasers and end users on thirty-nine pieces of PKNP's leasehold lands measuring 746.73 acres ("Proposed Joint Development");
iii. Proposed disposal of four parcels of leasehold lands, all located at Mukim Hulu Bernam Timor, Daerah Muallim, Negeri Perak comprising the following:
iv. 73.14 acres of land held under PN394964, Lot 20570 and PN394965, Lot 20571 ("Parcel 1 Lands") to Makmur Impian Property Sdn Bhd ("MIP") for a total cash consideration of RM21.13 million ("Proposed Disposal of Parcel 1 Lands");
v. 247.85 acres of land held under PN394961, Lot 20402 ("Parcel 2 Land") to Tg Malim Hi-tech Park Sdn Bhd (formerly known as ARX-YSC Sdn Bhd) ("TMHTP") for a total cash consideration of RM49.50 million ("Proposed Disposal of Parcel 2 Land"); and
vi. 103.71 acres of land held under PN394962, Lot 20403 ("Parcel 3 Land") to TMHTP for a total cash consideration of RM18.94 million ("Proposed Disposal of Parcel 3 Land");
vii. Proposed disposal of three pieces of lands located at Wilayah Batu Undan, Mukim of Lumut, District of Manjung ("Hinterland") to Lumut Maritime Terminal Sdn Bhd ("LMTSB") for a total cash consideration of RM8.53 million ("Proposed Disposal of Hinterland");
viii. Proposed settlement of the company's entitlement pursuant to the joint venture agreement entered into with PKNP and Uni-poh Construction Works Sdn Bhd ("Unipoh") for a parcel of state land located at Mukim Hulu Kinta, Daerah Kinta, Negeri Perak ("Zone 1 Bandar Beru Raya") for a total cash consideration of RM40.38 million ("Proposed Settlement");
ix. Proposed issuance of redeemable preference shares series B ("RPS-B") for the settlement of the outstanding liabilities and debt obligations owing to scheme creditors amounting to RM39.73 million pursuant to the scheme of arrangement under Section 366 and other provisions of the Companies Act, 2016 between Perak Corp, PCB Development Sdn Bhd and its scheme creditors ("Proposed Issuance of RPS-B");
x. Proposed amendments to the constitution of Perak Corp to facilitate the Proposed Issuance of RPS-B ("Proposed Amendments I"); and
xi. Proposed amendments to the constitution of Perak Corp to facilitate the revisions of the redemption date of RPS-A1 and RPS-A2, revisions of the cumulative compounded gross preferential dividend rate of RPS-A2 as well as the substitution of the security documents provided under the supplemental agreement dated 11 September 2023 to the debt settlement agreement entered into between Perak Corp and CIMB Bank Berhad ("CIMB") dated 8 November 2021 to secure the issuance of 20,900,309 redeemable preference shares to CIMB ("Proposed Amendments II").

The application in relation to the Proposed Regularisation Plan was submitted to Bursa Malaysia on 9 May 2025.

Subsequent, Bursa Malaysia has, vide its letter dated 19 January 2026, resolved to approve the Company's Proposed Regularisation Plan. At the Extraordinary General Meeting of the Company held on 27 February 2026, all the resolutions in respect of the Proposed Regularisation Plan were duly passed by the shareholders of the Company.

Transition to Going Concern Basis

Following the approvals obtained and the commencement of implementation of the Regularisation Plan, the Directors have reassessed the appropriateness of the basis of preparation of the financial statements.

The intended outcome of the Regularisation Plan is to regularise and strengthen the Group's overall financial position through, amongst others:

- reduction and settlement of legacy financing obligations;
- improvement of liquidity and cash flow position;
- enhancement of shareholders' equity position;
- reduction of financing burden; and
- stabilisation of the Group's operational sustainability.

The implementation of the Regularisation Plan includes the monetisation of identified assets and utilisation of proceeds for debt settlement and working capital purposes. The Directors have also considered the ongoing implementation progress of the Regularisation Plan, projected cash inflows from ongoing projects and operations, recurring income streams from the Group's operating segments, and the Group's cash flow projections for at least the next 12 months from the date of approval of this interim financial report.

Based on the above, the Directors are of the view that the Group and the Company will have adequate financial resources to continue in operational existence and meet their obligations as and when they fall due for at least the next 12 months.

Accordingly, the Directors have prepared the interim financial report of the Group and the financial statements of the Company for the financial period ended 31 March 2026 on a going concern basis in accordance with MFRS 101 Presentation of Financial Statements.

Basis of measurement

Accordingly, the basis of measurement applied in prior financial years under the non-going concern basis is no longer applicable. Assets and liabilities are now recognised, measured, and classified in accordance with the applicable MFRS requirements under the going concern assumption.

Consequently:

- Assets are no longer measured based on forced sale, liquidation, or accelerated realisation assumptions previously applied under the non-going concern basis;
- Assets and liabilities are recognised, measured, presented, and classified in accordance with the applicable requirements of the MFRS, including the classification of current and non-current assets and liabilities based on contractual rights and obligations as well as expected realisation and settlement periods pursuant to MFRS 101 Presentation of Financial Statements;
- Liabilities continue to be recognised and measured in accordance with the applicable MFRS requirements and the underlying contractual and legal obligations of the Group and the Company; and
- The interim financial report has been prepared on the assumption that the Group and the Company will continue in operational existence for the foreseeable future and will be able to realise their assets and discharge their liabilities in the normal course of business.

A2 Accounting Policies

The accounting policies applied by the Group in these condensed consolidated financial statements are the same as those applied by the Group in its consolidated financial statements as at and for the year ended 31 December 2025 except for the adoption of the following MFRS and amendments to MFRSs that are effective for annual periods beginning on or after 1 January 2026:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	**Effective Date**
Amendments to MFRS 9 and MFRS 7: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 9 and MFRS 7: Contracts Referencing Nature-dependent Electricity	1 January 2026
Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the financial statements of the Group and of the Company.

A3 Changes in Estimates

During the previous financial years, the financial statements of the Group were prepared on a non-going concern basis, whereby certain assets were measured based on recoverable amounts determined under prevailing financial constraints and uncertainties, including forced sale assumptions where applicable.

Following the approvals obtained and the commencement of implementation of the Group's Regularisation Plan, the Directors have reassessed the appropriateness of the basis of preparation of the financial statements.

In making this assessment, the Directors have considered, amongst others, the intended outcome and implementation progress of the Regularisation Plan, projected operational cash flows, recurring income streams from the Group's operations, and the Group's cash flow projections for at least the next 12 months from the date of approval of this interim financial report.

Based on the above, the Directors are of the view that the Group and the Company will have adequate financial resources to continue in operational existence and meet their obligations as and when they fall due for at least the next 12 months. Accordingly, the interim financial report for the financial period ended 31 March 2026 has been prepared on a going concern basis in accordance with MFRS 101 Presentation of Financial Statements.

Consequent thereto, the Group reassessed the carrying values of certain Property, Plant and Equipment ("PPE") and Right-of-Use ("ROU") assets. Under the previous non-going concern basis, impairment losses had been recognised based on forced sale values reflecting distressed realisation assumptions. Following the transition to going concern basis, the valuation basis was reassessed using market value / fair value less cost of disposal assumptions, which were higher than the previously adopted forced sale values.

Arising therefrom, the Group recognised a reversal of impairment losses amounting to approximately RM5.1 million during the current financial quarter, comprising approximately RM3.7 million relating to PPE and RM1.4 million relating to ROU assets, resulting in a corresponding positive impact on the Group's financial position and equity.

A4 Changes in Composition of the Group

There were no changes in the composition of the Group during the current and previous financial period/year.

A5 Segmental Information

	Current Quarter Ended		Cumulative Year To Date	
	31/03/2026	31/03/2025	31/03/2026	31/03/2025
Segment revenue	RM'000	RM'000	RM'000	RM'000
Port & Logistics	36,246	30,937	36,246	30,937
Property development	18,935	-	18,935	-
Hospitality & tourism	5,988	6,422	5,988	6,422
Management services and others	893	893	893	893
Total revenue	62,062	38,252	62,062	38,252
Eliminations	(982)	(995)	(982)	(995)
	61,080	37,257	61,080	37,257
Segment results				
Profit/ (loss) before tax				
Port & Logistics	8,729	9,067	8,729	9,067
Property development	7,190	(447)	7,190	(447)
Hospitality & tourism	4,940	1,628	4,940	1,628
Management services and others	(7,376)	(4,029)	(7,376)	(4,029)
	13,483	6,219	13,483	6,219
Eliminations	246	(302)	246	(302)
	13,729	5,917	13,729	5,917

All inter-segment transactions have been entered into in the normal course of business and have been established on negotiated terms.

All activities of the Group's operations are carried out in Malaysia.

There has been no material change in total assets and no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last audited financial statements.

Comparison between Quarter 1 2026 and Quarter 1 2025

Group Summary

The Group recorded revenue of RM61.1 million for the current quarter ended 31 March 2026 compared to revenue of RM37.3 million in the corresponding quarter of the previous financial year. The increase was primarily attributable to higher contributions from the port & logistics and property development segments, partially offset by lower revenue from the hospitality & tourism segment.

Port & Logistics

The port & logistics segment revenue comprises mainly of revenue from port operations for the provision of port facilities and ancillary services at Lumut Maritime Terminal ("LMT"), operation and maintenance of Lekir Bulk Terminal ("LBT") and rental of LMT port related industrial land. For the quarter under review, the revenue amounted to RM36.2 million, compared to RM30.9 million recorded in the corresponding quarter of the previous financial year, contributed by higher throughput.

The port & logistics segment recorded a profit before tax of RM8.7 million in the current quarter compared to RM9.1 million in the corresponding quarter last year. The lower profitability in current was mainly due to higher maintenance charges and staffs costs.

The summary results are as follows:

	Current Quarter Ended 31/03/2026 RM'000	Current Quarter Ended 31/03/2025 RM'000	% change
Revenue			
Port Operations	36,246	30,937	17%
Total	36,246	30,937	17%
Profit before tax			
Port Operations	8,729	9,067	-4%
Total	8,729	9,067	-4%
Throughput	**metric tonnes**	**metric tonne**	**% change**
LBT	3,502,351	2,641,050	33%
LMT	1,144,202	1,209,900	-5%
	4,646,553	3,850,950	21%

Property Development

For the quarter under review, the property development segment recorded revenue of RM18.9 million arising from land monetisation. Other projects remain in the early stages of planning and development. The Group is in the process of building a stronger project pipeline to position the Property Development segment for sustainable growth in the medium to long term.

The segment recorded a profit before tax of RM7.2 million for the current quarter, mainly attributable to profit generated from land monetisation, partially offset by project-related staff costs incurred during the quarter.

Hospitality & Tourism

In the current quarter, the hospitality & tourism segment registered a revenue of RM6.0 million, compared to RM6.4 million in the corresponding quarter of the previous financial year. The segment registered a higher pre-tax profit of RM4.9 million as compared to RM1.6 million in the corresponding quarter last financial year, mainly attributable to the reversal of impairment losses previously recognised on property, plant and equipment and right-of-use assets following the Group's reassessment and transition from non-going concern basis to going concern basis of preparation.

Following the transition to going concern basis, the relevant assets are no longer measured based on forced sale assumptions previously applied under the non-going concern basis, resulting in the reversal of certain impairment losses recognised in prior financial periods.

Management Services and Others

In the current quarter, the Management Services segment reported revenue of RM0.9 million, consistent with the corresponding quarter of the previous financial year. The segment recorded a higher loss before tax of RM7.4 million as compared to RM4.0 million in the corresponding quarter last financial year, mainly attributable to higher professional and legal fees incurred in relation to the implementation of the Regularisation Plan, including advisory and legal documentation costs for the related corporate exercises, as well as ongoing business and project development initiatives currently under discussion and evaluation by the Group.

A6 Comments about Seasonal or Cyclical Factors

The Group's operations are not materially affected by any seasonal and cyclical factors. There is a compensating effect on its results due to the performance of the various segmental activities of the Group.

A7 Profit before Tax

	Current Quarter Ended 31/03/2026 RM'000	Current Quarter Ended 31/03/2025 RM'000	Cumulative Year To Date 31/03/2026 RM'000	Cumulative Year To Date 31/03/2025 RM'000
Profit before tax is arrived at after charging/ (crediting):				
Fair value (gain)/loss on financial assets measured at fair value through profit or loss	(1)	(1)	(1)	(1)
Gain on disposals of property, plant and equipment	-	(31)	-	(31)
Gain on lease termination	-	(1,335)	-	(1,335)
Interest income	(46)	(57)	(46)	(57)
Reversal of impairment loss:				
- property, plant and equipment	(3,687)	-	(3,687)	-
- right-of-use assets	(1,398)	-	(1,398)	-
Waiver of debt	-	(360)	-	(360)
Depreciation and amortisation	3,267	3,104	3,267	3,104
Reversal of impairment loss:				
- Amount due from ultimate holding corporation	(423)	(452)	(423)	(452)
Impairment losses:				
- Amount due from ultimate holding corporation	-	4	-	4
Reversal of impairment loss on financial guarantee contracts	(139)	-	(139)	-
Impairment loss on financial guarantee contracts	318	-	318	-
Interest expenses	1,634	1,360	1,634	1,360

Save as disclosed above, there were no gain/loss on disposal of investment, during the current financial period as well as in the corresponding financial period.

A8 Taxation

The taxation charge for the Group comprises:

	Current Quarter Ended 31/03/2026 RM'000	Current Quarter Ended 31/03/2025 RM'000	Cumulative Year To Date 31/03/2026 RM'000	Cumulative Year To Date 31/03/2025 RM'000
Income tax	3,367	1,914	3,367	1,914
Deferred Tax	400	380	400	380
Real Property Gain Tax	-	-	-	-
Tax expense	3,767	2,294	3,767	2,294

The Group's effective tax rate for the current financial period was higher than the statutory tax rate of 24% (2024: 24%) principally due to losses incurred by certain subsidiaries not available to offset against profit made by other entities within the Group and certain expenses being disallowed for tax purposes.

A9 Profit Per Share

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

	Current Quarter Ended		Cumulative Year To Date	
	31/03/2026	31/03/2025	31/03/2026	31/03/2025
Profit for the financial period attributable to owners of the Company (RM'000)	6,857	132	6,857	132
Weighted average number of ordinary shares in issue ('000)	100,000	100,000	100,000	100,000
Profit per share (cent)	6.86	0.13	6.86	0.13

No diluted profit per share calculated as the Company does not have potential convertible shares.

A10 Intangible assets

There were no changes in estimates of the amounts reported on 31 December 2025 and current financial period ended 31 March 2026.

A11 Cash and cash equivalents

Cash and cash equivalents comprised the following amounts:

	As at 31/03/2026	As at 31/03/2025
	RM'000	RM'000
Deposits, bank and cash balances	17,985	24,603
Less:		
Deposits pledged with banks	(5,447)	(2,748)
Fixed deposits with maturity of more than 3 months	(5,518)	(5,207)
Overdraft	(4,960)	(4,956)
Cash and cash equivalents	2,060	11,692

A12 Fair value hierarchy

The Group uses the following hierarchy for determining the fair value of all financial instruments carried at fair value:

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2 - Inputs that are based on observable market data, either directly or indirectly.
Level 3 - Inputs that are not based on observable market data.

	Level 1	Level 2	Level 3	Total
	RM'000	RM'000	RM'000	RM'000
31 March 2026				
Other investments	135	-	25	160
31 December 2025 (Audited)				
Other investments	134	-	25	159

A13 Borrowings

The Group's borrowings at the end of the current financial period were as follows:

	As at 31/03/2026 RM'000	As at 31/12/2025 RM'000 (Audited)
Secured		
Current		
Hire purchase and finance lease liabilities	724	759
Term financing-i	1,211	1,211
Revolving credits	5,552	5,113
Redeemable cumulative preference shares	44,884	44,016
Overdrafts	4,960	4,968
	57,331	56,067
Non-current		
Hire purchase and finance lease liabilities	12,061	12,814
Term financing-i	103,975	102,340
Business financing-i and cash line-i	29,840	29,840
Revolving credits	14,143	14,143
	160,019	159,137
Total borrowings		
Hire purchase and finance lease liabilities	12,785	13,573
Term financing-i	105,186	103,551
Business financing-i and cash line-i	29,840	29,840
Revolving credits	19,695	19,256
Redeemable cumulative preference shares	44,884	44,016
Overdrafts	4,960	4,968
	217,350	215,204

a) Currency
None of the Group’s borrowings is denominated in foreign currency.

b) There was no borrowing default or breach of any borrowing’s agreement by the Group during the current financial period.

A14 Debt and Equity securities

There were no issuance and repayment of debt securities, share buy-backs and share cancellations in the current financial period.

A15 Dividend paid

No dividend was paid during the current financial period ended 31 March 2026.

A16 Capital Commitments

The amount of commitments for the purchase of property, plant and equipment and port facilities as at 31 March 2026 are as follows:

	As at 31/03/2026 RM'000	As at 31/12/2025 RM'000 (Audited)
Purchase of property, plant and equipment	11,529	11,529
Purchase of port facilities	26,814	26,856
	38,343	38,385

A17 Changes in Contingent Liabilities and Contingent Assets

The Group does not have any material contingent liabilities nor contingent assets during the current financial period except for:

	As at 31/03/2026 RM'000	As at 31/12/2025 RM'000 (Audited)
Corporate guarantee given to banks for credit facilities granted to:		
Amount guaranteed:		
Associates	24,697	24,697
A former subsidiary	963	963
	25,660	25,660

For corporate guarantee granted to associates and its former subsidiary, the Group has performed the assessment on the risk of defaults and have made the necessary loss allowance on the financial guarantee contracts. In particular, the Group notes that certain overdue amounts from an associate remain outstanding, for which the associate has been granted an extension for settlement.

A18 Related Party Transactions

The following table provides information on the transactions which have been entered into with related parties:

	Current Quarter Ended		Cumulative Year To Date	
	31/03/2026	31/03/2025	31/03/2026	31/03/2025
	RM'000	RM'000	RM'000	RM'000
Transactions with:				
Ultimate Holding Corporation ("UHC")				
Advances received	187	-	187	-
Rental income	461	461	461	461
Waiver of debt	-	360	-	360
Sales income	88	50	88	50
Fellow subsidiaries of the UHC				
Sales	27	7	27	7
Purchase of goods	-	(1)	-	(1)
Rendering of services	(46)	(31)	(46)	(31)
Associate				
Rendering of services	(34)	(20)	(34)	(20)
Related parties				
Revenue from operation and maintenance	13,184	11,418	13,184	11,418
Provision of utility	(665)	(308)	(665)	(308)

Account balances with significant related parties of the Group at the current financial period/year ended 31 March 2026 and 31 December 2025 are as follows:

	As at 31/3/2026	As at 31/12/2025
	RM'000	RM'000
		(Audited)
Account balance with UHC		
Receivables	4,212	4,329
Payables	(36,708)	(36,044)
Account balances with fellow subsidiaries		
Receivables	9,951	9,914
Payables	(1,877)	(1,850)
Account balances with associate		
Receivables	8,609	8,609
Payables	(546)	(546)
Account balances with related parties		
Receivables	16,622	16,952

A19 Significant Events During the Financial Period

(a) Further to the material litigation disclosed under Note B6 – Changes in Material Litigation in relation to the appeal filed by the Plaintiffs to the Court of Appeal against the decision of the High Court Ipoh dated 11 September 2025, the Defendants had on 6 January 2026 filed a notice of motion to strike out the appeal on the grounds that the record of appeal was filed out of time.

Subsequently, on 20 January 2026, the Defendants received the notice of discontinuance from the Plaintiffs. The Defendants agreed to the notice of discontinuance with no liberty to file afresh, and the hearing date fixed on 4 February 2026 was vacated.

On 4 February 2026, the Court of Appeal recorded that the notices of discontinuance in respect of the appeal and related applications were in order. Consequently, the appeal was struck off without liberty to file a fresh and without order as to costs.

(b) Bursa Malaysia has, vide its letter dated 19 January 2026, resolved to approve the Company's Proposed Regularisation Plan, subject to the following conditions:

(i) the Company and M&A Securities Sdn Bhd ("M&A Securities"), being the Principal Adviser, must fully comply with the relevant provisions under the Listing Requirements pertaining to the implementation of the Proposed Regularisation Plan;
(ii) the Company and M&A Securities to confirm all approvals of relevant authorities have been obtained for the implementation of the Proposed Regularisation Plan and furnish a copy of all approval letters from the relevant authorities;
(iii) the Company and M&A Securities to furnish Bursa Malaysia with a certified true copy of the resolution passed by the shareholders at the general meeting for the Proposed Regularisation Plan;
(iv) the Company and M&A Securities to inform Bursa Malaysia upon the completion of the Proposed Regularisation Plan and furnish Bursa Malaysia with a written confirmation of its compliance with the terms and conditions of Bursa Malaysia's approval; and
(v) to incorporate the comments made in the circular to shareholders.

(c) On 27 February 2026, the Company convened an Extraordinary General Meeting ("EGM"), at which all resolutions as set out in the notice of the EGM dated 5 February 2026 in respect of the Proposed Regularisation Plan were duly passed by the shareholders of the Company by way of poll.

(d) On 3 March 2026, the Company's solicitors, vide its letter of the same date, confirmed that all conditions precedent set out in supplemental agreement dated 13 February 2025 to the joint venture agreement with PKNP and Uni-poh Construction Works Sdn Bhd had been fulfilled. Accordingly, the supplemental agreement has become unconditional, marking the deemed completion of Zone 1 Bandar Meru Raya for the purpose of the Regularisation Plan.

A20 Material Events Subsequent to the End of the Current Financial Period

(a) On 2 April 2026, the Company's solicitors, vide its letters of the same date, confirmed that all conditions precedent set out in the following agreements had been fulfilled, and accordingly, the agreements have become unconditional, marking the deemed completion of the disposals of Hulu Bernam lands for the purpose of the Proposed Regularisation Plan:

(i) The second supplemental agreement with Makmur Impian Property Sdn Bhd dated 13 November 2024 to the principal agreement dated 10 September 2019 and the first supplemental agreement dated 17 August 2023 for the disposal of 73.14 acres of land held under PN394964, Lot 20570 and PN394965, Lot 20571, both located at Mukim Hulu Bernam Timor, Daerah Muallim, Perak;
(ii) the Sale and Purchase agreement with Tg Malim Hi-tech Park Sdn Bhd (formerly known as ARX-YSC Sdn Bhd) ("TMHTP") dated 13 November 2024 for the disposal of a 247.85 acres of land held under PN394961, Lot 20402, located at Mukim Hulu Bernam Timor, Daerah Muallim, Perak; and

(iii) the Sale and Purchase agreement with TMHTP dated 13 November 2024 for the disposal of a 103.71 acres of land held under PN394962, Lot 20403, located at Mukim Hulu Bernam Timor, Daerah Muallim, Perak.

(b) On 5 May 2026, the High Court granted an order confirming the Share Capital Reduction pursuant to Section 116 of the Act. Subsequently, the sealed copy of the Court order was lodged with the Companies Commission of Malaysia on 13 May 2026 pursuant to Section 116(6) of the Act, for the Share Capital Reduction to take effect.

(c) On 20 May 2026, the Company's solicitors, vide their letter of the same date, confirmed that all conditions precedent set out in the joint venture agreement dated 8 January 2024 entered into with PKNP for the joint development of SVTP had been fulfilled. Accordingly, the joint venture agreement had become unconditional, marking the deemed completion of the joint development for the purpose of the Regularisation Plan.

Explanatory notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

B1 Performance Review

Explanatory comments on the performance of each the Group's business activities are provided in Note A5.

	Current Quarter Ended		Changes	Cumulative Year To Date		Changes
	31/03/2026	31/03/2025		31/03/2026	31/03/2025	
	RM'000	RM'000	(%)	RM'000	RM'000	(%)
Revenue	61,080	37,257	64%	61,080	37,257	64%
Operating profit	15,363	7,277	111%	15,363	7,277	111%
Profit before tax	13,729	5,917	132%	13,729	5,917	132%
Net profit for the financial period/ year	9,962	3,623	175%	9,962	3,623	175%
Net profit for the financial period/ year attributable to owners of the Company	6,857	132	5095%	6,857	132	5095%

B2 Comment on Material Change in Profit Before Taxation

	Current Quarter Ended 31/03/2026	Immediate Preceding Quarter Ended 31/12/2025	Changes	
	RM'000	RM'000	RM'000	%
Revenue	61,080	41,118	19,962	49%
Operating profit	15,363	9,835	5,528	56%
Profit before tax	13,729	8,277	5,452	66%
Net profit for the financial period	9,962	3,049	6,913	227%
Net profit for the financial period attributable to owners of the Company	6,857	212	6,645	3134%

For the quarter ended 31 March 2026, the Group recorded revenue of RM61.1 million as compared to RM41.1 million in the preceding quarter ended 31 December 2025. The increase in revenue was mainly attributable to stronger performance from the Port & Logistics segment, coupled with contributions from the land monetisation exercise undertaken under the Property Development segment pursuant to the Regularisation Plan.

The Group recorded a net profit of RM10.0 million for the current quarter as compared to RM3.0 million in the preceding quarter. The improvement in net profit was mainly attributable to gains arising from the land monetisation exercise under the Property Development segment, as well as the reversal of impairment losses previously recognised on property, plant and equipment and right-of-use assets within the Hospitality & Tourism segment following the Group's reassessment and transition from non-going concern basis to going concern basis of preparation.

B3 Commentary on Prospects

Port & Logistic

The Port & Logistics segment is expected to remain supported by stable bulk cargo demand, regional trade activities, and ongoing infrastructure expansion within the LMT ecosystem. The Group remains cautiously optimistic on the segment's outlook, underpinned by recurring operational activities, continued demand for dry bulk handling services, and ongoing operational efficiency initiatives undertaken across the port operations.

The ongoing development of Lumut Maritime Terminal 2 ("LMT2") is expected to further strengthen the Group's long-term operational capacity, cargo handling capabilities, and service efficiency. LMT2, which forms part of Lumut Port's long-term strategic expansion plan, is expected to support higher bulk cargo throughput, particularly for mineral-based cargo and industrial-related activities, while enhancing the Group's operational scalability and competitiveness within the regional maritime and logistics sector.

In addition, recent developments relating to the proposed Third Regasification Terminal ("RGT-3") in Lumut, including the execution of a jetty usage agreement between Petronas Gas Berhad and LMTSB, are expected to further enhance the strategic positioning and long-term growth prospects of the Lumut maritime and industrial ecosystem. The proposed RGT-3 project is expected to strengthen gas infrastructure capacity and support future industrial and logistics activities within the region.

Notwithstanding prevailing geopolitical uncertainties, global trade volatility, and cost pressures, the Group will continue to focus on operational optimisation, prudent cost management, infrastructure readiness, and service reliability to strengthen operational resilience and support the long-term sustainability and growth of the Port & Logistics segment.

Property Development

Malaysia's property market recorded a more moderate performance in Q1 2026 amid global economic uncertainties and cautious market sentiment. According to the Valuation and Property Services Department ("JPPH"), total property transactions declined by 8.0% year-on-year to 89,966 transactions, while transaction value eased marginally by 0.6% to RM51.9 billion. Nevertheless, the Malaysian House Price Index ("MHPI") continued to record positive growth of 1.7%, reflecting continued resilience in property prices, particularly within strategic and well-connected locations.

The property sector continued to benefit from initiatives introduced under the Madani Economy framework and Budget 2026, including targeted assistance measures, infrastructure investments, and financing support schemes aimed at improving homeownership accessibility. In addition, the Overnight Policy Rate ("OPR") remained supportive, contributing to relatively stable financing conditions and affordability for homebuyers.

The residential segment remained the key contributor to overall market activity, accounting for approximately 58.8% of total transactions nationwide. Demand continued to be supported primarily by affordable and mid-market residential products located within established townships and growth corridors. However, market conditions remained selective as purchasers continued to exercise caution amid financing constraints and cost-of-living pressures. The national residential overhang increased to 32,801 unsold units valued at approximately RM16.37 billion, indicating continued supply-demand imbalances within certain sub-segments and locations.

Against this backdrop, Perak continues to strengthen its position as an emerging industrial and logistics growth corridor, supported by its strategic location between the Klang Valley and Northern Region, competitive industrial land costs, and improving connectivity through highways, ports, rail, and airport infrastructure. Growing investments in advanced manufacturing, logistics, maritime industries, and digital infrastructure are expected to support broader demand for residential, commercial, and mixed-use developments within key economic corridors across the state.

The industrial property segment continued to demonstrate resilient growth momentum during the quarter, driven by manufacturing relocation trends, supply chain diversification, logistics expansion, and increasing data centre investments. Malaysia continues to benefit from the “China-plus-one” strategy, particularly within the electrical and electronics, logistics, automotive, pharmaceutical, and digital infrastructure sectors.

In Perak, catalytic developments such as Lumut Maritime Industrial City (“LuMIC”) and Silver Valley Technology Park (“SVTP”) are expected to further enhance the state’s attractiveness as an industrial and logistics hub. Competitive land pricing, availability of sizeable industrial parcels, and improving regional infrastructure connectivity continue to support investor interest and long-term development prospects within the state.

Looking ahead, the Group remains cautiously optimistic on the outlook of the property sector despite continued global economic uncertainties and geopolitical risks. The Group will continue to focus on strategically located developments aligned with infrastructure expansion, industrial growth, and evolving market demand, while maintaining emphasis on affordable and mid-market products which continue to demonstrate relatively resilient demand.

Hospitality & Tourism

The hospitality and tourism sector continued to benefit from the early momentum of Visit Malaysia Year 2026 (“VMY 2026”), supported by stronger regional travel demand, festive season movements, and intensified tourism promotion activities at both national and state levels. Malaysia recorded encouraging growth in international visitor arrivals during the early part of 2026, reflecting positive momentum towards the national tourism targets under the VMY 2026 framework.

At the state level, Perak continued to strengthen tourism promotion and destination readiness initiatives in conjunction with VMY 2026 through infrastructure enhancement efforts, expanded digital tourism campaigns, curated tourism offerings, and closer collaboration with tourism industry stakeholders and inbound travel partners to promote longer visitor stays and higher tourism spending within the state.

During the quarter, the Group continued to record stable operational activities across its hospitality and tourism portfolio, supported by corporate functions, government-related events, leisure travel demand, and early VMY 2026-related enquiries and bookings. Nevertheless, revenue for the current quarter was lower compared to the corresponding quarter of the previous financial year, mainly attributable to softer room demand and event activities at certain properties during the current quarter.

Notwithstanding the above, the Group continued to undertake various operational, commercial, and service enhancement initiatives to strengthen its market positioning and operational readiness, including:

- intensified sales and marketing engagements through strategic collaborations, digital campaigns, tourism promotion platforms, and stronger engagement with travel agents and industry stakeholders across domestic and international markets;
- enhancement of hospitality offerings through tailored accommodation packages, event-driven promotions, and service quality improvement initiatives to enhance guest experience and operational efficiency; and

- continued emphasis on operational readiness, preventive maintenance programmes, workforce capability development, and cost optimisation initiatives to support operational sustainability and improve service delivery standards.

During the quarter, Hotel Casuarina @ Kuala Kangsar ("HCKK") successfully obtained the "Bersih, Selamat dan Sihat" ("BeSS") recognition from the Ministry of Health Malaysia, reflecting the Group's continued commitment towards food safety, hygiene standards, and quality assurance practices across its hospitality operations.

The Group remains cautiously optimistic on the outlook of the hospitality and tourism sector for the remainder of 2026, supported by the continued implementation of VMY 2026 initiatives, ongoing tourism promotion efforts, and anticipated improvement in travel and event activities. The Group will continue to focus on strengthening operational resilience, market engagement, service quality, and strategic collaborations to capture emerging tourism opportunities and support long-term sustainable growth.

Corporate Restructuring

On 18 February 2025, the Company announced its Regularisation Plan pursuant to Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") to regularise the financial condition of the Group and facilitate the upliftment of the Company's PN17 status. The application in relation to the Regularisation Plan was subsequently submitted to Bursa Securities on 9 May 2025.

Bursa Securities had, vide its letter dated 19 January 2026, approved the Company's Regularisation Plan. Thereafter, shareholders' approval for the Regularisation Plan was obtained at the Extraordinary General Meeting held on 27 February 2026.

The implementation of the Regularisation Plan is currently ongoing and represents a significant milestone in the Group's corporate restructuring and financial regularisation efforts. The Regularisation Plan is intended to strengthen the Group's financial position through, amongst others, the monetisation of identified assets, settlement and reduction of legacy financing obligations, enhancement of shareholders' equity position, improvement of liquidity and cash flow position, as well as the stabilisation of the Group's operational sustainability.

During the financial period, the Group continued to progress the implementation of the various components of the Regularisation Plan, including the disposal and monetisation of identified lands, debt settlement initiatives, and implementation of the proposed joint development initiatives. The proceeds arising from the disposal exercises are expected to support the Group's working capital requirements, reduce financing burden, and strengthen the Group's overall financial flexibility moving forward.

The Company believes that the successful implementation of the Regularisation Plan will further strengthen the Group's financial condition, improve operational sustainability, and support the eventual upliftment of the Company's PN17 status.

B4 Profit Forecast or Profit Guarantee

The Group has not provided any profit forecast or profit guarantee in a public document in respect of the current financial period.

B5 Corporate Proposals

Saved for the Regularisation Plan as disclosed above, there are no corporate proposals which have been announced and not completed as at the date of this announcement.

B6 Changes in Material Litigation

There were no pending material litigations as at the latest practicable date except for:

COURT PROCEEDINGS – PERAK CORPORATION BERHAD

<table>
<tr><th>NO</th><th>PARTIES/ SUIT</th><th>SUBJECT MATTER</th><th>STATUS/
NEXT DATE</th><th>CLAIM AMOUNT (RM)</th></tr>
<tr><td>1.</td><td>Ipoh High Court Originating Summons No. AA-24NCC-1-01/2025

Plaintiffs;

1. Paramount Grace Sdn Bhd
2. Avaiden Secure System
3. Blueblack Production Sdn Bhd
4. SJEE Engineering Sdn Bhd
5. Gai Leong Engineering Sdn Bhd
6. Arrowmedia Sdn Bhd
7. LCT Systems Sdn Bhd
8. AV Audio Video
9. iCloud Systems Sdn Bhd
10. Pesive Engineering
11. GS Pave & Scape Sdn Bhd

Defendants:

1. Perak Corporation Berhad
2. PCB Development Sdn Bhd</td><td>The Plaintiffs filed an Originating Summons on 06/01/2025, applying for the following orders:

a) That the order dated 23/7/2020 which granted leave for a court convene meeting vide Originating Summons No.: AA-24NCC-3-09-07/2020 be varied to remove the Plaintiffs as scheme creditors; and

b) That the order dated 7.5.2021 which approved the Scheme of Arrangement dated 21.3.2020 vide Ipoh High Court Originating Summons No.: AA-24NCC-3-05-2021 (“Sanction Order”) be set aside;

c) A declaration that the Perak Corp have breached the terms of the scheme of arrangement; and

d) A declaration that the plaintiffs are no longer bound by the scheme of arrangement.</td><td>On 17 March 2025, the Court directed the parties to file all cause papers and submissions before the hearing which is fixed on 23 May 2025.

The parties have filed all the cause papers and submissions.

The hearing was conducted on 23 May 2025 and the court initially fixed 30 July 2025 for the decision. The decision was subsequently adjourned to 12 August 2025 and has now been further adjourned to 11 September 2025.

On 11 September 2025 the High Court Ipoh delivered its judgement whereby the Plaintiffs’ originating summons were dismissed with costs of RM10,000.00 awarded to the Defendants. In summary, the grounds of judgement are as follows:

(i) the sanction order which was granted on 7 May 2021 was made formally under a proper judicial process and remains a final and perfected order. Therefore, the High Court Ipoh is now functus officio and has no jurisdiction to revisit that position;
(ii) the Plaintiffs’ application is further barred by the doctrine of res judicata as the same issues have already been raised and dismissed in the earlier proceedings brought by Mohamed Shafeii bin Abdul Gaffoor;
(iii) the High Court Ipoh finds the Plaintiffs’ allegations of irregularities, wrongful classification, and lack of implementation are either unproven, speculative, or based on hindsight;
(iv) the delay of four (4) years before filing the application is an inordinate delay. This inordinate delay is also</td><td>N/A</td></tr>
</table>

NO	PARTIES/ SUIT	SUBJECT MATTER	STATUS/ NEXT DATE	CLAIM AMOUNT (RM)
			unexplained. This delay coupled with the Plaintiffs' prior knowledge and conduct points to acquiescence; (v) the Scheme of Arrangement was approved by 97.76% in value of the unsecured creditors and remains ongoing with regular updates with Bursa Malaysia; and (vi) there is no clear evidence of fraud or material irregularities which would justify setting aside of the Scheme of Arrangement at this late stage. On 9 October 2025, the Plaintiffs collectively filed a notice of appeal to the Court of Appeal against the decision of the High Court Ipoh, which had dismissed their originating summons with costs. As at the LPD, the Court of Appeal has yet to schedule a case management date for the Plaintiffs' appeal proceedings. On 6 January 2026, the Defendants have filed a notice of motion to strike out the appeal on the reason that the record of appeal was filed out of time. Subsequently, on 20 January 2026, the Defendants received the notice of discontinuance from the Plaintiffs. The Defendants agreed to the notice of discontinuance with no liberty to file afresh, and the hearing date fixed on 4 February 2026 was vacated. On 4 February 2026, the Court of Appeal recorded that the notices of discontinuance in respect of the appeal and related applications were in order. Consequently, the appeal was struck off without liberty to file a fresh and without order as to costs.	

B7 Disclosure of nature of outstanding derivatives

There were no outstanding derivatives as at the end of the reporting period.

B8 Rationale for entering into derivatives

The Group did not enter into any derivatives during the financial period ended 31 March 2026 or the previous financial year ended 31 December 2025.

B9 Risk and policies for derivatives

The Group did not enter into any derivatives during the current financial period.

B10 Disclosure of gain/losses arising from fair value changes of financial liabilities

The Group did not have any financial liabilities measured at fair value through profit or loss as at 31 March 2026 and 31 December 2025.

B11 Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 31 December 2025 was unmodified.

B12 Dividends

The Directors do not recommend a payment of dividend by the Company in respect of the current financial period.

B13 **Auditors' report on interim financial reporting**

Messrs Crowe Malaysia PLT, the statutory auditors of the Company, was engaged to perform a review on the quarterly consolidated financial statements of Perak Corp for the quarter ended 31 March 2026. The review report issued to the Board of Directors in respect of the interim financial information for the financial period ended 31 March 2026 did not contain any emphasis of matter paragraph in relation to the going concern basis of preparation.