RADIUM DEVELOPMENT BERHAD
201301009006 (1038848-V)
(Incorporated in Malaysia)

REPORTS AND FINANCIAL STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Registration No. 201301009006 (1038848-V)

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

REPORTS AND FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

CONTENTS

Registration No. 201301009006 (1038848-V)

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT

The directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its subsidiaries include property development and investment, provision of management services, management consultancy, information technology related services, hotel business and healthcare services.

There have been no significant changes in the nature of these activities during the financial year.

RESULTS

	Group RM'000	Company RM'000
Profit for the financial year, net of tax	127,371	11,897
Attributable to:		
Owners of the Company	98,606	11,897
Non-controlling interests	28,765	-
	127,371	11,897

DIVIDENDS

The amount of dividend declared and paid by the Company since the end of the previous financial year were as follows:

	RM'000
Single-tier interim dividend of 1 sen per ordinary share in respect of the financial year ended 31 December 2025, paid on 12 December 2025	34,680

The directors do not recommend the payment of any final dividends in respect of the financial year ended 31 December 2025.

RESERVES OR PROVISIONS

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

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that there were no known bad debts and that adequate allowance had been made for doubtful debts.

At the date of this report, the directors are not aware of any circumstances which would render it necessary to write off any bad debts or to make any allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

CURRENT ASSETS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ensure that any current assets which were unlikely to be realised in the ordinary course of business including their values as shown in the accounting records of the Group and of the Company had been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

CONTINGENT AND OTHER LIABILITIES

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

(i) any charge on the assets of the Group and of the Company which have arisen since the end of the financial year which secures the liabilities of any other person; and

(ii) any contingent liabilities in respect of the Group and of the Company which have arisen since the end of the financial year.

CONTINGENT AND OTHER LIABILITIES (CONTINUED)

In the opinion of the directors, no contingent or other liabilities of the Group and of the Company have become enforceable, or is likely to become enforceable, within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due.

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF MATERIAL AND UNUSUAL NATURE

In the opinion of the directors,

(i) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(ii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

AUDITORS' REMUNERATION AND INDEMNITY

The auditors' remuneration of the Group and of the Company during the financial year were RM308,000 and RM82,500 respectively.

The Company has agreed to indemnify the auditors of the Company as permitted under Section 289 of the Companies Act 2016 in Malaysia.

RADIUM DEVELOPMENT BERHAD
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DIRECTORS' REPORT (CONTINUED)

ISSUE OF SHARES AND DEBENTURES

During the financial year, no new issue of shares and debentures was made by the Company.

OPTIONS GRANTED OVER UNISSUED SHARES

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

DIRECTORS

The directors in office during the financial year and during the period from the end of the financial year to the date of the report are:

Datuk Gan Kah Siong *
Gan Tiong Kian *
Gan Kok Peng *
Datuk Sydney Lim Tau Chin *
Chai Woon Hou *
Tan Sri Mhd Amin Nordin bin Abd Aziz
Nurazlin binti A. Samad
Phang Sweet Lee
Nor Zaemah binti Zainuddin
Koay Lean Lee

* Directors of the Company and certain subsidiaries

Other than as stated above, the names of the directors of the subsidiaries of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Mark Wing Kong (alternate to Leow Vinken)	
Wan Shafie bin Abdul Rashid	
Sim Guan Yu	
Leow Vinken	
Dr. Abdul Halim Bin Yusof	
Dr Arun Kumar A/L Beshamber Nath	(Appointed on 28 July 2025)

RADIUM DEVELOPMENT BERHAD
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DIRECTORS' REPORT (CONTINUED)

DIRECTORS' INTERESTS

According to the Register of Directors' Shareholdings required to be kept by the Company under Section 59 of the Companies Act 2016 in Malaysia, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows:

Interests in the Company

	Number of ordinary shares			
	At 1 January 2025	**Bought**	**Sold**	**At 31 December 2025**
Direct interests:				
Datuk Gan Kah Siong	507,612,000	-	-	507,612,000
Gan Tiong Kian	260,000,000	-	-	260,000,000
Gan Kok Peng	260,000,000	-	-	260,000,000
Datuk Sydney Lim Tau Chin	13,000,000	-	-	13,000,000
Indirect interests:				
Datuk Gan Kah Siong *	1,060,376,167	-	94,640,000	965,736,167
Gan Tiong Kian *	78,002,167	1,600,000	-	79,602,167
Gan Kok Peng *	39,002,167	800,000	-	39,802,167

* Shares held through company in which the director has substantial financial interests.

By virtue of his interest in the ordinary shares of the Company and pursuant to Section 8 of the Companies Act 2016 in Malaysia, Datuk Gan Kah Siong is deemed to have an interest in the ordinary shares of the subsidiaries to the extent that the Company has an interest.

Other than as stated above, none of the other directors in office at the end of the financial year had any interest in ordinary shares or debentures of the Company and its related corporations during the financial year.

RADIUM DEVELOPMENT BERHAD
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DIRECTORS' REPORT (CONTINUED)

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director of the Company has received or become entitled to receive any benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable, by the directors as shown below) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest.

The directors' benefits of the Group and of the Company were as follows:

	Group RM'000	Company RM'000
Directors of the Company		
Executive directors		
- Salaries, allowances and bonuses	2,629	1,911
- Defined contribution plans	298	180
- Other staff related benefits	6	5
	2,933	2,096
Non-executive directors		
- Fees	504	504
- Salaries, allowances and bonuses	278	-
- Defined contribution plans	33	-
- Other staff related benefits	2	-
	817	504
	3,750	2,600

Neither during, nor at the end of the financial year, was the Company a party to any arrangement where the object is to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

INDEMNITY TO DIRECTORS AND OFFICERS

During the financial year, the total amount of indemnity insurance coverage and insurance premium paid for the directors and officers of the Group were RM10,000,000 and RM23,500 respectively.

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES

The details of the Company's subsidiaries are as follows:

Name of company	Principal place of business/ country of incorporation	Ownership interest 2025 %	Ownership interest 2024 %	Principal activities
Ambanang Development Sdn. Bhd.	Malaysia	100	100	Property development
Constant Premium Sdn. Bhd.	Malaysia	100	100	Property development
Radium Healthcare Sdn. Bhd.	Malaysia	100	100	Investment holding
Fitrah Resources Sdn. Bhd.	Malaysia	80	80	Property development
Idaman Sejiwa (Ampang) Sdn. Bhd.	Malaysia	100	100	Property development
Montanica Development Sdn. Bhd.	Malaysia	100	100	Property development
Pavilion Integrity Sdn. Bhd.	Malaysia	80	80	Property development and investment
Radium Corporate Services Sdn. Bhd.	Malaysia	100	100	Provision of management services
Radium Global Sdn. Bhd.	Malaysia	100	100	Property development
Radium Management Services Sdn. Bhd.	Malaysia	100	100	Provision of management consultancy and information technology related services

DIRECTORS' REPORT (CONTINUED)

SUBSIDIARIES (CONTINUED)

The details of the Company's subsidiaries are as follows: (continued)

Name of company	Principal place of business/ country of incorporation	Ownership interest 2025 %	Ownership interest 2024 %	Principal activities
Rasa Wangi Development Sdn. Bhd.	Malaysia	100	100	Property development
Total Solid Holdings Sdn. Bhd.	Malaysia	100	100	Property development
Tradisi Emas Sdn. Bhd.	Malaysia	100	100	Hotel business
Vistarena Development Sdn. Bhd.	Malaysia	80	80	Property development
Subsidiary of Radium Healthcare Sdn. Bhd.				
Radium Hospital Ayer Keroh Sdn. Bhd. *(formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)*	Malaysia	90	100	Healthcare services
Subsidiaries of Montanica Development Sdn. Bhd.				
Hektar Stabil Sdn. Bhd.	Malaysia	100	100	Investment holding
Mayang Sepakat Sdn. Bhd.	Malaysia	69.99	100	Property development
Radium J Velodrome Sdn. Bhd.	Malaysia	100	100	Property development
Subsidiary of Hektar Stabil Sdn. Bhd.				
Seribu Megah Sdn. Bhd.	Malaysia	100	100	Property development

The available auditors' report on the accounts of the subsidiaries did not contain any qualification.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

(a) Joint venture agreement ("JVA")

On 20 September 2022, Rasa Wangi Development Sdn. Bhd. ("RWDSB"), a wholly-owned subsidiary of the Company, as the developer, entered into a JVA with Kadar Jutajaya Sdn. Bhd. ("KJSB"), as the landowner, to jointly develop a proposed development consisting inter alia 404 units of Residensi Wilayah and 932 units of condominium ("Project") on a piece of leasehold land held under HSD No.123036, No. Lot: PT50316, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, measuring approximately 21,505 square metres ("Land"). Pursuant to the JVA, the landowner grants the developer the exclusive right to carry out and implement the development on the Land, and the landowner shall be entitled, subject to the terms and conditions of the JVA, to receive the landowner's entitlement of 23% of the profit after tax of the developer for the Project, and in the event there are any unsold units upon the delivery of vacant possession of the Project, the developer shall at its discretion decide on the composition of the landowner's entitlement, that is, either fully in cash or a combination of cash and unsold units (based on the selling price as determined by the developer) or an amount of RM32,000,000, whichever the higher.

On 20 September 2023, both KJSB and RWDSB ("the Parties") are agreeable to extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2023 to 19 September 2024 free of interest ("First Extension of Time").

In furtherance thereto, KJSB and RWDSB had entered into the Supplemental Agreement on 20 September 2023 to document the Parties' option for further extension of time upon expiry of the First Extension of Time and involvement of KJSB (being the landowner) in project committee in relation to the said Project.

On 20 September 2024, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2024 to 19 September 2025 ("Second Extension of Time"), subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

On 22 September 2025, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further three (3) months commencing from 20 September 2025 to 19 December 2025 ("Third Extension of Time") subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

On 18 December 2025, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further six (6) months commencing from 20 December 2025 to 19 June 2026 ("Fourth Extension of Time") subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

The JVA is yet to complete as at the date of this report.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(b) Joint Development with N&M Cahaya Sdn. Bhd.

On 6 February 2023, the Company issued a letter of intent ("LOI") to N&M Cahaya Sdn. Bhd. ("N&M Cahaya") to jointly develop the piece of land held under H.S.(D) 123157, PT 50174, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 40,467 square meter ("Land") by subscribing for 300,000 ordinary shares in N&M Cahaya such that the Company will hold 75% of the enlarged issued share capital of N&M Cahaya ("Subscription Shares") on a fully diluted basis as at the date such shares are subscribed with the subscription amount of RM26,715,000 or a price based on valuation to be conducted on the Land by the appointed valuer, whichever lower. Notwithstanding the valuation of the Land, the subscription amount shall not be more than RM26,715,000. The LOI was accepted by N&M Cahaya on 10 February 2023 and the execution of Shares Subscription Agreement and Shareholders Agreement (collectively referred to as "Definitive Agreement") shall occur within 30 days after all the Conditions Precedents are fulfilled within stipulated period or extended period as mutually agreed by the parties.

On 4 August 2023, both the Company and N&M Cahaya are agreeable to extend the period for fulfilment of Conditions Precedent by six (6) months from 7 August 2023 to 7 February 2024. All other terms of LOI shall remain in force and effect.

On 2 February 2024, upon completion of the due diligence on N&M Cahaya, N&M Cahaya is currently implicated in a legal suit involving the Land. As such, both the Company and N&M Cahaya are agreeable to further extend the period for another eighteen (18) months from 7 February 2024 to 6 August 2025 for N&M Cahaya to resolve the legal suit which N&M Cahaya is reasonably confident that it has a good chance to defend its position.

In addition, the future land use zone of the Land is currently pending the "Pelan Tempatan Kuala Lumpur" ("PTKL 2040") to be gazetted. Hence, the extension period of 18 months is not an impediment to the progress as without PTKL 2040 being in force, the development order for the proposed development on the Land is unable to be processed by Dewan Bandaraya Kuala Lumpur.

On 10 June 2025, both the Company and N&M Cahaya are mutually agreed to terminate the LOI in view of the continued uncertainty arising from resolution of legal proceedings pertaining the Land.

As at the date of this report, there is no expected material financial effect on the Group's earnings, earnings per share, net assets, and gearing.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(c) Acquisition of one (1) piece of land by Mayang Sepakat Sdn. Bhd.

On 3 December 2024, Mayang Sepakat Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement to acquire a piece of leasehold land for a total purchase consideration of RM45,000,888.

The Purchase Consideration shall be paid in the following manner:

(i) 30% of Purchase Consideration amounting to RM13,500,266.40 was paid as deposit on 2 October 2024; and

(ii) Balance purchase price amounting to RM31,500,621.60 to be paid within three (3) months from the Unconditional Date (defined herein) of the SPA, with an extension of three (3) months subject to interest at the rate of 8% per annum calculated on a daily basis only on the unpaid balance of the balance purchase price.

The SPA is subject to the following conditions precedent:

(i) The SPA shall be conditional upon the Vendor having obtained the unconditional written consent and/or approvals from the appropriate authorities consenting to the transfer of the Land from the Vendor to the Purchaser ("the Letter(s) of Approval") within six (6) months from the date of SPA ("Conditional Period") and/or the extended period of three (3) months commencing immediately upon expiry of the Conditional Period granted by the Purchaser at the Purchaser's discretion.

(ii) The SPA shall become unconditional on the date of the Purchaser's Solicitors' receipt of the original Letter(s) of Approval in favour of the Purchaser.

The SPA became unconditional on 23 July 2025 following the fulfilment of the conditions precedent. The completion period was first extended to 31 December 2025 and subsequently further extended to 31 January 2026 with both extensions granted without the imposition of any interest or penalty. Following the delivery of vacant possession on 31 January 2026, the balance purchase price was paid in full on 13 February 2026 and the acquisition was completed accordingly.

(d) Acquisition of one (1) piece of land by Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)

On 9 September 2024, A Famosa Specialist Hospital (Malacca) Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement to acquire a piece of leasehold land for a total purchase consideration of RM25,500,000.

A deposit of RM2,550,000 has been made for this acquisition in the prior financial year.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(d) Acquisition of one (1) piece of land by Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.) continued

The SPA is subject to the following conditions precedent:

(i) The state authority consent to transfer the Land in favour of the Purchaser (herein be referred to as the "State Authority Consent to Transfer") being obtained by the Vendor at the Vendor's own costs and expense.

(ii) The development order in respect of the construction and development of a private hospital on the Land being obtained by the Vendor.

(iii) The relevant approval from the relevant land office/registry for the change of the existing express conditions in the Title if the same is required under the development order. This condition is no longer applicable and has been replaced with an undertaking letter from Vendor confirming its full cooperation and assistance in the application to change the express conditions of the title.

The acquisition is yet to complete as at the date of this report.

(e) Acquisition of three (3) pieces of land by Radium J Velodrome Sdn. Bhd.

On 25 November 2024, Radium J Velodrome Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement for the proposed acquisition 3 parcels of contiguous leasehold land for a total purchase consideration of RM458,000,000.

A deposit of RM45,800,000 has been made for this acquisition in the prior financial year.

The Sale and Purchase Agreement had turned unconditional on 13 March 2025, following the fulfilment of the conditions precedent. Further, the balance of purchase price has been paid in full to Dupion Development Sdn. Bhd. on 30 May 2025. Accordingly, the Proposed Acquisition has been deemed completed on even date.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation

(i) Dewan Bandaraya Kuala Lumpur

6 Judicial Review Applications ("JR Applications") were filed by the several applicants against the Menteri Wilayah Persekutuan, Malaysia, Dewan Bandaraya Kuala Lumpur (''DBKL''), Kerajaan Malaysia and the subsidiary of the Company, Pavilion Integrity Sdn. Bhd. ("Pavilion Integrity"). Pavilion Integrity is the registered proprietor of Lot 810 and is developing a 46-storey building with 698 units of serviced apartments on Lot 810. Pavilion Integrity had obtained the development orders for the construction work.

When the applicants discovered that Pavilion Integrity proposed to develop Lot 810, the applicants wrote to DBKL to reconsider the Pavilion Integrity's development project, specifically for DBKL to acquire a significant part of Lot 810 in order to build an access road known as Jalan Jejaka 1. Having failed to get DBKL to acquire part of Lot 810, the JR Applications were filed in respect of DBKL's refusal to acquire Lot 810.

On 21 June 2023, Federal Court reaffirmed that the Court of Appeal's decision on 3 October 2022 stands. Among others, the Court of Appeal held as follows:

"An order of mandamus is issued towards DBKL to issue a Notice of Acquisition under Section 47(3) of the Federal Territory (Planning) Act 1982 to commence acquisition of Lot 810."

As such, Pavilion Integrity expects a compulsory acquisition of Lot 810 by DBKL wherein Pavilion Integrity will be compensated in accordance with the Land Acquisition Act 1960. The solicitor of Pavilion Integrity is of the opinion that Pavilion Integrity should take into consideration on the followings for the claim of compensation against DBKL for acquiring Lot 810:

(i) market value of Lot 810;
(ii) opportunity loss in the development project taking into account of the units available and sold under the development;
(iii) any compensation payable to the contractor(s) appointed to complete the development; and
(iv) any other costs and expenses that Pavilion Integrity have incurred in acquiring the land and the costs and expenses in developing Lot 810.

On 25 June 2025, Pavilion Integrity entered into a Settlement Agreement to give effect to the acquisition by DBKL of Lot 810 under Section 47(3) of the Federal Territory (Planning) Act 1982, for a total settlement sum of RM206,663,000.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG

Vistarena Development Sdn. Bhd. ("the Defendant"), a 80%-owned subsidiary of the Company, had on 9 June 2023 being served with a Writ of Summons and Statement of Claim ("the Suit") from 241 individual purchasers of Block B, Residensi Platinum OUG ("the Plaintiffs"). Residensi Platinum OUG is the development undertaken by Defendant as the developer in which the vacant possession had been delivered in and around June 2022.

Prior to the filing of the Suit on 18 October 2022, there was a meeting held between representatives from relevant government authorities, the Defendant, the architect, the civil and structural consultant, main contractor as well as purchasers' representatives from Block A and Block B ("the Meeting") to discuss the issues pertaining, inter alia the entrances and defects. However, it was concluded in the meeting that the construction of separate entrances will be put on hold until the formation of the management corporation and the Defendant to expedite the defect rectification works.

Despite the proposed direction given by the relevant government authorities in the Meeting, the Plaintiffs had filed in the Suit against the Defendant at Kuala Lumpur High Court ("the Court"). The Suit is arising from, inter alia, alleged misrepresentation on separate entrances between Block A and Block B, no access control established by the Defendant for the common facilities designated for Block B, safety-related defects are not attended to by the Defendant, and no steps taken by the Defendant to address the alleged declination of the value of Block B.

The Plaintiffs are seeking, inter alia, the following reliefs from the Court:

(a) a declaration that the Defendant has conducted in misrepresentation and breach of contract towards the Plaintiffs in the process of selling units to the Plaintiffs;
(b) an injunction against the Defendant to take all necessary and reasonable steps to establish two (2) access paths at the entrance to Block A and Block B within a period of three (3) months from the date of judgment/order;
(c) a judgment that the Defendant rectifies all listed safety-related defects, and the rectification works are to be completed to the satisfaction of the Plaintiffs' representative within a period of three (3) months from the date of judgment or order, with costs borne solely by the Defendant;
(d) an order for general damages to be assessed by the Court;
(e) Exemplary damages amounting to RM25,000.00 to be paid to each Plaintiff within seven (7) days from the date of judgment/order;
(f) Cost; and
(g) 5% interest on the judgement awarded by the Court from the date of filing the Suit until full settlement.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG (continued)

On 21 September 2023, 104 individual purchasers of Block A (civil servants housing), Residensi Platinum OUG filed an application to intervene, claiming that, amongst others, they shall be heard/ allowed to intervene the proceeding so to protect their interest in the common properties given that the Plaintiffs' claims involving access to common properties, shared common area, shared entrance to access Residensi Platinum OUG in which their rights and interests would be affected by any decision from the Court. The Court has on 3 January 2024 allowed the application to intervene hence 104 individual purchasers of Block A were added as co-defendants ("the Co-defendants").

On 5 March 2024, the Defendant filed an application for the disposal of the Plaintiffs' case on points of law ("Order 14A Application") and the hearing date was scheduled on 19 June 2024. Following the same, the Co-defendants also filed a separate application for the disposal of the Plaintiffs' case on points of law ("Co-defendants Application").

After numerous court's dates, on 4 October 2024, the date fixed for decision of Order 14A Application and Co-defendants Application, the Court decided in favour of all the Defendants, i.e. need not to establish/construct two (2) separate entrances since the management corporation had been established.

On the same date, 4 October 2024, the Court proceeded to fix 29 November 2024 for:

(I) case management on issue of defects and rectification works together with misrepresentation; and
(II) hearing of the Plaintiffs' application to adduce supplementary affidavit (application to file additional affidavit by the Plaintiffs) (Plaintiffs' application filed prior to the decision of Order 14A Application and Co-defendants Application).

On 29 November 2024, the date was fixed for both case management for (I) and hearing of (II) above.

DIRECTORS' REPORT (CONTINUED)

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG (continued)

During the case management held on 13 January 2026, the Court emphasized the importance of mediation and inquired whether the parties had discussed engaging in mediation noting that the Plaintiffs may need to compromise on the reliefs sought. The Plaintiffs through their lawyer indicated their willingness to mediate. Defendant's lawyer informed the Court that the 1st Defendant was also agreeable to mediation subject to the Plaintiffs taking the first step. Upon hearing both parties, the Court directed that the parties register for mediation at the Court and fixed the next case management on 7 April 2026 before the Court. Subsequently, the Court fixed the mediation session on 13 March 2026 at the Kuala Lumpur Court Mediation Centre. An email from the Plaintiffs' solicitors dated 10 March 2026 stating that they will be writing to the Kuala Lumpur Mediation Centre to vacate the mediation session which was previously scheduled on 13 March 2026. On 13 March 2026, Kuala Lumpur Court Mediation Centre had confirmed that the mediation fixed on 13 March 2026 will not take place.

For case management of (I), on issue of misrepresentation and defects & rectification works, the Court gave directions as follows:

(I) case management fixed on 13 January 2026
(II) next case management fixed on 7 April 2026; and
(III) trial dates on 19 April 2027 to 22 April 2027.

As at the date of this report, there is no expected material financial impact arising from the Suit on the Defendant and the Group other than the possible legal claims as disclosed in Note 31.

RADIUM DEVELOPMENT BERHAD
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DIRECTORS' REPORT (CONTINUED)

AUDITORS

The auditors, Messrs Baker Tilly Monteiro Heng PLT, have expressed their willingness to continue in office.

This report was approved and signed on behalf of the Board of Directors in accordance with a resolution of the directors.

....
DATUK GAN KAH SIONG
Director

....
GAN TIONG KIAN
Director

Date: 26 March 2026

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM'000	RM'000	RM'000	RM'000
ASSETS					
Non-current assets					
Property, plant and equipment	5	57,172	49,735	334	597
Right-of-use assets	6	1,273	1,341	-	-
Investment properties	7	6,391	86,554	-	-
Inventories	8	586,475	35,375	-	-
Investment in subsidiaries	9	-	-	45,454	45,454
Goodwill	10	1,453	1,701	-	-
Deferred tax assets	11	13,097	9,781	-	-
Trade and other receivables	12	65,168	10,356	1,400	7,400
Other investments	13	-	10,584	-	10,584
Total non-current assets		**731,029**	**205,427**	**47,188**	**64,035**
Current assets					
Inventories	8	351,002	325,296	-	-
Current tax assets		7,649	10,921	788	145
Trade and other receivables	12	132,559	118,244	782,975	597,660
Contract assets	14	103,216	39,405	-	-
Contract costs	15	26,502	19,287	-	-
Other investments	13	1,940	27,633	-	18,839
Cash and short-term deposits	16	137,096	216,872	29,410	77,493
Total current assets		**759,964**	**757,658**	**813,173**	**694,137**
TOTAL ASSETS		**1,490,993**	**963,085**	**860,361**	**758,172**
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	17	465,943	465,943	465,943	465,943
Retained earnings		365,693	301,697	261,865	284,648
		831,636	767,640	727,808	750,591
Non-controlling interests	9(e)	17,868	8,305	-	-
TOTAL EQUITY		**849,504**	**775,945**	**727,808**	**750,591**

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025 (CONTINUED)

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Non-current liabilities					
Loans and borrowings	18	443,359	74,225	100,127	-
Deferred tax liabilities	11	39	-	-	-
Total non-current liabilities		**443,398**	**74,225**	**100,127**	**-**
Current liabilities					
Loans and borrowings	18	40,626	27,044	106	7,514
Current tax liabilities		912	1	-	-
Trade and other payables	19	156,553	85,870	32,320	67
Total current liabilities		**198,091**	**112,915**	**32,426**	**7,581**
TOTAL LIABILITIES		**641,489**	**187,140**	**132,553**	**7,581**
TOTAL EQUITY AND LIABILITIES		**1,490,993**	**963,085**	**860,361**	**758,172**

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

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM'000	RM'000	RM'000	RM'000
Revenue	20	199,224	152,816	8,000	15,600
Cost of sales		(143,557)	(105,983)	-	-
Gross profit		**55,667**	**46,833**	**8,000**	**15,600**
Other income	21	125,475	6,363	703	4,084
Marketing expenses		(14,202)	(13,887)	-	(13)
Administrative expenses		(19,070)	(14,993)	(8,198)	(3,097)
Net reversal of impairment loss/(impairment loss) on financial instruments		-	-	1,337	(2,630)
Impairment loss on goodwill	10	(248)	-	-	-
Other operating expenses		(3,976)	(2,683)	(263)	(263)
Operating profit		**143,646**	**21,633**	**1,579**	**13,681**
Finance income	22	5,241	6,357	15,047	12,572
Finance costs	23	(13,349)	(3,092)	(2,767)	(66)
Profit before tax	24	**135,538**	**24,898**	**13,859**	**26,187**
Income tax expense	26	(8,167)	(6,859)	(1,962)	(2,793)
Profit for the financial year, representing total comprehensive income for the financial year		**127,371**	**18,039**	**11,897**	**23,394**
Owners of the Company		98,606	14,050	11,897	23,394
Non-controlling interests	9(e)	28,765	3,989	-	-
		127,371	**18,039**	**11,897**	**23,394**
Earnings per share attributable to ordinary equity holders of the Company (sen)					
- Basic and diluted	27	2.84	0.41		

The accompanying notes form an integral part of these financial statement.

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RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	I-----------Attributable to owners of the Company----------I				
		Share capital RM'000	**Retained earnings RM'000**	**Sub-total RM'000**	**Non-controlling interests RM'000**	**Total equity RM'000**
Group						
At 1 January 2025		465,943	301,697	767,640	8,305	775,945
Total comprehensive income for the financial year						
Profit for the financial year, representing total comprehensive income		-	98,606	98,606	28,765	127,371
Transaction with owners						
Dividends paid on shares, representing total transaction with owners	28	-	(34,680)	(34,680)	-	(34,680)
Dividends paid to non-controlling interests		-	-	-	(20,000)	(20,000)
Changes in ownership interests in subsidiaries	9(d)	-	70	70	798	868
Total transactions with owners		-	(34,610)	(34,610)	(19,202)	(53,812)
At 31 December 2025		**465,943**	**365,693**	**831,636**	**17,868**	**849,504**

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

		I------------Attributable to owners of the Company-----------I				
	Note	**Share capital RM'000**	**Retained earnings RM'000**	**Sub-total RM'000**	**Non-controlling interests RM'000**	**Total equity RM'000**
Group						
At 1 January 2024		465,943	322,327	788,270	4,316	792,586
Total comprehensive income for the financial year						
Profit for the financial year, representing total comprehensive income		-	14,050	14,050	3,989	18,039
Transaction with owners						
Dividends paid on shares, representing total transaction with owners	28	-	(34,680)	(34,680)	-	(34,680)
		-	(34,680)	(34,680)	-	(34,680)
At 31 December 2024		**465,943**	**301,697**	**767,640**	**8,305**	**775,945**

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

		Attributable to owners of the Company		
	Note	**Share capital RM'000**	**Retained earnings RM'000**	**Total equity RM'000**
Company				
At 1 January 2024		465,943	295,934	761,877
Total comprehensive income for the financial year				
Profit for the financial year, representing total comprehensive income		-	23,394	23,394
Transaction with owners				
Dividends paid on shares, representing total transaction with owners	28	-	(34,680)	(34,680)
At 31 December 2024		**465,943**	**284,648**	**750,591**
Total comprehensive income for the financial year				
Profit for the financial year, representing total comprehensive income		-	11,897	11,897
Transaction with owners				
Dividends paid on shares, representing total transaction with owners	28	-	(34,680)	(34,680)
At 31 December 2025		**465,943**	**261,865**	**727,808**

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

Registration No. 201301009006 (1038848-V)

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Cash flows from operating activities					
Profit before tax		135,538	24,898	13,859	26,187
Adjustments for:					
Depreciation of property, plant and equipment	5	2,023	1,806	263	263
Depreciation of right-of-use assets	6	980	801	-	-
Deposit written off		1	51	-	-
Fair value gain on other investments		(931)	(3,741)	(651)	(3,650)
Finance costs	23	13,349	3,092	2,767	66
Gain on disposal of other investments		(69)	(434)	(52)	(433)
Gain on disposal of investment property		(123,663)	-	-	-
Impairment loss on goodwill	10	248	-	-	-
(Net reversal of impairment loss)/ impairment loss on amount owing by a subsidiary		-	-	(1,337)	2,630
Finance income	22	(5,241)	(6,357)	(15,047)	(12,572)
Plant and equipment written off	5	-	2	-	-
Operating profit/(loss) before changes in working capital		**22,235**	**20,118**	**(198)**	**12,491**
Changes in working capital:					
Inventories		(531,006)	(90,204)	-	-
Trade and other receivables		12,274	(10,333)	24,249	(66)
Contract assets		(63,811)	(33,069)	-	-
Trade and other payables		70,497	2,627	1,453	(39)
Contract costs		(7,215)	(5,589)	-	-
Net cash (used in)/from operations		(497,026)	(116,450)	25,504	12,386
Income tax paid		(11,581)	(10,094)	(2,620)	(3,409)
Income tax refunded		4,320	1,682	16	-
Interest received		3,805	4,360	534	591
Interest paid		(2,179)	(261)	(1)	-
Net cash (used in)/from operating activities		**(502,661)**	**(120,763)**	**23,433**	**9,568**

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Cash flows from investing activities					
Purchase of property, plant and equipment	(a)	(9,015)	(9,242)	-	-
Acquisition of investment property		(2,837)	(3,554)	-	-
Advances to subsidiaries		-	-	(195,398)	(90,600)
Repayment from/(Advance to a related party)		3,642	(815)	3,642	(815)
Net withdrawal of short-term investments		26,693	127,918	19,542	136,620
Acquisition of a subsidiary, net of cash acquired	9(a)	-	*	-	*
Sales proceed received from disposal of an investment property		82,664	-	-	-
Subscription of additional shares in subsidiaries	9(b)	-	-	-	(2,000)
Net placement of short-term deposits		(25,599)	(670)	(20,311)	(3,475)
Interest received		1,220	1,796	14,513	11,981
Net cash from/(used in) investing activities		**76,768**	**115,433**	**(178,012)**	**51,711**
Cash flows from financing activities	(b)				
Advances from subsidiaries		-	-	30,800	-
Drawdown of term loans		274,663	45,946	250	-
Repayment of term loans		(15,916)	(23,753)	(17)	-
Drawdown of bridging loans		51,928	100,418	-	-
Repayment of bridging loans		(29,770)	(85,187)	-	-
Drawdown of revolving credit		100,000	22,525	100,000	7,514
Repayment of revolving credit		(7,525)	-	(7,514)	-
Payment of lease liabilities		(955)	(807)	-	-
Repayment of hire purchase payables		(285)	(123)	-	-
Repayment from a related party		-	(14)	-	-
Dividends paid to					
- non-controlling of interests		(20,000)	-	-	-
- owners of the Company		(34,680)	(34,680)	(34,680)	(34,680)
Subscription of shares in subsidiaries by non-controlling interests		868	-	-	-
Interest paid		(7,005)	(2,464)	(2,654)	(66)
Net cash from/(used in) financing activities		**311,323**	**21,861**	**86,185**	**(27,232)**

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

		Group		Company	
		2025	2024	2025	2024
	Note	RM'000	RM'000	RM'000	RM'000
Net (decrease)/increase in cash and cash equivalents		(114,570)	16,531	(68,394)	34,047
Cash and cash equivalents at the beginning of the financial year		208,787	192,256	70,466	36,419
Cash and cash equivalents at the end of the financial year	16	**94,217**	**208,787**	**2,072**	**70,466**

* Less than 1,000

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

		Group		Company	
		2025	2024	2025	2024
	Note	RM'000	RM'000	RM'000	RM'000
Purchase of property, plant and equipment	5	9,484	9,839	-	-
Financed by way of hire purchase arrangements		(469)	(597)	-	-
Cash payments on purchase of property, plant and equipment		9,015	9,242	-	-

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

(b) Reconciliation of changes in liabilities arising from financing activities are as follows:

			I---------Non-cash----------I		
	1.1.2025	**Cash flows**	**Acquisition**	**Others**	**31.12.2025**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Group					
Term loans	61,242	258,747	-	-	319,989
Bridging loans	15,231	22,158	-	-	37,389
Hire purchase payables	901	(285)	469	-	1,085
Lease liabilities	1,370	(955)	-	912	1,327
Revolving credit	22,525	92,475	-	-	115,000
	101,269	372,140	469	912	474,790

			I---------Non-cash----------I		
	1.1.2024	**Cash flows**	**Acquisition**	**Others**	**31.12.2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Group					
Term loans	39,049	22,193	-	-	61,242
Bridging loans	-	15,231	-	-	15,231
Hire purchase payables	427	(123)	597	-	901
Lease liabilities	986	(807)	-	1,191	1,370
Revolving credit	-	22,525	-	-	22,525
Amount owing to a related party	14	(14)	-	-	-
	40,476	59,005	597	1,191	101,269

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 (CONTINUED)

(b) Reconciliation of changes in liabilities arising from financing activities are as follows: (continued)

	1.1.2025	Cash flows	31.12.2025
	RM'000	RM'000	RM'000
Company			
Term loans	-	233	233
Revolving credit	7,514	92,486	100,000
Amount owing to subsidiaries	-	30,800	30,800
	7,514	123,519	131,033

	1.1.2024	Cash flows	31.12.2024
	RM'000	RM'000	RM'000
Company			
Revolving credit	-	7,514	7,514

(c) Total cash outflows for leases

During the financial year, the Group had total cash outflows for leases of RM1,748,350 (2024: RM1,391,236).

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Radium Development Berhad ("the Company") is a public limited liability company and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad. The registered office of the Company is located at 62C, Jalan SS21/62, Damansara Utama, 47400 Petaling Jaya, Selangor Darul Ehsan. The principal place of business of the Company is located at No. 7-2, PV7, Jalan Melati Utama 2, Taman Melati Utama, Setapak, 53100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are disclosed in Note 9.

There have been no significant changes in the nature of these activities during the financial year.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 26 March 2026.

2. BASIS OF PREPARATION

2.1 Statement of compliance

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

2.2 Adoption of amendments to MFRS

The Group and the Company have adopted the following applicable amendments to MFRS for the current financial year:

<u>Amendments to MFRS</u>
MFRS 121 The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendments to MFRS did not have any significant effect on the financial statements of the Group and of the Company and did not result in significant changes to the Group's and the Company's existing accounting policies.

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective

The Group and the Company have not adopted the following new MFRSs and amendments to MFRSs that have been issued, but yet to be effective:

		Effective for financial periods beginning on or after
<u>New to MFRSs</u>		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosure	1 January 2027
<u>Amendments to MFRSs</u>		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
MFRS 7	Financial Instruments: Disclosures	1 January 2026
MFRS 9	Financial Instruments	1 January 2026
MFRS 10	Consolidated Financial Statements	1 January 2026/ Deferred
MFRS 19	Subsidiaries without Public Accountability: Disclosure	1 January 2027
MFRS 107	Statements of Cash Flows	1 January 2026
MFRS 121	The Effects of Changes in Foreign Exchange Rates	1 January 2027
MFRS 128	Investments in Associates and Joint Ventures	Deferred

The Group and the Company plan to adopt the above applicable new MFRSs and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below:

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 replaces MFRS 101 *Presentation of Financial Statements*. It retains many requirements from MFRS 101 without modification.

MFRS 18 introduces two subtotals which are to be presented in the statement of profit or loss – including “operating profit”, which has been specifically defined. Income and expenses shall be presented in five categories: operating, investing, financing, income taxes and discontinued operations.

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective (continued)

The Group and the Company plan to adopt the above applicable new MFRSs and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below: (continued)

MFRS 18 Presentation and Disclosure in Financial Statements (continued)

MFRS 18 requires disclosure of explanations of the entity's company-specific measures that are related to the statement of profit or loss, referred to as management-defined performance measures ("MPMs"). The entity is required to reconcile MPMs to a total or subtotal required by MFRS 18 or another MFRS Accounting Standards. MFRS 18 also requires other disclosures, including how each MPM is calculated, what the MPM communication about the entity's financial performance, and any changes made to the MPMs in the year.

MFRS 18 adds new principles for aggregation and disaggregation of information. It requires the entity to classify the expenses in the "operating" category in the profit or loss by nature or function, or both. The entity that classifies operating expenses by functions are required to disclose in the notes to the financial statements, the amount of depreciation, amortisation, employee benefits, impairment losses and write-downs of inventories included in each line in the operating category. Subject to materiality, MFRS 18 requires items presented or disclosed as "other" to be labelled and/or described in as faithfully representative and precise a way as possible.

Amendments to MFRS 9 Financial Instruments and MFRS 7 Financial Instruments: Disclosures

These narrow scope amendments to MFRS 9 clarify the classification and measurement requirements, including:

- Clarify how the contractual cash flows on financial assets with environmental, social and corporate governance and similar features should be assessed, specifically the assessment of interest focuses on what an entity is being compensated for, rather than how much compensation it receives. Nonetheless, the amount of compensation the entity receives may indicate that it is being compensated for something other than basic lending risks and costs.
- Clarify the date on which a financial asset or a financial liability settled via electronic payment systems is derecognised. The Amendments permit an entity to derecognise a financial liability before it delivers cash on the settlement date if specified criteria are met.

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective (continued)

The Group and the Company plan to adopt the above applicable new MFRSs and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below: (continued)

Amendments to MFRS 9 Financial Instruments and MFRS 7 Financial Instruments: Disclosures (continued)

Amendments to MFRS 7 introduces new disclosure requirements relating to:

- Investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features that do not relate directly to basic lending risks and costs.
- Contracts referencing nature-dependent electricity to help users of financial statements understand its impact on the amount, timing and uncertainty of an entity's future cash flows and financial performance.

Amendments to MFRS 121 The Effects of Changes in Foreign Exchange Rates

Amendments to MFRS 121 clarifies how entities should translate financial statements from a non-hyperinflationary currency into a hyperinflationary presentation currency.

- when an entity's functional currency is the currency of a non-hyperinflationary economy but its presentation currency is the currency of a hyperinflationary economy, the results and financial position of the entity shall be translated into the presentation currency by translating all amounts (ie assets, liabilities, equity items, income and expenses, including comparatives) at the closing rate at the date of the most recent statement of financial position.
- when an entity's functional currency and presentation currency are the currency of a hyperinflationary economy (or are the currencies of different hyperinflationary economies) and the entity translates the results and financial position of a foreign operation whose functional currency is that of a non-hyperinflationary economy, the entity shall restate the comparative amounts of that foreign operation included in the entity's previously issued financial statements by applying the general price index it applies to corresponding figures for the previous reporting period in accordance with paragraph 34 of MFRS 129 *Financial Reporting in Hyperinflationary Economies.*

2.4 Functional and presentation currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which they operate ("the functional currency"). The consolidated financial statements are presented in Ringgit Malaysia ("RM"), which is also the Company's functional currency, and has been rounded to the nearest thousand, unless otherwise stated.

2. BASIS OF PREPARATION (CONTINUED)

2.5 Basis of measurement

The financial statements of the Group and of the Company have been prepared on the historical cost basis, except as otherwise disclosed.

3. MATERIAL ACCOUNTING POLICY INFORMATION

Unless otherwise stated, the following material accounting policy information have been applied consistently to all the financial years presented in the financial statements of the Group and of the Company.

3.1 Basis of consolidation

(a) Subsidiaries and business combination

The Group applies the acquisition method to account for business combinations from the acquisition date when the acquired set of activities meets the definition of a business and control is transferred to the Group.

(b) Non-controlling interests

At the acquisition date, components of non-controlling interests of the Group are measured at their acquisition-date fair values.

3.2 Separate financial statements

In the Company's statement of financial position, investment in subsidiaries are measured at cost less any accumulated impairment losses.

3.3 Financial instruments

Financial assets – subsequent measurement and gains and losses

<u>Financial assets at fair value through profit or loss</u>

The Group and the Company subsequently measure these assets at fair value. Net gains and losses, including any interest and dividend income, are recognised in profit or loss.

<u>Debt instruments at amortised cost</u>

The Group and the Company subsequently measures these assets at amortised cost under the effective interest method. The gross carrying amount is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.3 Financial instruments (continued)

Financial liabilities – subsequent measurement and gains and losses

Financial liabilities at amortised cost

The Group and the Company subsequently measures financial liabilities at amortised cost under the effective interest method. Interest expense and gains and losses are recognised in profit or loss.

3.4 Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

Freehold land have an unlimited useful life and therefore is not depreciated. Assets under construction included in property, plant and equipment are not depreciated as these assets are not yet available for use.

All other property, plant and equipment are depreciated on straight-line basis by allocating their depreciable amounts over their remaining useful lives.

	Useful lives (years)
Computer hardware and software	5
Furniture and fittings	10
Office equipment	10
Motor vehicles	5
Renovation	5 - 10

3.5 Leases

(a) Lessee accounting

The Group and the Company present right-of-use assets and lease liabilities as separate lines in the statements of financial position.

Short-term leases

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases (defined as leases with a lease term of 12 months or less). Accordingly, the Group recognise the lease payments as an operating expense on a straight-line basis over the term of the lease.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.5 Leases (continued)

(a) Lessee accounting (continued)

Right-of-use assets

The right-of-use assets are measured at cost less accumulated depreciation and any accumulated impairment losses, and adjust for any remeasurement of the lease liabilities. The right-of-use assets are depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

Lease liabilities

The lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the incremental borrowing rate.

The Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

(b) Lessor accounting

The Group recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of revenue. Rental income from sublease properties which recognise as other income.

3.6 Investment properties

The Group measures its investment property (other than property under construction) at fair value with gains and losses arising from changes in the fair values of investment properties recognised in profit or loss for the period in which they arise.

Property under construction included in investment properties are measured at cost as these assets are not yet available for use.

3.7 Inventories

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

Property under development and completed properties

The cost of property under development recognised in profit or loss is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative sale value of the property sold.

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

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.8 Revenue and other income

(a) Property development

The Group develops and sells residential properties as well as sales of land. Contracts with customers may include multiple distinct promises to customers and therefore accounted for as separate performance obligations. In the contract with customer contains more than one performance obligation, when the stand-alone selling price are not directly observable, they are estimated based on expected cost plus margin approach.

For practical expediency, the Group applies revenue recognition to a portfolio of contracts (or performance obligations) with similar characteristics in the property development business if the Group reasonably expect that the effects on the financial statements would not differ materially from recognising revenue on each individual contracts (or performance obligations) within that portfolio.

Revenue from residential properties are recognised as and when the control of the asset is transferred to the customer. Based on the terms of the contract and the laws that apply to the contract, control of the asset is transferred over time as the Group's performance do not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. Revenue are recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. The progress towards complete satisfaction of a performance obligation is determined by the proportion of property development costs incurred for work performed to date bear to the estimated total property development costs (an input method).

Revenue from sale of land are recognised at a point in time when the control of the land has been transferred to the purchaser.

The consideration is due based on the scheduled payments in the contract, therefore, no element of financing is deemed present. When a particular milestone is reached in excess of the scheduled payments, a contract asset will be recognised for the excess of revenue recognised to date under the input method over the progress billings to-date and include deposits or advances received from customers. When the progress billings to-date and include deposits or advances received from customers exceeds revenue recognised to date then the Group recognises a contract liability for the difference.

Based on the Group's customary business practice, the customers' legal fees are borne by the Group. Revenue is recognised based on the transaction price agreed in the contracts, net of the customers' legal fees. The Group uses its experience in estimating the legal fees to be incurred. The Group uses the expected value method because it is the method that the Group expects to better predict the amount of consideration to which they will be entitled. The amount of revenue recognised does not include any customers' legal fees which is constrained.

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.8 Revenue and other income (continued)

(a) Property development (continued)

For residential properties, as part of the statutory requirements, the Group's obligations to repair and made good of any defect, shrinkage or other faults in the building or in the common property which have become apparent within a period of 24 months after the customer takes vacant possession of the building are recognised as a provision.

(b) Interest income

Interest income is recognised using the effective interest method.

(c) Dividend income

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

(d) Rental income

Rental income is recognised on a straight-line basis over the term of the leases.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in conformity with MFRSs requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of the revenue and expenses during the reporting period. It also requires directors to exercise their judgement in the process of applying the Group's and the Company's accounting policies. Although these estimates and judgement are based on the directors' best knowledge of current events and actions, actual results may differ.

The areas involving a higher degree of judgement or complexity that have the most significant effect on the Group's and the Company's financial statements, or areas where assumptions and estimates that have a significant risk of resulting in a material adjustment to the Group's and the Company's financial statements within the next financial year are disclosed as follows:

(a) Property development revenue

The Group recognised property development revenue in profit or loss by using the progress towards complete satisfaction of performance obligation. The progress towards complete satisfaction of performance obligation is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)

(a) Property development revenue (continued)

Significant judgement is required in determining the progress towards complete satisfaction of performance obligation, the extent of the property development costs incurred, the estimated total property development revenue, as well as the recoverability of the development projects. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

The carrying amounts of the Group’s property development costs, contract assets and revenue are disclosed in Notes 8, 14 and 20.

(b) Impairment of amounts owing by subsidiaries and investment in subsidiaries

The Company determines the amount of expected credit losses on the amount owing by subsidiaries and the recoverable amount of the investment in subsidiaries if indication of impairment exits.

For the assessment of the amount owing by subsidiaries, the Company assesses the correlation between historical observed default rates, forward-looking estimates and expected credit losses is a significant estimate. The amount of expected credit losses is sensitive to changes in circumstances and forecast of economic conditions over the expected lives of the amounts owing by subsidiaries. The Company’s historical credit loss experience and forecast of economic conditions may also not be representative of subsidiary’s actual default in the future.

For the assessment of the investment in subsidiaries, the Company determines the recoverable amount based on the present value of the estimated future cash flows expected to be derived from the assets. In estimating the present value of the estimated cash flows, the Company apply a suitable discount rate and make assumption underlying the cash flow projections, including forecast growth rates, inflation rates and gross profit margin. Cash flows that are projected based on those inputs or assumptions may have a significant effect on the Company’s financial positions and results if the actual cash flows are less than the expected.

The information about the impairment losses on the Company’s amount owing by subsidiaries and investment in subsidiaries are disclosed in Notes 9 and 12(d) respectively.

5. PROPERTY, PLANT AND EQUIPMENT

	Freehold land RM'000	Computer hardware and software RM'000	Furniture and fittings RM'000	Office equipment RM'000	Motor vehicles RM'000	Renovation RM'000	Building under construction RM'000	Total RM'000
Group								
Cost								
At 1 January 2025	3,581	1,147	944	635	2,859	6,781	38,592	54,539
Additions	-	28	-	5	538	294	8,619	9,484
Reversal	-	-	(13)	-	-	(24)	-	(37)
At 31 December 2025	3,581	1,175	931	640	3,397	7,051	47,211	63,986
Accumulated depreciation								
At 1 January 2025	-	635	308	207	1,494	2,160	-	4,804
Depreciation charge for the financial year	-	183	94	66	562	1,118	-	2,023
Reversal	-	-	(3)	-	-	(10)	-	(13)
At 31 December 2025	-	818	399	273	2,056	3,268	-	6,814
Carrying amount								
At 31 December 2025	3,581	357	532	367	1,341	3,783	47,211	57,172

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Freehold land RM'000	Computer hardware and software RM'000	Furniture and fittings RM'000	Office equipment RM'000	Motor vehicles RM'000	Renovation RM'000	Building under construction RM'000	Total RM'000
Group								
Cost								
At 1 January 2024	-	956	932	552	2,206	5,661	34,397	44,704
Additions	3,581	191	12	87	653	1,120	4,195	9,839
Written off	-	-	-	(4)	-	-	-	(4)
At 31 December 2024	3,581	1,147	944	635	2,859	6,781	38,592	54,539
Accumulated depreciation								
At 1 January 2024	-	455	213	146	1,053	1,133	-	3,000
Depreciation charge for the financial year	-	180	95	63	441	1,027	-	1,806
Written off	-	-	-	(2)	-	-	-	(2)
At 31 December 2024	-	635	308	207	1,494	2,160	-	4,804
Carrying amount								
At 31 December 2024	3,581	512	636	428	1,365	4,621	38,592	49,735

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Computer hardware and software RM'000	Furniture and fittings RM'000	Office equipment RM'000	Renovation RM'000	Total RM'000
Company					
Cost					
At 1 January 2025/31 December 2025	44	14	20	1,253	1,331
Accumulated depreciation					
At 1 January 2025	28	4	4	698	734
Depreciation charge for the financial year	9	1	2	251	263
At 31 December 2025	37	5	6	949	997
Carrying amount					
At 31 December 2025	7	9	14	304	334

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Computer hardware and software RM'000	Furniture and fittings RM'000	Office equipment RM'000	Renovation RM'000	Total RM'000
Company					
Cost					
At 1 January 2024/31 December 2024	44	14	20	1,253	1,331
Accumulated depreciation					
At 1 January 2024	19	3	2	447	471
Depreciation charge for the financial year	9	1	2	251	263
At 31 December 2024	28	4	4	698	734
Carrying amount					
At 31 December 2024	16	10	16	555	597

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(a) Assets pledged as security

Motor vehicles with carrying amount of RM1,232,867 (2024: RM1,006,353) of the Group are under hire purchase arrangement as disclosed in Note 18(c).

6. RIGHT-OF-USE ASSETS

Information about leases for which the Group is lessees is presented below:

	Buildings RM'000
Group	
Cost	
At 1 January 2024	2,230
Additions	1,191
Derecognition due to termination	(809)
At 31 December 2024	2,612
Additions	912
Derecognition due to termination	(333)
At 31 December 2025	3,191
Accumulated depreciation	
At 1 January 2024	1,279
Depreciation charge for the financial year	801
Derecognition due to termination	(809)
At 31 December 2024	1,271
Depreciation charge for the financial year	980
Derecognition due to termination	(333)
At 31 December 2025	1,918
Carrying amount	
At 31 December 2024	1,341
At 31 December 2025	1,273

6. RIGHT-OF-USE ASSETS (CONTINUED)

The Group lease buildings for its office and sales gallery. The leases are mainly for an initial lease of three (3) years. The Group has option to renew one of the lease buildings for another three (3) years. The Company has included the potential future cash flows of exercising the extension option in the lease liability.

7. INVESTMENT PROPERTIES

	Land held for development RM'000	**Property under construction RM'000**	**Total RM'000**
Group			
At fair value/cost:			
At 1 January 2024	83,000	-	83,000
Additions	-	3,554	3,554
At 31 December 2024	83,000	3,554	86,554
Additions	-	2,837	2,837
Disposal	(83,000)	-	(83,000)
At 31 December 2025			
- At cost	-	6,391	6,391

In the previous financial year, the Group's investment property (other than property under construction), at fair value, comprises a parcel of commercial land with earthworks and piling related works certified completed to-date that is leased to a third party.

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

	Group	
	2025 RM'000	**2024 RM'000**
Rental income	-	18

In the previous financial year, the directors estimated the fair value of investment property of approximately RM83,000,000 is categorised at Level 3 of the fair value hierarchy.

7. INVESTMENT PROPERTIES (CONTINUED)

There are no Level 1 and Level 2 investment properties or transfer between levels in the previous financial year.

Level 3 fair value

The following table shows the valuation techniques used in the determination of fair values within level 3, as well as the significant unobservable inputs used in the valuation models.

Description	Valuation technique	Significant unobservable inputs	Relationship of unobservable inputs to fair value
Land with earthwork and piling related works	Income approach by residual method	Residual value	The higher the residual value, the higher the fair value

Valuation process applied by the Group

The fair value of investment property was determined by an external independent property valuer, Knight Frank Malaysia Sdn. Bhd., a member of the Institute of Valuers in Malaysia, with appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The property valuer provides the fair value of the Group's investment property yearly. Changes in Level 3 fair values are analysed by the Group yearly after obtaining the valuation report from the property valuer.

Highest and best use

In estimating the fair value of the property, the highest and best use of the property is their current use.

8. INVENTORIES

	Group	
	2025	**2024**
	RM'000	**RM'000**
Non-current:		
Property held for development		
- Leasehold land	518,678	33,730
- Development costs	67,797	1,645
Total inventories (non-current)	586,475	35,375
Current:		
Properties under development		
- Freehold land	159,000	158,786
- Leasehold land	36,341	36,131
- Development costs	155,295	130,013
Completed properties	366	366
Total inventories (current)	351,002	325,296
Total inventories (non-current and current)	937,477	360,671

(a) The cost of inventories of the Group recognised as an expense in cost of sales during the financial year was RM143,556,881 (2024: RM105,983,307).

(b) Freehold land and leasehold land included in the properties held for development and properties under development of RM488,934,064 (2024: RM Nil) and RM340,867,854 (2024: RM324,930,298) respectively are pledged as security to secure loans and borrowings granted to the Group as disclosed in Note 18.

(c) Included in inventories are borrowing costs capitalised in the property development costs during the financial year as follows:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Borrowing costs	9,318	-

9. INVESTMENT IN SUBSIDIARIES

	Company 2025 RM'000	2024 RM'000
At cost:		
Unquoted shares	45,454	45,454

Details of the subsidiaries are as follows:

Name of company	Principal place of business/ country of incorporation	Ownership interest 2025 %	2024 %	Principal activities
Ambanang Development Sdn. Bhd.	Malaysia	100	100	Property development
Constant Premium Sdn. Bhd.	Malaysia	100	100	Property development
Radium Healthcare Sdn. Bhd.	Malaysia	100	100	Investment holding
Fitrah Resources Sdn. Bhd.	Malaysia	80	80	Property development
Idaman Sejiwa (Ampang) Sdn. Bhd.	Malaysia	100	100	Property development
Montanica Development Sdn. Bhd.	Malaysia	100	100	Property development
Pavilion Integrity Sdn. Bhd.	Malaysia	80	80	Property development and investment
Radium Corporate Services Sdn. Bhd.	Malaysia	100	100	Provision of management services
Radium Global Sdn. Bhd.	Malaysia	100	100	Property development

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Details of the subsidiaries are as follows: (continued)

Name of company	Principal place of business/ country of incorporation	Ownership interest 2025 %	2024 %	Principal activities
Radium Management Services Sdn. Bhd.	Malaysia	100	100	Provision of project management consultancy and information technology related services
Rasa Wangi Development Sdn. Bhd.	Malaysia	100	100	Property development
Total Solid Holdings Sdn. Bhd.	Malaysia	100	100	Property development
Tradisi Emas Sdn. Bhd.	Malaysia	100	100	Hotel business
Vistarena Development Sdn. Bhd.	Malaysia	80	80	Property development
Subsidiary of Radium Healthcare Sdn. Bhd.				
Radium Hospital Ayer Keroh Sdn. Bhd. *(formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)*	Malaysia	90	100	Healthcare services

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Details of the subsidiaries are as follows: (continued)

Name of company	Principal place of business/ country of incorporation	Ownership interest 2025 %	Ownership interest 2024 %	Principal activities
Subsidiaries of Montanica Development Sdn. Bhd.				
Hektar Stabil Sdn. Bhd.	Malaysia	100	100	Investment holding
Mayang Sepakat Sdn. Bhd.	Malaysia	69.99	100	Property development
Radium J Velodrome Sdn. Bhd.	Malaysia	100	100	Property development
Subsidiary of Hektar Stabil Sdn. Bhd.				
Seribu Megah Sdn. Bhd.	Malaysia	100	100	Property development

(a) Acquisition of new subsidiaries

2024

(i) Radium Healthcare Sdn. Bhd.

On 21 February 2024, the Company acquired the entire issued share capital of Radium Healthcare Sdn. Bhd. comprising of one (1) ordinary share for a total cash consideration of RM1. Consequently, Radium Healthcare Sdn. Bhd. became a wholly-owned subsidiary of the Company.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(a) Acquisition of new subsidiaries (continued)

2024 (continued)

(ii) Hektar Stabil Sdn. Bhd.

On 8 April 2024, a wholly-owned subsidiary of the Company, namely Montanica Development Sdn. Bhd., acquired 59,998 ordinary shares, representing 99% of the issued share capital of Hektar Stabil Sdn. Bhd. for a total cash consideration of RM59,998.

On 18 April 2024, Montanica Development Sdn. Bhd. further subscribed additional issued share capital of Hektar Stabil Sdn. Bhd. comprising of two (2) ordinary shares for a total cash consideration of RM2. Consequently, Hektar Stabil Sdn. Bhd. and its wholly-owned subsidiaries, namely Mayang Sepakat Sdn. Bhd. and Seribu Megah Sdn. Bhd., became the indirect subsidiaries of the Company through Montanica Development Sdn. Bhd..

(iii) Radium J Velodrome Sdn. Bhd.

On 7 August 2024, a wholly-owned subsidiary of the Company, namely Montanica Development Sdn. Bhd., acquired the entire issued share capital of Radium J Velodrome Sdn. Bhd. comprising one (1) ordinary share for a total cash consideration of RM1. Consequently, Radium J Velodrome Sdn. Bhd. became an indirect wholly-owned subsidiary of the Company.

On 14 October 2024, Montanica Development Sdn. Bhd. further subscribed additional issued share capital of Radium J Velodrome Sdn. Bhd. comprising of 999,999 ordinary shares for a total cash consideration of RM999,999. Accordingly, the Company's effective ownership in Radium J Velodrome Sdn. Bhd. remains the same subsequent to the subscription.

(iv) Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)

On 15 August 2024, a wholly-owned subsidiary of the Company, namely Radium Healthcare Sdn. Bhd., acquired the entire issued share capital of Radium Hospital Ayer Keroh Sdn. Bhd. comprising of 2,500 ordinary shares for a total cash consideration of RM2,500. Consequently, Radium Hospital Ayer Keroh Sdn. Bhd. became an indirect wholly-owned subsidiary of the Company.

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(a) Acquisition of new subsidiaries (continued)

2024 (continued)

The fair value of the identifiable assets and liabilities of Radium Healthcare Sdn. Bhd. (“RHSB”), Hektar Stabil Sdn. Bhd. and its subsidiaries (“HSSB”), Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.) (“RHAK”) and Radium J Velodrome Sdn. Bhd. (“RJV”) as at the date of acquisition were as follows:

	RHSB RM'000	HSSB RM'000	RHAK RM'000	RJV RM'000	Total RM'000
Total assets	*	78	*	*	78
Total liabilities	-	(65)	(52)	-	(117)
Total identifiable net assets acquired	*	13	(52)	*	(39)
Goodwill arising on acquisition (Note 10)	-	47	54	-	101
Fair value of consideration transferred	-	60	2	*	62

Effect of acquisition on cash flows:

	RHSB RM'000	HSSB RM'000	RHAK RM'000	RJV RM'000	Total RM'000
Fair value of consideration transferred	*	60	3	*	63
Less: Cash and cash equivalents of subsidiaries acquired	*	(63)	*	*	(63)
Net cash outflows on acquisition	-	(3)	3	-	*

* Less than 1,000

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(a) Acquisition of new subsidiaries (continued)

2024 (continued)

Effect of acquisition in statements of comprehensive income:

From the date of acquisition, the subsidiaries' contributed revenue and loss for the financial year are as follows:

	RHSB RM'000	HSSB RM'000	RHAK RM'000	RJV RM'000	Total RM'000
Revenue	-	-	-	-	-
Loss for the financial year	(18)	(13)	(25)	(21)	(77)

If the acquisition had occurred on 1 January 2024, the consolidated results for the previous financial year would have been as follows:

	RHSB RM'000	HSSB RM'000	RHAK RM'000	RJV RM'000	Total RM'000
Revenue	-	-	-	-	-
Loss for the financial year	(96)	(46)	(29)	(21)	(192)

(b) Subscription of additional shares

2024

(i) Radium Global Sdn Bhd

On 21 February 2024, the Company subscribed issued share capital of Radium Global Sdn. Bhd. comprising of 1,999,999 ordinary shares for a total cash consideration of RM1,999,999. Consequently, Radium Global Sdn. Bhd. remain as a wholly-owned subsidiary of the Company.

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(b) Subscription of additional shares (continued)

2024 (continued)

(ii) Tradisi Emas Sdn Bhd

On 21 February 2024, the Company subscribed the issued share capital of Tradisi Emas Sdn. Bhd. comprising 1,999,999 ordinary shares by capitalising the amount owing to the Company amounting to RM1,999,999.

On 31 December 2024, the Company further subscribed the redeemable convertible preference shares of Tradisi Emas Sdn. Bhd. comprising 33,000,000 preference shares by further capitalising the amount owing to the Company amounting to RM33,000,000. Consequently, Tradisi Emas Sdn. Bhd. remain as a wholly-owned subsidiary of the Company.

(c) Internal reorganisation

2024

On 22 October 2024, a wholly-owned subsidiary of the Company, namely Montanica Development Sdn. Bhd., acquired the entire issued share capital of Mayang Sepakat Sdn. Bhd. comprising 2,000,000 ordinary shares from an indirect wholly-owned subsidiary of the Company, namely Hektar Stabil Sdn. Bhd., for a total cash consideration of RM2,000,000. Following the internal reorganisation, Mayang Sepakat Sdn. Bhd. become a wholly-owned subsidiary of Montanica Development Sdn. Bhd..

(d) Changes in the composition of the Group

2025

(i) Decrease in equity interest in Mayang Sepakat Sdn. Bhd. ("MSSB")

On 20 March 2025, MSSB, an indirect wholly-owned subsidiary of the Company, further issued 857,500 new ordinary shares to Transzed Resources Sdn. Bhd., for a total consideration of RM857,500. Consequently, MSSB became an indirect 69.99% owned subsidiary of the Company.

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(d) Changes in the composition of the Group (continued)

2025 (continued)

(ii) Decrease in equity interest in Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)

On 29 July 2025, RHAK, an indirect wholly-owned subsidiary of the Company, issued 87,500 new ordinary shares and 10,000 new ordinary shares to Radium Healthcare Sdn. Bhd., a wholly-owned subsidiary of the Company, for a total consideration of RM87,500 and M Life Healthcare Sdn. Bhd. for a total consideration of RM10,000, respectively. Consequently, RHAK became an indirect 90% owned subsidiary of the Company.

(e) Non-controlling interests in subsidiaries

The financial information of the Group's and the Company's subsidiaries that have non-controlling interests are as follows:

Equity interest held by non-controlling interests:

	Ownership interest	
	2025	2024
Name of company	%	%
Fitrah Resources Sdn. Bhd.	20	20
Pavilion Integrity Sdn. Bhd.	20	20
Vistarena Development Sdn. Bhd.	20	20
Radium Hospital Ayer Keroh Sdn. Bhd.	10	-
Mayang Sepakat Sdn. Bhd.	30.01	-

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(e) Non-controlling interests in subsidiaries (continued)

The financial information of the Group's and the Company's subsidiaries that have non-controlling interests are as follows: (continued)

Carrying amount of material non-controlling interests:

Name of company	2025 RM'000	2024 RM'000
Fitrah Resources Sdn. Bhd.	10,847	5,341
Pavilion Integrity Sdn. Bhd.	2,549	(833)
Vistarena Development Sdn. Bhd.	3,806	3,797
Radium Hospital Ayer Keroh Sdn. Bhd.	(91)	-
Mayang Sepakat Sdn. Bhd.	757	-
	17,868	8,305

Profit or loss allocated to non-controlling interests:

Name of company	2025 RM'000	2024 RM'000
Fitrah Resources Sdn. Bhd.	5,506	4,693
Pavilion Integrity Sdn. Bhd.	23,383	(605)
Vistarena Development Sdn. Bhd.	9	(99)
Radium Hospital Ayer Keroh Sdn. Bhd.	(42)	-
Mayang Sepakat Sdn. Bhd.	(91)	-
	28,765	3,989

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(f) Summarised financial information of non-controlling interests

The summarised financial information (before intra-group elimination) of the Group's and the Company's subsidiaries that have non-controlling interests are as follows:

	Fitrah Resources Sdn. Bhd. RM'000	Pavilion Integrity Sdn. Bhd. RM'000	Vistarena Development Sdn. Bhd. RM'000	Radium Hospital Ayer Keroh Sdn. Bhd. RM'000	Mayang Sepakat Sdn. Bhd. RM'000
Summarised statement of financial position					
As at 31 December 2025					
Assets and liabilities:					
Non-current assets	3,921	59,273	24	4	2,064
Current assets	219,465	62,650	19,820	4,650	15,830
Current liabilities	(169,149)	(29,177)	(811)	(5,568)	(15,373)
Net assets/(liabilities)	54,237	92,746	19,033	(914)	2,521

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(f) Summarised financial information of non-controlling interests (continued)

The summarised financial information (before intra-group elimination) of the Group's and the Company's subsidiaries that have non-controlling interests are as follows: (continued)

	Fitrah Resources Sdn. Bhd. RM'000	Pavilion Integrity Sdn. Bhd. RM'000	Vistarena Development Sdn. Bhd. RM'000	Radium Hospital Ayer Keroh Sdn. Bhd. RM'000	Mayang Sepakat Sdn. Bhd. RM'000
Summarised statement of comprehensive income					
Financial year ended ("FYE") 31 December 2025					
Revenue	155,785	-	-	-	-
Profit/(Loss) for the financial year/ Total comprehensive income/(loss) for the financial year	27,530	116,913	46	(933)	(305)

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(f) Summarised financial information of non-controlling interests (continued)

The summarised financial information (before intra-group elimination) of the Group's and the Company's subsidiaries that have non-controlling interests are as follows: (continued)

	Fitrah Resources Sdn. Bhd. RM'000	Pavilion Integrity Sdn. Bhd. RM'000	Vistarena Development Sdn. Bhd. RM'000	Radium Hospital Ayer Keroh Sdn. Bhd. RM'000	Mayang Sepakat Sdn. Bhd. RM'000
Summarised cash flow information					
FYE 31 December 2025					
Cash flows (used in)/from operating activities	(14,369)	(440)	(3,379)	(1,981)	(2,153)
Cash flows (used in)/from investing activities	(3,605)	83,453	(19,599)	(4)	(2,194)
Cash flows from/(used in) financing activities	7,450	(82,450)	(89)	2,022	4,464
Net (decrease)/increase in cash and cash equivalents	(10,524)	563	(23,067)	37	117
Dividends paid to non-controlling interests	-	(20,000)	-	-	-

9. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(f) Summarised financial information of non-controlling interests (continued)

The summarised financial information (before intra-group elimination) of the Group's and the Company's subsidiaries that have non-controlling interests are as follows: (continued)

	Fitrah Resources Sdn. Bhd. RM'000	Pavilion Integrity Sdn. Bhd. RM'000	Vistarena Development Sdn. Bhd. RM'000
Summarised statement of financial position			
As at 31 December 2024			
Assets and liabilities:			
Non-current assets	4,243	83,017	33
Current assets	153,726	2,501	24,371
Non-current liabilities	(132)	-	-
Current liabilities	(131,129)	(89,684)	(5,417)
Net assets/(liabilities)	26,708	(4,166)	18,987
Summarised statement of comprehensive income			
FYE 31 December 2024			
Revenue	137,784	-	-
Profit/(Loss) for the financial year/ Total comprehensive income/(loss) for the financial year	23,464	(3,023)	(495)
Summarised cash flow information			
FYE 31 December 2024			
Cash flows from/(used in) operating activities	4,197	(899)	6,429
Cash flows (used in)/from investing activities	(43)	(280)	279
Cash flows (used in)/from financing activities	(10,335)	920	53
Net (decrease)/increase in cash and cash equivalents	(6,181)	(259)	6,761

10. GOODWILL

	Note	Group 2025 RM'000	Group 2024 RM'000
Cost			
At 1 January		1,701	1,600
Acquisition of subsidiaries	9(a)	-	101
At 31 December		1,701	1,701
Accumulated impairment loss			
Impairment loss		248	-
At 31 December		1,453	-

Impairment of goodwill

Management reviews the business performance based on the type of services of the strategic business units which represent its reportable operating segments. For the purpose of impairment testing, goodwill acquired through business combinations is allocated to the Group's cash generating units ("CGUs") which are also reportable operating segments, which represents the lowest level within the Group at which the goodwill is monitored for internal management purposes.

The carrying amounts of goodwill allocated to the CGU are as follows:

	Group 2025 RM'000	Group 2024 RM'000
Property development and investment	1,367	1,569
Investment holdings and others	86	132
	1,453	1,701

Goodwill is assessed at each reporting date regardless of any indication of impairment by comparing the carrying amount with the recoverable amount of each CGU.

The recoverable amount of the CGU has been determined based on value-in-use calculations using cash flows projection from financial budgets and forecasts approved by management covering one to three-years period, and an estimated discount rate of 8.69% (2024: 9.91%). The same method has also been used in the previous financial year.

There is no reasonably possible change in any of the key assumptions used that would cause the carrying value of the CGU to exceed its recoverable amounts.

10. GOODWILL (CONTINUED)

Impairment of goodwill (continued)

At the end of the reporting period, the Group assessed the recoverable amount of goodwill, and determined that no impairment of goodwill associated with sales of development properties is required, management expects future cash flows will be generated from this CGU.

11. DEFERRED TAX ASSETS/(LIABILITIES)

Deferred tax assets/(liabilities) relates to the following:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Deferred tax assets		
At 1 January	9,781	5,892
Recognised in profit or loss (Note 26)	3,316	3,889
At 31 December	13,097	9,781
Deferred tax liabilities		
At 1 January	-	(60)
Recognised in profit or loss (Note 26)	(39)	60
At 31 December	(39)	-

The components of deferred tax assets/(liabilities) as at the end of the financial year are as follows:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Deferred tax assets		
Unabsorbed capital allowance	109	47
Unused tax losses	2,565	3,007
Deductible temporary differences	10,423	6,727
	13,097	9,781
Deferred tax liabilities		
Temporary differences between net carrying amount and corresponding tax written down values in relation to property, plant and equipment	(39)	-

11. DEFERRED TAX ASSETS/(LIABILITIES) (CONTINUED)

The components of deferred tax assets/(liabilities) as at the end of the financial year are as follows: (continued)

	Group	
	2025	**2024**
	RM'000	**RM'000**
Presented after appropriate offsetting as follows:		
Deferred tax assets	13,097	9,781
Deferred tax liabilities	(39)	-
	13,058	9,781

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items (stated at gross):

	Group	
	2025	**2024**
	RM'000	**RM'000**
Unused tax losses	33,378	28,591
Unabsorbed capital allowance	502	335
Deductible temporary differences	64	-
	33,944	28,926
Potential deferred tax benefit at 24%	8,147	6,942

The availability of unused tax losses for offsetting against future taxable profits of the respective subsidiaries in Malaysia are subject to requirements under the Income Tax Act, 1967 and guidelines issued by the tax authority.

11. DEFERRED TAX ASSETS/(LIABILITIES) (CONTINUED)

Unrecognised deferred tax assets (continued)

The unused tax losses are available for offset against future taxable profits of the Group up to the following financial years:

	Group 2025 RM'000	Group 2024 RM'000
2033	24,827	24,890
2034	3,671	3,701
2035	4,880	-
	33,378	28,591

12. TRADE AND OTHER RECEIVABLES

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Non-current:					
Non-trade					
Other receivables	(b)	63,768	2,956	-	-
Amount owing by a related party	(e)	1,400	7,400	1,400	7,400
Total trade and other receivables		65,168	10,356	1,400	7,400
Current:					
Trade					
Trade receivables		11,209	6,397	-	-
Stakeholders sums		-	7,596	-	-
	(a)	11,209	13,993	-	-

12. TRADE AND OTHER RECEIVABLES (CONTINUED)

		Group		Company	
		2025	2024	2025	2024
	Note	RM'000	RM'000	RM'000	RM'000
Current:					
Non-trade					
Other receivables		80,438	7,979	-	-
Deposits	(c)	27,591	88,094	142	14,004
Prepayments		3,123	338	151	66
Advance payment to suppliers		1,343	1,343	-	-
Amounts owing by subsidiaries	(d)	-	-	775,120	579,723
Amount owing by a related party	(e)	8,855	6,497	8,855	6,497
		121,350	104,251	784,268	600,290
Less: Impairment loss on amount owing by a subsidiary	(d)	-	-	(1,293)	(2,630)
		121,350	104,251	782,975	597,660
Total trade and other receivables		132,559	118,244	782,975	597,660
Total trade and other receivables (non-current and current)		197,727	128,600	784,375	605,060

(a) Trade receivables

Trade receivables are non-interest bearing and normal credit term offered by the Group is 30 days (2024: 30 days) from the date of invoices. Other credit terms are assessed and approved on a case-by-case basis.

The stakeholders sums which are receivable upon the expiry of defect liability period as provided in the contracts with customers, is expected to be collected as follows:

	Group	
	2025	2024
	RM'000	RM'000
Within one year	-	7,596

12. TRADE AND OTHER RECEIVABLES (CONTINUED)

(b) Other receivables

Other receivables are non-interest bearing and receivable in 2027 and 2034.

(c) Deposits

Included in deposits of the Group are amounts paid in connection to joint venture agreement and acquisition of land as disclosed in Notes 34(a), 34(c) and 34(d) respectively.

Included in deposits of the Group is an amount of RM9,000,000 (2024: RM9,000,000) was funded through a term loan and secured by a third party open charge over a parcel of leasehold land owned by the landowner.

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Joint venture and development agreement	10,000	24,000	-	14,000
Acquisition of land	16,050	61,850	-	-
	26,050	85,850	-	14,000

(d) Amounts owing by subsidiaries

Amounts owing by subsidiaries represent loans to subsidiaries which are unsecured, subject to interest at rates ranging from 2.87% to 6.08% (2024: 3.25% to 3.36%) per annum, repayable on demand and are expected to be settled in cash.

The reconciliation of movement in the impairment of amounts owing by a subsidiary are as follows:

	Company	
	2025	**2024**
	RM'000	**RM'000**
At 1 January	2,630	-
Charge for the financial year	1,293	2,630
Reversal of impairment loss	(2,630)	-
At 31 December	1,293	2,630

12. TRADE AND OTHER RECEIVABLES (CONTINUED)

(e) Amount owing by a related party

Amount owing by a related party is unsecured, non-trade in nature, subject to interest rate at 10% (2024: 10%) per annum beginning 10 December 2023, repayable from September 2024 to February 2027 and is expected to be settled in cash.

The information about the credit exposures are disclosed in Note 29(b)(i).

13. OTHER INVESTMENTS

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Financial assets at fair value through profit or loss				
At fair value:				
Non-current				
Unquoted shares				
- Jayyid Land Sdn. Bhd.	-	10,584	-	10,584
Current				
Short-term cash investments				
- Money market fund	1,940	27,633	-	18,839
Total other investments (non-current and current)	1,940	38,217	-	29,423

14. CONTRACT ASSETS

	Group	
	2025	2024
	RM'000	RM'000
Contract assets relating to property development contracts	103,216	39,405

The contract assets represent the Group's rights to consideration for the work performed for the properties sold but yet to be billed. Contract assets are transferred to receivables when the Group issue progress billings to the customers. Typically, the amount will be billed within 2 days.

14. CONTRACT ASSETS (CONTINUED)

Significant changes in contract balances

	2025 Contract assets increase/ (decrease) RM'000	2024 Contract assets increase/ (decrease) RM'000
Group		
Increase due to revenue recognised for unbilled goods or services transferred to customers	199,224	152,816
Transfer from contract assets recognised to receivables	(135,413)	(119,747)

The information about the credit exposures are disclosed in Note 29(b)(i).

15. CONTRACT COSTS

	Group 2025 RM'000	2024 RM'000
Costs to obtain contracts	26,502	19,287

Costs to obtain contracts

Costs to obtain contracts relate to incremental commission fees paid to intermediaries as a result of obtaining contracts with customers.

The costs to obtain contracts are amortised in accordance with the pattern of transfer of goods or services to which the asset relates. During the financial year, the amortisation of contract costs of the Group recognised were RM5,262,361 (2024: RM4,867,830).

16. CASH AND SHORT-TERM DEPOSITS

	Group		Company	
	2025 RM'000	**2024 RM'000**	**2025 RM'000**	**2024 RM'000**
Cash and bank balances	103,412	208,572	2,072	70,466
Short-term deposits	33,684	8,300	27,338	7,027
	137,096	216,872	29,410	77,493

For the purpose of the statements of cash flows, cash and cash equivalents comprise of the following:

	Group		Company	
	2025 RM'000	**2024 RM'000**	**2025 RM'000**	**2024 RM'000**
Deposits placed with licensed banks	33,684	8,300	27,338	7,027
Less: Pledged deposits	(33,684)	(8,085)	(27,338)	(7,027)
	-	215	-	-
Cash and bank balances	103,412	208,572	2,072	70,466
Bank overdraft (Note 18(f))	(9,195)	-	-	-
	94,217	208,787	2,072	70,466

Included in cash and short-term deposits of the Group are amount of RM6,839,096 (2024: RM3,968,388) held pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966 and therefore restricted from use in other operations.

Included in the short-term deposits placed with licensed banks of the Group and the Company, are amount of RM33,684,194 and RM27,337,926 (2024: RM8,085,478 and RM7,026,633) respectively are pledged for loan and borrowings granted to the Group and the Company as disclosed in Note 18.

Under the Section 10(4)(c) of Strata Management Act 2013, the maintenance account shall only be used by the Group solely for the purpose of meeting the actual or expected general or regular necessary in respect of the maintenance of the property. Maintenance accounts held by the Group amounting to RM1,960,374 (2024: RM6,499,837) were excluded in cash and bank balances.

17. SHARE CAPITAL

	Group and Company			
	Number of ordinary shares		Amount	
	2025 Unit'000	2024 Unit'000	2025 RM'000	2024 RM'000
Issued and fully paid up (no par value):				
At 1 January/ 31 December 2025	3,468,000	3,468,000	465,943	465,943

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meeting of the Company. All ordinary shares rank equally with regards to the Company's residual assets.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

18. LOANS AND BORROWINGS

		Group		Company	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Non-current:					
Term loans	(a)	319,297	50,510	127	-
Bridging loans	(b)	7,951	7,414	-	-
Hire purchase payables	(c)	770	674	-	-
Lease liabilities	(d)	341	627	-	-
Revolving credit	(e)	115,000	15,000	100,000	-
		443,359	74,225	100,127	-
Current:					
Term loans	(a)	692	10,732	106	-
Bridging loans	(b)	29,438	7,817	-	-
Hire purchase payables	(c)	315	227	-	-
Bank overdraft	(f)	9,195	-	-	-
Lease liabilities	(d)	986	743	-	-
Revolving credit	(e)	-	7,525	-	7,514
		40,626	27,044	106	7,514

18. LOANS AND BORROWINGS (CONTINUED)

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Total loans and borrowings:					
Term loans	(a)	319,989	61,242	233	-
Bridging loans	(b)	37,389	15,231	-	-
Hire purchase payables	(c)	1,085	901	-	-
Bank overdraft	(f)	9,195	-	-	-
Lease liabilities	(d)	1,327	1,370	-	-
Revolving credit	(e)	115,000	22,525	100,000	7,514
		483,985	101,269	100,233	7,514

(a) Term loans

In the previous financial year, term loan 1 of the Group of RM8,389,108 bore interest at Base Lending Rate ("BLR") plus 0.5% per annum and is repayable by 18 monthly instalments of RM1,667,000 over 1.5 years commencing from the 25th month of first drawdown or by way of redemption sum of 30% on the selling price per unit and is secured and supported as follows:

(i) Legal charge over the inventories - land held for property development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

In the previous financial year, term loan 2 of the Group of RM3,823,349 bore interest at BLR plus 0.5% per annum and is repayable by 24 monthly instalments of RM212,000 over 2 years commencing from the 25th month of first drawdown or by way of redemption sum of 30% on the selling price per unit and is secured and supported as follows:

(i) Legal charge over the inventories - land held for property development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

18. LOANS AND BORROWINGS (CONTINUED)

(a) Term loans (continued)

Term loan 3 of the Group of RM9,000,000 (2024: RM9,000,000) bears interest at BLR minus 2.0% per annum and is repayable by monthly instalments of RM168,196 over 5 years commencing from the 37th month of first drawdown and is secured and supported as follows:
(i) Third party open charge over the land of the landowner of the joint venture agreement;
(ii) Memorandum of Change over fixed deposit as disclosed in Note 16;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

Term loan 4 of the Group of RM36,444,772 (2024: RM40,029,828) bears interest at Cost of Fund ("COF") plus 1.5% per annum and is repayable by 23 monthly instalments of RM1,660,000 each and one (1) final monthly instalment of RM1,820,000 commencing from the 37th month of first drawdown and is secured and supported as follows:
(i) First party legal charge over inventories – land held for development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project; and
(iii) Corporate guarantee by the Company.

Term loan 5 of the Group of RM2,000,000 (2024: RM Nil) bears interest at COF plus 0.75% per annum and is repayable by 23 monthly instalments of RM80,000 each and one (1) final monthly instalment of RM160,000 commencing from the 37th month of first drawdown and is secured and supported as follows:
(i) Open all monies Facilities Agreement in respect of the General Banking Facilities; and
(ii) Corporate guarantee by the Company.

Term loan 6 of the Group of RM898,999 (2024: RM Nil) bears interest at BLR per annum and is repayable by 60 monthly instalments of RM19,661 over 5 years commencing from the 1st month of first drawdown and is secured and supported as follows:
(i) "All monies" Facilities Agreement to be stamped for RM1,000,000 as principal instrument; and
(ii) Corporate guarantee by the Company.

18. LOANS AND BORROWINGS (CONTINUED)

(a) Term loans (continued)

Term loan 7 of the Group of RM241,413,000 (2024: RM Nil) bears interest at 1.50% above Bank's prevailing Islamic Cost of Fund per annum over 7 years and is repayable by 60 monthly repayments of RM4,023,550 commencing from the 25th month of first drawdown, and is secured and supported as follows:
(i) "All monies" Master Facilities Agreement to be stamped for RM271,413,000 as the principal instrument;
(ii) "All monies" 1st party legal charge over the inventories - land held for development of the Group as disclosed in Note 8; and
(iii) Corporate guarantee by the Company.

Term loan 8 of the Group of RM30,000,000 (2024: RM Nil) bears interest at 1.50% above Bank's prevailing Islamic Cost of Fund per annum over 7 years and is repayable by 60 monthly repayments of RM500,000 commencing from the 25th month of first drawdown, and is secured and supported as follows:
(i) "All monies" Master Facilities Agreement to be stamped for RM271,413,000 as the principal instrument;
(ii) "All monies" 1st party legal charge over the inventories - land held for development of the Group as disclosed in Note 8; and
(iii) Corporate guarantee by the Company.

Term loan 9 of the Group and of the Company of RM232,970 (2024: RM Nil) bears interest at Bank's Base Lending Rate per annum over 5 years and is repayable by 60 monthly repayments of RM9,875 commencing from the first month following the first release of the facility, and is secured and supported as follows:
(i) A facilities agreement to secure repayment of the principal sum of RM56,000,000 together with interest thereon and all monies due and payable; and
(ii) Letter of set-off in the form and substance acceptable to the Bank over the sum of RM20,000,000 together with the interest thereon placed with the Bank

18. LOANS AND BORROWINGS (CONTINUED)

(b) Bridging loans

Bridging loan 1 of the Group of RM17,967,199 (2024: RM7,469,480) bears interest at BLR plus 0.5% per annum and is repayable by 18 monthly instalments of RM6,195,000 commencing from the 25th month of first drawdown or by way of redemption sum of 30% on the selling price per unit and is secured and supported as follows:

(i) Legal charge over the inventories - land held for property development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

In the previous financial year, Bridging loan 2 of the Group of RM 4,388,420 bore interest at COF plus 2.25% per annum and is repayable by 47 monthly instalments of RM708,340 each and one (1) final monthly instalment of RM708,020 commencing from the 25th month of first drawdown or by way of Redemption Sum of 30% on the selling price per unit of Phase 1 and is secured and supported as follows:

(i) First party legal charge over inventories - land held for development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

Bridging loan 3 of the Group of RM11,470,923 (2024: RM3,372,697) bears interest at COF plus 2.25% per annum and is repayable by 47 monthly instalments of RM1,916,670 each and one (1) final monthly instalment of RM1,916,510 commencing from the 25th month of first drawdown or by way of redemption sum of 30% on the selling price per unit of Phase 2 and is secured and supported as follows:

(i) First party legal charge over inventories - land held for development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project;
(iii) Joint and several guarantee by certain directors of the Group; and
(iv) Corporate guarantee by the Company.

Bridging loan 4 of the Group of RM7,950,471 (2024: RM Nil) bears interest at COF plus 1.5% per annum and is repayable by 24 monthly instalments of RM2,500,000 each and commencing from the 37th month of first drawdown and is secured and supported as follows:

(i) First party legal charge over inventories - land held for development of the Group as disclosed in Note 8;
(ii) General Debenture over its present and future assets, the Project Land and project;
(iii) Deed of assignment over the surplus sales proceeds for projects; and
(iv) Corporate guarantee by the Company.

18. LOANS AND BORROWINGS (CONTINUED)

(c) Hire purchase payables

Future minimum lease payments together with the present value of net minimum lease payments are as follows:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Minimum lease payments:		
- Not later than one year	354	260
- Later than one year and not later than five years	817	721
	1,171	981
Less: Future finance charges	(86)	(80)
Present value of minimum lease payments	1,085	901
Present value of minimum lease payment:		
- Not later than one year	315	227
- Later than one year and not later than five years	770	674
	1,085	901
Less: Amount due within twelve months	(315)	(227)
Amount due after twelve months	770	674

Hire purchase payables of the Group of RM1,084,924 (2024: RM900,712) bears interest ranging from 3.80% to 4.37% (2024: 3.80% to 4.37%) per annum and are secured by the Group’s motor vehicles under hire purchase arrangements as disclosed in Note 5(a).

18. LOANS AND BORROWINGS (CONTINUED)

(d) Lease liabilities

Future minimum lease payments together with the present value of net minimum lease payments are as follows:

	Group	
	2025	**2024**
	RM	**RM**
Minimum lease payments:		
- Not later than one year	1,019	800
- Later than one year and not later than five years	349	641
	1,368	1,441
Less: Future finance charges	(41)	(71)
Present value of minimum lease payments	1,327	1,370
Present value of minimum lease payment:		
- Not later than one year	986	743
- Later than one year and not later than five years	341	627
	1,327	1,370
Less: Amount due within twelve months	(986)	(743)
Amount due after twelve months	341	627

(e) Revolving credit

In the previous financial year, revolving credit 1 of the Group and the Company of RM7,514,177 bore interest at COF plus 1.50% per annum, is repayable on demand and is secured and supported by Irrevocable Letter of Undertaking from a wholly-owned subsidiary of the Company.

Revolving credit 2 of the Group and the Company of RM50,000,000 (2024: RM Nil) bears interest at COF plus 1.5% per annum and is repayable by 48 monthly instalments of RM1,000,000 and final monthly limit reduction of RM3,000,000 each commencing from the 25th month of first drawdown, and is secured and supported as follows:

(i) A facilities agreement to secure repayment of the principal sum of RM56,000,000 together with interest thereon and all monies due and payable; and

(ii) Letter of set-off in the form and substance acceptable to the Bank over the sum of RM20,000,000 together with the interest thereon placed with the Bank.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

18. LOANS AND BORROWINGS (CONTINUED)

(e) Revolving credit (continued)

Revolving credit 3 of the Group and the Company of RM50,000,000 (2024: RM Nil) bears interest at Bank's prevailing Islamic COF plus 2% per annum and is repayable by 59 monthly instalments of RM666,667 and final monthly limit reduction of RM666,647 each commencing from the 25th month of first drawdown, and is secured and supported as follows:

(i) Master Facilities Agreement stamped for RM50,000,000 as principal instrument;
(ii) Open "all monies" third party legal charge over the inventories - land held for development of the as disclosed in Note 8; and
(iii) Open "all monies" third party assignment of surplus monies in housing development accounts to be opened and maintained by the Group.

Revolving credit 4 of the Group of RM15,000,000 (2024: RM15,011,080) bears interest at COF plus 1.5% per annum and is repayable by 24 monthly instalments of RM625,000 each commencing from the 37th month of first drawdown or by way of redemption sum or repayable in full on demand by the Banker and is secured and supported as follows:

(i) First party legal charge over inventories - land held for development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project; and
(iii) Corporate guarantee by the Company.

(f) Bank overdraft

Bank overdraft of the Group of RM9,914,719 (2024: RM Nil) bears interest at Bank's Base Financing Rate plus 0.5% per annum and is repayable by way of redemption sum, and is secured and supported as follows:

(i) First party legal charge over inventories - land held for development of the Group as disclosed in Note 8;
(ii) Debenture by way of fixed and floating charge over the project; and
(iii) Corporate guarantee by the Company.

19. TRADE AND OTHER PAYABLES

	Note	Group 2025 RM'000	Group 2024 RM'000	Company 2025 RM'000	Company 2024 RM'000
Trade					
Trade payables	(a)				
- Third parties		51,020	26,257	-	-
- Related party		31,367	-	-	-
Retention sums	(a)				
- Third parties		26,370	22,914	-	-
- Related party		5,485	4,023	-	-
Accruals		27,397	21,277	-	-
		141,639	74,471	-	-
Non-trade					
Other payables		3,532	2,788	3	13
Accruals		10,732	6,611	1,517	54
Deposits		650	2,000	-	-
Amounts owing to subsidiaries	(b)	-	-	30,800	-
		14,914	11,399	32,320	67
Total trade and other payables		156,553	85,870	32,320	67

19. TRADE AND OTHER PAYABLES (CONTINUED)

(a) Trade payables

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

The retention sums which is payable upon the expiry of defect liability period is expected to be settled as follows:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Within one year	15,164	12,983
Later than one year	16,691	13,954
	31,855	26,937

(b) Amounts owing to subsidiaries

Amounts owing to subsidiaries are unsecured, non-trade in nature, repayable upon demand, interest free and is expected to be settled in cash.

For explanation on the Group’s and the Company’s liquidity risk management processes, refer to Note 29(b)(ii).

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

20. REVENUE

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Revenue from contract with customers:				
Over time:				
Property development	199,224	152,816	-	-
Revenue from other source:				
Dividend income	-	-	8,000	15,600
	199,224	152,816	8,000	15,600

As of 31 December 2025, the aggregate amount of the transaction price allocated to the remaining performance obligation for property development contracts is RM633 million which is expected to be recognised in the future related to performance obligations.

21. OTHER INCOME

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Fair value gain on other investments	931	3,741	651	3,650
Gain on disposal of other investments	69	434	52	433
Gain on disposal of investment property	123,663	-	-	-
Net realised foreign			-	-
exchange gain	-	885	-	-
Rental income	-	18	-	-
Others	812	1,285	-	1
	125,475	6,363	703	4,084

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

22. FINANCE INCOME

	Group		Company	
	2025 RM'000	**2024 RM'000**	**2025 RM'000**	**2024 RM'000**
Finance income on:				
- Accretion of interest	216	201	-	-
- Amount owing by a related party	1,108	1,297	1,108	1,297
- Amount owing by subsidiaries	-	-	13,318	10,187
- Money market fund	112	499	87	497
- Cash and short-term deposits	3,805	4,360	534	591
	5,241	6,357	15,047	12,572

23. FINANCE COSTS

	Group		Company	
	2025 RM'000	**2024 RM'000**	**2025 RM'000**	**2024 RM'000**
Interest expense on:				
- Term loans	1,647	1,762	4	-
- Bridging loans	1,824	540	-	-
- Lease liabilities	76	64	-	-
- Hire purchase payables	39	21	-	-
- Bank overdrafts	162	9	-	-
- Revolving credit	3,419	77	2,650	66
- Unwinding of discounts	3,978	-	112	-
- Others	2,204	619	1	-
	13,349	3,092	2,767	66

24. PROFIT BEFORE TAX

Other than disclosed elsewhere in the financial statements, the following items have been charged in arriving at profit before tax:

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Auditors' remuneration					
Statutory audit:					
- Baker Tilly Monteiro Heng PLT		289	258	76	72
Other services:					
- Baker Tilly Monteiro Heng PLT		19	22	7	6
Deposit written off		1	51	-	-
Depreciation of property, plant and equipment	5	2,023	1,806	263	263
Depreciation of right-of-use assets	6	980	801	-	-
Employee benefits expense	25	12,530	10,977	3,950	504
Expenses relating to short-term lease:					
- Car park		*	39	-	-
- Office		653	420	-	-
- Office equipment		64	61	-	-
Plant and equipment written off	5	-	2	-	-

* Less than 1,000

25. EMPLOYEE BENEFITS EXPENSE

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Salaries, allowances and bonuses	10,476	9,444	3,483	504
Defined contribution plans	1,336	1,176	389	-
Other staff related benefits	718	357	78	-
	12,530	10,977	3,950	504
Included in employee benefits expense are:				
Directors of the Company				
Executive directors				
- Directors' remuneration	2,629	1,832	1,911	-
- Directors' defined contribution plans	298	278	180	-
- Directors' related benefits	6	17	5	-
	2,933	2,127	2,096	-
Non-executive directors				
- Directors' fees	504	504	504	504
- Directors' remuneration	278	284	-	-
- Directors' defined contribution plans	33	34	-	-
- Directors' related benefits	2	3	-	-
	817	825	504	504
	3,750	2,952	2,600	504

The monetary value of benefits-in-kind (which were not included in the above directors' remuneration) of the Group received by certain directors of the Company amounted to RM17,400 (2024: RM17,400).

26. INCOME TAX EXPENSE

The major components of income tax expense for the financial years ended 31 December 2025 and 31 December 2024 are as follows:

	Group		Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Statements of comprehensive income				
Current income tax:				
- Current income tax charge	11,254	10,729	2,066	2,798
- Adjustment in respect of prior years	190	79	(104)	(5)
	11,444	10,808	1,962	2,793
Deferred tax (Note 11)**:**				
- Reversal of temporary differences	(3,354)	(3,113)	-	-
- Adjustment in respect of prior years	77	(836)	-	-
	(3,277)	(3,949)	-	-
Income tax expense recognised in profit or loss	8,167	6,859	1,962	2,793

26. INCOME TAX EXPENSE (CONTINUED)

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% (2024: 24%) of the estimated assessable profit for the financial year.

The reconciliations from the tax amount at the statutory income tax rate to the Group’s and the Company’s tax expense are as follows:

	Group		Company	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Profit before tax	135,538	24,898	13,859	26,187
Tax at Malaysian statutory income tax rate of 24%	32,529	5,976	3,326	6,285
Adjustments:				
- Income not subject to tax	(32,135)	(1,002)	(4,265)	(4,724)
- Non-deductible expenses	6,301	1,322	3,005	1,237
- Deferred tax not recognised on tax losses, temporary differences and finance cost adjustment	1,205	1,371	-	-
- Utilisation of previously unrecognised tax losses, capital allowances and finance cost adjustment	-	(51)	-	-
- Adjustment in respect of current income tax of prior years	190	79	(104)	(5)
- Adjustment in respect of deferred tax of prior year	77	(836)	-	-
Income tax expense	8,167	6,859	1,962	2,793

27. EARNINGS PER SHARE

(a) Basic earnings per ordinary share

Basic earnings per share are based on the profit for the financial year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding during the financial year, calculated as follows:

	Group	
	2025	**2024**
Profit attributable to ordinary equity holders of the Company (RM'000)	98,606	14,050
Weighted average number of ordinary shares for basic earnings per share (unit'000)	3,468,000	3,468,000
Basic earnings per ordinary share attributable to ordinary equity holders of the Company (sen)	2.84	0.41

(b) Diluted earnings per share

The diluted earnings per share of the Group for the financial years ended 31 December 2025 and 31 December 2024 are same as the basic earnings per share of the Group as the Company has no dilutive potential ordinary shares.

28. DIVIDENDS

	Group and Company	
	2025	**2024**
	RM'000	**RM'000**
Recognised during the financial year:		
Dividends on ordinary shares:		
Single-tier interim dividend of 1 sen per ordinary share in respect of the financial year ended 31 December 2025, paid on 12 December 2025	34,680	-
Single-tier interim dividend of 1 sen per ordinary share in respect of the financial year ended 31 December 2024, paid on 19 April 2024	-	34,680
	34,680	34,680

29. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

The following table analyses the financial instruments in the statements of financial position by the classes of financial instruments to which they are assigned:
(i) Amortised cost
(ii) Fair value through profit or loss ("FVPL")

	Carrying amount RM'000	Amortised cost RM'000	FVPL RM'000
At 31 December 2025			
Financial assets			
Group			
Other investments	1,940	-	1,940
Trade and other receivables, less prepayments and advance payment to suppliers	193,261	193,261	-
Cash and short-term deposits	137,096	137,096	-
	332,297	330,357	1,940
Company			
Trade and other receivables, less prepayments	784,224	784,224	-
Cash and short-term deposits	29,410	29,410	-
	813,634	813,634	-
Financial liabilities			
Group			
Loans and borrowings, less lease liabilities	482,658	482,658	-
Trade and other payables	156,553	156,553	-
	639,211	639,211	-
Company			
Loans and borrowings	100,233	100,233	-
Trade and other payables	32,320	32,320	-
	132,553	132,553	-

29. FINANCIAL INSTRUMENTS (CONTINUED)

(a) Categories of financial instruments (continued)

The following table analyses the financial instruments in the statements of financial position by the classes of financial instruments to which they are assigned: (continued)

	Carrying amount RM'000	Amortised cost RM'000	FVPL RM'000
At 31 December 2024			
Financial assets			
Group			
Other investments	38,217	-	38,217
Trade and other receivables, less prepayments and advance payment to suppliers	126,919	126,919	-
Cash and short-term deposits	216,872	216,872	-
	382,008	343,791	38,217
Company			
Other investments	29,423	-	29,423
Trade and other receivables	604,994	604,994	-
Cash and short-term deposits	77,493	77,493	-
	711,910	682,487	29,423
Financial liabilities			
Group			
Loans and borrowings, less lease liabilities	99,899	99,899	-
Trade and other payables	85,870	85,870	-
	185,769	185,769	-
Company			
Loans and borrowings	7,514	7,514	-
Trade and other payables	67	67	-
	7,581	7,581	-

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management

The Group's and the Company's activities are exposed to a variety of financial risks arising from their operations and the use of financial instruments. The key financial risks include credit risk, liquidity risk and interest rate risk. The Group's and the Company's overall financial risk management objective is to optimise value for their shareholders. The Group and the Company do not trade in financial instruments.

The Board of Directors reviews and agrees to policies and procedures for the management of these risks, which are executed by the Group's and the Company's senior management.

(i) Credit risk

Credit risk is the risk of financial loss to the Group and the Company that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group and the Company are exposed to credit risk from their operating activities (primarily trade receivables) and from their investing activities, including deposits with banks and financial institutions. The Group and the Company have a credit policy in place and the exposure to credit risk is managed through the application of credit approvals, credit limits and monitoring procedures. Credit worthiness of a customer is assessed based on a set of evaluation criteria and individual credit limits are defined in accordance with this assessment.

The Group and the Company consider a financial asset to be in default when:

- the counterparty is unable to pay its credit obligations to the Group and the Company in full, without taking into account any credit enhancements held by the Group and the Company; or
- the contractual payment of the financial asset is more than 90 days past due unless the Group and the Company have reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

At the end of the reporting period, the Group and the Company assess whether financial assets carried at amortised cost are credit impaired. A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that financial asset have occurred. Those events evidence that a financial asset is credit-impaired include observable data about the following events:

- significant financial difficulty of the counterparty;
- a breach of contract, including a default event;
- a concession or restructuring of loans granted by the lender of the counterparty relating to the counterparty's financial difficulty; or
- it is probable that the counterparty will enter bankruptcy or other financial reorganisation.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group and the Company determine that the debtor does not have assets or source of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's and the Company's procedure for recovery of amounts due.

Trade receivables and contract assets

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

The carrying amount of trade receivables and contract assets are not secured by any collateral or supported by any other credit enhancements. The Group and the Company have adopted a policy of dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Group and the Company use ageing analysis to monitor the credit quality of trade receivables. In managing credit risks of trade receivables, the Group and the Company also take appropriate actions (including but not limited to legal actions) to recover long past due balances.

Credit risk concentration profile
The Group determines the credit risk concentration of its trade receivables and contract assets by industry sector profile on an ongoing basis. The credit risk concentration profile of the Group's trade receivables and contract assets at the reporting date are as follows:

	Group	
	2025	**2024**
	RM'000	**RM'000**
Group		
Trade receivables:		
Property development	11,209	13,993
Contract assets:		
Property development	103,216	39,405

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Trade receivables and contract assets (continued)

The Group applies the simplified approach to providing for impairment losses prescribed by MFRS 9, which permits the use of the lifetime expected credit losses provision for all trade receivables and contract assets. The Group uses a provision matrix to measure expected credit losses for trade receivables. To measure the impairment losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due. The impairment losses also incorporate forward looking information. Forward-looking information considered includes consideration of various external sources of actual and forecast economic information that relate to the Group's core operations. The Group believes that changes in economic conditions over these periods would not materially impact the impairment calculation of the receivables.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Trade receivables and contract assets (continued)

The information about the credit risk exposure on the Group's trade receivables and contract assets using provision matrix are as follows:

		Trade receivables						
	Contract assets	**Current**	**1-30 days past due**	**31-60 days past due**	**61-90 days past due**	**91-120 days past due**	**> 120 days past due**	**Total**
Group								
At 31 December 2025								
Expected credit loss rate	0%	0%	0%	0%	0%	0%	0%	0%
Gross carrying amount at default (RM'000)	103,216	3,137	4,723	2,019	278	243	809	11,209
At 31 December 2024								
Expected credit loss rate	0%	0%	0%	0%	0%	0%	0%	0%
Gross carrying amount at default (RM'000)	39,405	11,561	1,296	601	22	120	393	13,993

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Other receivables and other financial assets

For other receivables and other financial assets (including investment securities, cash and cash equivalents), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties. At the reporting date, the Group's and the Company's maximum exposure to credit risk arising from other receivables and other financial assets is represented by the carrying amount of each class of financial assets recognised in the statements of financial position.

The Group and the Company consider the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group and the Company compare the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forward-looking information.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than credit terms in making a contractual payment.

Some intercompany balances between entities within the Group comprise loans or advances which are repayable on demand. The Company regularly monitors the financial performance and position of these entities on an individual basis. When these entities' financial performance and position deteriorates significantly, the Company assumes that there is a significant increase in credit risk, and thereby a lifetime expected credit loss assessment is necessary. As the Company is able to determine the timing of repayment of the loans or advances, the Company will consider the loans or advances to be in default when these entities are unable to pay based on the expected manner of recovery and recovery period. The Company determines the probability of default for these loans or advances using internally available information. The Company considers the loans or advances to be credit-impaired when the entities are unlikely to repay their debts.

At the end of the reporting date, the Group and the Company consider the other receivables and other financial assets as low credit risk and any loss allowance would be negligible.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(i) Credit risk (continued)

Financial guarantee contracts

The Company is exposed to credit risk in relation to financial guarantees given to banks in respect of loans granted to certain subsidiaries. The Company monitors the results of the subsidiaries and their repayment on an on-going basis. The maximum exposure to credit risks amounts to RM381,340,083 (2024: RM91,483,961) representing the maximum amount the Company could pay if the guarantee is called on as disclosed in Note 29(b)(ii). As at the reporting date, there was no loss allowance for impairment as determined by the Company for the financial guarantee.

The financial guarantees have not been recognised since the fair value on initial recognition was not material as the guarantee is provided as credit enhancement to subsidiaries' secured borrowings.

(ii) Liquidity risk

Liquidity risk is the risk that the Group and the Company will encounter difficulty in meeting financial obligations when they fall due. The Group's and the Company's exposure to liquidity risk arises primarily from mismatches of the maturities between financial assets and liabilities. The Group's and the Company's exposure to liquidity risk arises principally from trade and other payables, loans and borrowings.

The Group's and the Company's objective is to maintain a balance between continuity of funding and flexibility through the use of stand-by facilities. The Group and the Company maintain sufficient liquidity and available funds to meet daily cash needs, while maintaining controls and security over cash movements. The Group and the Company use a series of processes to obtain maximum benefits from its flow of funds, such that they are efficiently managed to maximise income from investment and minimise cost on borrowed funds. The Group's and the Company's finance department also ensures that there are sufficient unutilised stand-by facilities, funding and liquid assets available to meet both short-term and long-term funding requirements.

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis
The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows:

		Contractual undiscounted cash flows			
Group	**Carrying amount RM'000**	**On demand or within 1 year RM'000**	**Between 1 and 5 years RM'000**	**More than 5 years RM'000**	**Total RM'000**
At 31 December 2025					
Trade and other payables	156,553	156,553	-	-	156,553
Term loans	319,989	17,772	293,155	73,967	384,894
Bridging loans	37,389	30,010	8,852	-	38,862
Hire purchase payables	1,085	354	817	-	1,171
Lease liabilities	1,327	1,019	349	-	1,368
Bank overdraft	9,195	9,195	-	-	9,195
Revolving credit	115,000	115,000	-	-	115,000
	640,538	329,903	303,173	73,967	707,043

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis (continued)
The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows: (continued)

		Contractual undiscounted cash flows			
	Carrying amount RM'000	**On demand or within 1 year RM'000**	**Between 1 and 5 years RM'000**	**More than 5 years RM'000**	**Total RM'000**
Group					
At 31 December 2024					
Trade and other payables	85,870	85,870	-	-	85,870
Term loans	61,242	13,581	54,683	4,425	72,689
Bridging loans	15,231	8,325	7,654	-	15,979
Hire purchase payables	901	260	721	-	981
Lease liabilities	1,370	800	641	-	1,441
Revolving credit	22,525	22,525	-	-	22,525
	164,614	131,361	63,699	4,425	199,485

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis (continued)
The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows: (continued)

		Contractual undiscounted cash flows			
	Carrying amount RM'000	**On demand or within 1 year RM'000**	**Between 1 and 5 years RM'000**	**More than 5 years RM'000**	**Total RM'000**
Company					
At 31 December 2025					
Trade and other payables	32,320	32,320	-	-	32,320
Term loan	233	119	119	13	251
Revolving credit	100,000	100,000	-	-	100,000
Financial guarantee contract	-	381,340	-	-	381,340
	132,553	513,779	-	-	513,911

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(ii) Liquidity risk (continued)

Maturity analysis (continued)
The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date based on contractual undiscounted repayment obligations are as follows: (continued)

		Contractual undiscounted cash flows			
	Carrying amount RM'000	On demand or within 1 year RM'000	Between 1 and 5 years RM'000	More than 5 years RM'000	Total RM'000
At 31 December 2024					
Trade and other payables	67	67	-	-	67
Revolving credit	7,514	7,514	-	-	7,514
Financial guarantee contract	-	91,484	-	-	91,484
	7,581	99,065	-	-	99,065

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(iii) Interest rate risk

Interest rate risk is the risk of fluctuation in fair value or future cash flows of the Group's and the Company's financial instruments as a result of changes in market interest rates. The Group's and the Company's exposure to interest rate risk arises primarily from its loans and borrowings with floating interest rates.

Sensitivity analysis for interest rate risk
The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant on the Group's and the Company's total equity and profit for the financial years:

	Carrying amount RM'000	Change in basis point	Effect on equity and profit for the financial year RM'000
Group			
31 December 2025			
Term loans	319,989	+ 50	(1,216)
		- 50	1,216
Bridging loans	37,389	+ 50	(142)
		- 50	142
Bank overdraft	9,195	+ 50	(35)
		- 50	35
Revolving credit	115,000	+ 50	(437)
		- 50	437

29. FINANCIAL INSTRUMENTS (CONTINUED)

(b) Financial risk management (continued)

(iii) Interest rate risk (continued)

Sensitivity analysis for interest rate risk (continued)
The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant on the Group's and the Company's total equity and profit for the financial years: (continued)

	Carrying amount RM'000	Change in basis point	Effect on equity and profit for the financial year RM'000
Group			
31 December 2024			
Term loans	61,242	+ 50	(233)
		- 50	233
Bridging loans	15,231	+ 50	(58)
		- 50	58
Revolving credit	22,525	+ 50	(86)
		- 50	86
Company			
31 December 2025			
Term loan	233	+ 50	(1)
		- 50	1
Revolving credit	100,000	+ 50	(380)
		- 50	380
31 December 2024			
Revolving credit	7,514	+ 50	(29)
		- 50	29

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Fair value measurement

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

There have been no material transfers between Level 1 and Level 2 during the financial year (2024: no transfer in either directions).

The following table provides the fair value measurement hierarchy of the Group's and the Company's financial instruments:

		Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value			
	Carrying	Fair value				Fair value			
	amount	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Group	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
At 31 December 2025									
Financial assets									
Other investments									
- money market funds	1,940	1,940	-	-	1,940	-	-	-	-
Financial liabilities									
Hire purchase payables	(1,085)	-	-	-	-	-	-	(1,083)	(1,083)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Fair value measurement (continued)

The following table provides the fair value measurement hierarchy of the Group's and the Company's financial instruments: (continued)

		Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value			
	Carrying	← Fair value →				← Fair value →			
	amount	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Group	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
At 31 December 2024									
Financial assets									
Other investments									
- unquoted equity investment	10,584	-	-	10,584	10,584	-	-	-	-
- money market funds	27,633	27,633	-	-	27,633	-	-	-	-
Financial liabilities									
Hire purchase payables	(901)	-	-	-	-	-	-	(895)	(895)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

29. FINANCIAL INSTRUMENTS (CONTINUED)

(c) Fair value measurement (continued)

The following table provides the fair value measurement hierarchy of the Group's and the Company's financial instruments: (continued)

		Fair value of financial instruments carried at fair value			
	Carrying	← Fair value →			
	amount	Level 1	Level 2	Level 3	Total
Company	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
At 31 December 2024					
Financial assets					
Other investments					
- unquoted equity investment	10,584	-	-	10,584	10,584
- money market funds	18,839	18,839	-	-	18,839

Level 3 fair value

<u>Fair value of financial instruments carried at fair value</u>

The fair value of unquoted equity investment has been estimated based on recent transaction price.

In the previous financial year, the fair value of unquoted equity investments has been estimated using a discounted cash flows model. The valuation requires management to make certain assumptions about the model inputs, including forecast cash flows, the discount rate, credit risk and volatility. The probabilities of the various estimates within the range can be reasonably assessed and are used in the management's estimate of fair value for these unquoted equity investments.

<u>Fair value of financial instruments not carried at fair value</u>

The fair value of hire purchase payables are determined using the discounted cash flows method based on discount rates that reflects the issuer's borrowing rate as at the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

30. COMMITMENTS

The Group has made commitments for the following capital expenditures:

	Group	
	2025	2024
	RM'000	RM'000
In respect of capital expenditure contracted but not provided for:		
Land held for property development	-	443,701
Property, plant and equipment	22,950	22,950
	22,950	466,651

31. CONTINGENT LIABILITIES

	Group	
	2025	2024
	RM'000	RM'000
Legal claims assessed as possible (Note 34(f)(ii))	6,025	6,025

As disclosed in Note 34(f)(ii), 241 individual purchasers of Residensi Platinum OUG in Block B ("the Plaintiffs"), commenced a civil suit against a 80% owned subsidiary of the Company, namely Vistarena Development Sdn. Bhd., the developer of Residensi Platinum OUG for alleged misrepresentation and breach of the sales and purchase agreements.

32. RELATED PARTIES

(a) Identify of related parties

Parties are considered to be related to the Group and the Company if the Group and the Company have the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operational decisions, or vice versa, or where the Group and the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties of the Group and of the Company include:
(i) Subsidiaries;
(ii) Entities in which certain directors have interests;
(iii) Persons connected to the Company;
(iv) Entity in which person connected to certain directors of the Company have interests; and
(v) Directors and key management personnel of the Group and of the Company, comprise persons having the authority and responsibility for planning, directing and controlling the activities directly or indirectly.

(b) Significant related party transactions

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows:

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Construction costs charged by				
- Entity in which certain directors have interests	54,296	1,417	-	-
Services rendered from				
- Entity in which person connected to certain directors of the Company have interests	392	212	8	-
Interest income				
- Subsidiaries	-	-	(13,318)	(10,187)
Launching and opening expenses				
- Entity in which certain directors have interests	-	13	-	8

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

32. RELATED PARTIES (CONTINUED)

(b) Significant related party transactions (continued)

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows: (continued)

	Group		Company	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Deposits paid				
- Entity in which person connected to certain directors of the Company have interests	-	45,800	-	-
Rental expense				
- Entity in which certain directors have interests	743	646	-	-
Management fee				
- Subsidiary	-	-	2,163	1,488
Dividend income				
- Subsidiaries	-	-	(8,000)	(15,600)
Information technology related service fees income				
- Entity in which certain directors have interests	(423)	(287)	-	-
Interest income				
- Entity in which person connected to certain directors of the Company have interests	(1,108)	(1,297)	(1,108)	(1,297)

Significant outstanding balances with related parties at the end of the reporting periods are as disclosed in Notes 12 and 19.

The Company provided secured corporate guarantees to banks in respect of banking facilities granted to the subsidiaries as disclosed in Note 29(b)(i).

32. RELATED PARTIES (CONTINUED)

(c) Compensation of key management personnel

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Salaries, allowances and bonuses	4,991	4,114	2,699	504
Defined contribution plans	554	491	180	-
Other staff related benefits	8	26	5	-
	5,553	4,631	2,884	504

33. CAPITAL MANAGEMENT

The primary objective of the Group's and the Company's capital management is to ensure that they maintain a strong credit rating and healthy capital ratio in order to support their business and maximise shareholder value. The Group and the Company manage their capital structure and make adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Group and the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies and processes during financial years ended 31 December 2025 and 31 December 2024.

The Group and the Company monitor capital using gearing ratio. The gearing ratio is calculated as total debts divided by total equity. The gearing ratio as at 31 December 2025 and 31 December 2024 are as follows:

	Group		Company	
	2025	**2024**	**2025**	**2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Total debts, representing loans and borrowings less lease liabilities	482,658	99,899	100,233	7,514
Total equity	849,504	775,945	727,808	750,591
Gearing ratio (times)	0.57	0.13	0.14	0.01

There were no changes in the Group's and the Company's approach to capital management during the financial years under review.

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

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

(a) Joint venture agreement ("JVA")

On 20 September 2022, Rasa Wangi Development Sdn. Bhd. ("RWDSB"), a wholly-owned subsidiary of the Company, as the developer, entered into a JVA with Kadar Jutajaya Sdn. Bhd. ("KJSB"), as the landowner, to jointly develop a proposed development consisting inter alia 404 units of Residensi Wilayah and 932 units of condominium ("Project") on a piece of leasehold land held under HSD No.123036, No. Lot: PT50316, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, measuring approximately 21,505 square metres ("Land"). Pursuant to the JVA, the landowner grants the developer the exclusive right to carry out and implement the development on the Land, and the landowner shall be entitled, subject to the terms and conditions of the JVA, to receive the landowner's entitlement of 23% of the profit after tax of the developer for the Project, and in the event there are any unsold units upon the delivery of vacant possession of the Project, the developer shall at its discretion decide on the composition of the landowner's entitlement, that is, either fully in cash or a combination of cash and unsold units (based on the selling price as determined by the developer) or an amount of RM32,000,000, whichever the higher.

On 20 September 2023, both KJSB and RWDSB ("the Parties") are agreeable to extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2023 to 19 September 2024 free of interest ("First Extension of Time").

In furtherance thereto, KJSB and RWDSB had entered into the Supplemental Agreement on 20 September 2023 to document the Parties' option for further extension of time upon expiry of the First Extension of Time and involvement of KJSB (being the landowner) in project committee in relation to the said Project.

On 20 September 2024, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2024 to 19 September 2025 ("Second Extension of Time"), subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

On 22 September 2025, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further three (3) months commencing from 20 September 2025 to 19 December 2025 ("Third Extension of Time") subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

On 18 December 2025, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further six (6) months commencing from 20 December 2025 to 19 June 2026 ("Fourth Extension of Time") subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

The JVA is yet to complete as at the date of this report.

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(b) Joint Development with N&M Cahaya Sdn. Bhd.

On 6 February 2023, the Company issued a letter of intent ("LOI") to N&M Cahaya Sdn. Bhd. ("N&M Cahaya") to jointly develop the piece of land held under H.S.(D) 123157, PT 50174, Mukim Petaling, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 40,467 square meter ("Land") by subscribing for 300,000 ordinary shares in N&M Cahaya such that the Company will hold 75% of the enlarged issued share capital of N&M Cahaya ("Subscription Shares") on a fully diluted basis as at the date such shares are subscribed with the subscription amount of RM26,715,000 or a price based on valuation to be conducted on the Land by the appointed valuer, whichever lower. Notwithstanding the valuation of the Land, the subscription amount shall not be more than RM26,715,000. The LOI was accepted by N&M Cahaya on 10 February 2023 and the execution of Shares Subscription Agreement and Shareholders Agreement (collectively referred to as "Definitive Agreement") shall occur within 30 days after all the Conditions Precedents are fulfilled within stipulated period or extended period as mutually agreed by the parties.

On 4 August 2023, both the Company and N&M Cahaya are agreeable to extend the period for fulfilment of Conditions Precedent by six (6) months from 7 August 2023 to 7 February 2024. All other terms of LOI shall remain in force and effect.

On 2 February 2024, upon completion of the due diligence on N&M Cahaya, N&M Cahaya is currently implicated in a legal suit involving the Land. As such, both the Company and N&M Cahaya are agreeable to further extend the period for another eighteen (18) months from 7 February 2024 to 6 August 2025 for N&M Cahaya to resolve the legal suit which N&M Cahaya is reasonably confident that it has a good chance to defend its position.

In addition, the future land use zone of the Land is currently pending the "Pelan Tempatan Kuala Lumpur" (“PTKL 2040”) to be gazetted. Hence, the extension period of 18 months is not an impediment to the progress as without PTKL 2040 being in force, the development order for the proposed development on the Land is unable to be processed by Dewan Bandaraya Kuala Lumpur.

On 10 June 2025, both the Company and N&M Cahaya are mutually agreed to terminate the LOI in view of the continued uncertainty arising from resolution of legal proceedings pertaining the Land.

As at the date of this report, there is no expected material financial effect on the Group’s earnings, earnings per share, net assets, and gearing.

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(c) Acquisition of one (1) piece of land by Mayang Sepakat Sdn. Bhd.

On 3 December 2024, Mayang Sepakat Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement to acquire a piece of leasehold land for a total purchase consideration of RM45,000,888.

The Purchase Consideration shall be paid in the following manner:

(i) 30% of Purchase Consideration amounting to RM13,500,266.40 was paid as deposit on 2 October 2024; and

(ii) Balance purchase price amounting to RM31,500,621.60 to be paid within three (3) months from the Unconditional Date (defined herein) of the SPA, with an extension of three (3) months subject to interest at the rate of 8% per annum calculated on a daily basis only on the unpaid balance of the balance purchase price.

The SPA is subject to the following conditions precedent:

(i) The SPA shall be conditional upon the Vendor having obtained the unconditional written consent and/or approvals from the appropriate authorities consenting to the transfer of the Land from the Vendor to the Purchaser ("the Letter(s) of Approval") within six (6) months from the date of SPA ("Conditional Period") and/or the extended period of three (3) months commencing immediately upon expiry of the Conditional Period granted by the Purchaser at the Purchaser's discretion.

(ii) The SPA shall become unconditional on the date of the Purchaser's Solicitors' receipt of the original Letter(s) of Approval in favour of the Purchaser.

The SPA became unconditional on 23 July 2025 following the fulfilment of the conditions precedent. The completion period was first extended to 31 December 2025 and subsequently further extended to 31 January 2026 with both extensions granted without the imposition of any interest or penalty. Following the delivery of vacant possession on 31 January 2026, the balance purchase price was paid in full on 13 February 2026 and the acquisition was completed accordingly.

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(d) Acquisition of one (1) piece of land by Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)

On 9 September 2024, A Famosa Specialist Hospital (Malacca) Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement to acquire a piece of leasehold land for a total purchase consideration of RM25,500,000.

A deposit of RM2,550,000 has been made for this acquisition during the financial year.

The SPA is subject to the following conditions precedent:

(i) The state authority consent to transfer the Land in favour of the Purchaser (herein be referred to as the "State Authority Consent to Transfer") being obtained by the Vendor at the Vendor's own costs and expense.

(ii) The development order in respect of the construction and development of a private hospital on the Land being obtained by the Vendor.

(iii) The relevant approval from the relevant land office/registry for the change of the existing express conditions in the Title if the same is required under the development order. This condition is no longer applicable and has been replaced with an undertaking letter from Vendor confirming its full cooperation and assistance in the application to change the express conditions of the title.

The acquisition is yet to complete as at the date of this report.

(e) Acquisition of three (3) pieces of land by Radium J Velodrome Sdn. Bhd.

On 25 November 2024, Radium J Velodrome Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement for the proposed acquisition 3 parcels of contiguous leasehold land for a total purchase consideration of RM458,000,000.

A deposit of RM45,800,000 has been made for this acquisition in the prior financial year.

The Sale and Purchase Agreement had turned unconditional on 13 March 2025, following the fulfilment of the conditions precedent. Further, the balance of purchase price has been paid in full to Dupion Development Sdn. Bhd. on 30 May 2025. Accordingly, the Proposed Acquisition has been deemed completed on even date.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation

(i) Dewan Bandaraya Kuala Lumpur

6 Judicial Review Applications ("JR Applications") were filed by the several applicants against the Menteri Wilayah Persekutuan, Malaysia, Dewan Bandaraya Kuala Lumpur (''DBKL''), Kerajaan Malaysia and the subsidiary of the Company, Pavilion Integrity Sdn. Bhd. ("Pavilion Integrity"). Pavilion Integrity is the registered proprietor of Lot 810 and is developing a 46-storey building with 698 units of serviced apartments on Lot 810. Pavilion Integrity had obtained the development orders for the construction work.

When the applicants discovered that Pavilion Integrity proposed to develop Lot 810, the applicants wrote to DBKL to reconsider the Pavilion Integrity's development project, specifically for DBKL to acquire a significant part of Lot 810 in order to build an access road known as Jalan Jejaka 1. Having failed to get DBKL to acquire part of Lot 810, the JR Applications were filed in respect of DBKL's refusal to acquire Lot 810.

On 21 June 2023, Federal Court reaffirmed that the Court of Appeal's decision on 3 October 2022 stands. Among others, the Court of Appeal held as follows:

"An order of mandamus is issued towards DBKL to issue a Notice of Acquisition under Section 47(3) of the Federal Territory (Planning) Act 1982 to commence acquisition of Lot 810."

As such, Pavilion Integrity expects a compulsory acquisition of Lot 810 by DBKL wherein Pavilion Integrity will be compensated in accordance with the Land Acquisition Act 1960. The solicitor of Pavilion Integrity is of the opinion that Pavilion Integrity should take into consideration on the followings for the claim of compensation against DBKL for acquiring Lot 810:

(i) market value of Lot 810;
(ii) opportunity loss in the development project taking into account of the units available and sold under development;
(iii) any compensation payable to the contractor(s) appointed to complete the development; and
(iv) any other costs and expenses that Pavilion Integrity have incurred in acquiring the land and the costs and expenses in developing Lot 810.

On 25 June 2025, Pavilion Integrity entered into a Settlement Agreement to give effect to the acquisition by DBKL of Lot 810 under Section 47(3) of the Federal Territory (Planning) Act 1982, for a total settlement sum of RM206,663,000.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG

Vistarena Development Sdn. Bhd. (“the Defendant”), a 80%-owned subsidiary of the Company, had on 9 June 2023 being served with a Writ of Summons and Statement of Claim (“the Suit”) from 241 individual purchasers of Block B, Residensi Platinum OUG (“the Plaintiffs”). Residensi Platinum OUG is the development undertaken by Defendant as the developer in which the vacant possession had been delivered in and around June 2022.

Prior to the filing of the Suit on 18 October 2022, there was a meeting held between representatives from relevant government authorities, the Defendant, the architect, the civil and structural consultant, main contractor as well as purchasers’ representatives from Block A and Block B (“the Meeting”) to discuss the issues pertaining, inter alia the entrances and defects. However, it was concluded in the Meeting that the construction of separate entrances will be put on hold until the formation of the management corporation and the Defendant to expedite the defect rectification works.

Despite the proposed direction given by the relevant government authorities in the Meeting, the Plaintiffs had filed in the Suit against the Defendant at Kuala Lumpur High Court (“the Court”). The Suit is arising from, inter alia, alleged misrepresentation on separate entrances between Block A and Block B, no access control established by the Defendant for the common facilities designated for Block B, safety-related defects are not attended to by the Defendant, and no steps taken by the Defendant to address the alleged declination of the value of Block B.

The Plaintiffs are seeking, inter alia, the following reliefs from the Court:

(a) a declaration that the Defendant has conducted in misrepresentation and breach of contract towards the Plaintiffs in the process of selling units to the Plaintiffs;
(b) an injunction against the Defendant to take all necessary and reasonable steps to establish two (2) access paths at the entrance to Block A and Block B within a period of three (3) months from the date of judgment/order;
(c) a judgment that the Defendant rectifies all listed safety-related defects, and the rectification works are to be completed to the satisfaction of the Plaintiffs' representative within a period of three (3) months from the date of judgment or order, with costs borne solely by the Defendant;
(d) an order for general damages to be assessed by the Court;
(e) Exemplary damages amounting to RM25,000.00 to be paid to each Plaintiff within seven (7) days from the date of judgment/order;
(f) Cost; and
(g) 5% interest on the judgement awarded by the Court from the date of filing the Suit until full settlement.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG (continued)

On 21 September 2023, 104 individual purchasers of Block A (civil servants housing), Residensi Platinum OUG filed an application to intervene, claiming that, amongst others, they shall be heard/ allowed to intervene the proceeding so to protect their interest in the common properties given that the Plaintiffs' claims involving access to common properties, shared common area, shared entrance to access Residensi Platinum OUG in which their rights and interests would be affected by any decision from the Court. The Court has on 3 January 2024 allowed the application to intervene hence 104 individual purchasers of Block A were added as co-defendants ("the Co-defendants").

On 5 March 2024, the Defendant filed an application for the disposal of the Plaintiffs' case on points of law ("Order 14A Application") and the hearing date was scheduled on 19 June 2024. Following the same, the Co-defendants also filed a separate application for the disposal of the Plaintiffs' case on points of law ("Co-defendants Application").

After numerous court's dates, on 4 October 2024, the date fixed for decision of Order 14A Application and Co-defendants Application, the Court decided in favour of all the Defendants, i.e. need not to establish/construct two (2) separate entrances since the management corporation had been established.

On the same date, 4 October 2024, the Court proceeded to fix 29 November 2024 for:

(I) case management on issue of defects and rectification works together with misrepresentation; and
(II) hearing of the Plaintiffs' application to adduce supplementary affidavit (application to file additional affidavit by the Plaintiffs) (Plaintiffs' application filed prior to the decision of Order 14A Application and Co-defendants Application).

On 29 November 2024, the date was fixed for both case management for (I) and hearing of (II) above.

34. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR (CONTINUED)

(f) Material litigation (continued)

(ii) Residensi Platinum OUG (continued)

During the case management held on 13 January 2026, the Court emphasized the importance of mediation and inquired whether the parties had discussed engaging in mediation noting that the Plaintiffs may need to compromise on the reliefs sought. The Plaintiffs through their lawyer indicated their willingness to mediate. Defendant's lawyer informed the Court that the 1st Defendant was also agreeable to mediation subject to the Plaintiffs taking the first step. Upon hearing both parties, the Court directed that the parties register for mediation at the Kuala Lumpur High Court and fixed the next case management via Zoom on 7 April 2026 before the Court. Subsequently, the Court fixed the mediation session on 13 March 2026 at the Kuala Lumpur Court Mediation Centre. Our solicitor had received an email from the Plaintiffs' solicitors dated 10 March 2026 stating that they will be writing to the Kuala Lumpur Mediation Centre to vacate the mediation session which was previously scheduled on 13 March 2026. On 13 March 2026 Kuala Lumpur Court Mediation Centre had confirmed that the mediation fixed on 13 March 2026 will not take place.

For case management of (I), on issue of misrepresentation and defects & rectification works, the Court gave directions as follows:

(I) case management fixed on 13 January 2026
(II) next case management fixed on 7 April 2026; and
(III) trial dates on 19 April 2027 to 22 April 2027.

As at the date of this report, there is no expected material financial impact arising from the Suit on the Defendant and the Group other than the possible legal claims as disclosed in Note 31.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

35. SEGMENT INFORMATION

The Group prepared the following segment information in accordance with MFRS 8 *Operating Segments* based on the internal reports of the Group's strategic business units which are regularly reviewed by the all executive directors for the purpose of making decisions about resource allocation and performance assessment.

(a) General information

The Group's operating business is classified according to the following operating divisions:
(i) Investment holdings and others; and
(ii) Property development and investment

(b) Measurement of reportable segments

Segment information is prepared in conformity with the accounting policies adopted for preparing and presenting the consolidated financial statements.

Inter-segment pricing is determined on negotiated basis.

<u>Segment profit</u>
Segment performance is used to measure performance as the Group Managing Director believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries. Performance is evaluated based on operating profit or loss which is measured differently from operating profit or loss in the consolidated financial statements.

<u>Segment assets</u>
The total of segment asset is measured based on all assets (excluding deferred tax assets and current tax assets) of a segment, as included in the internal reports that are reviewed by the Group Managing Director.

<u>Segment liabilities</u>
The total of segment liabilities are measured based on all liabilities (excluding deferred tax liabilities and current tax liabilities) of a segment, as included in the internal reports that are reviewed by the Group Managing Director.

35. SEGMENT INFORMATION (CONTINUED)

The segmental information of the Group are as follows:

	Note	Investment holdings and others RM'000	Property development and investment RM'000	Adjustment and elimination RM'000	Total RM'000
2025					
Revenue from external customers		-	199,224	-	199,224
Inter-segment revenue	A	17,762	13,471	(31,233)	-
		17,762	212,695	(31,233)	199,224
Results:					
Included in measure of segment profit/(loss) are:					
Deposit written off		(1)	-	-	(1)
Depreciation of property, plant and equipment		(578)	(1,445)	-	(2,023)
Depreciation of right-of-use asset		(200)	(780)	-	(980)
Gain on disposal of other investment		51	18	-	69
Fair value gain on other investments		651	280	-	931
Finance costs		(2,982)	(19,459)	9,092	(13,349)
Finance income		15,063	3,496	(13,318)	5,241

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

35. SEGMENT INFORMATION (CONTINUED)

The segmental information of the Group are as follows: (continued)

	Note	Investment holdings and others RM'000	Property development and investment RM'000	Adjustment and elimination RM'000	Total RM'000
2025					
Segment profit	B	13,213	138,172	(15,847)	135,538
Income tax (expense)/credit		(2,192)	(7,449)	1,474	(8,167)
Profit for the financial year	B	11,021	130,723	(14,373)	127,371
Assets:					
Segment assets		917,789	1,439,637	(887,179)	1,470,247
Deferred tax assets		-	10,104	2,993	13,097
Current tax assets		809	6,840	-	7,649
Total assets	C	918,598	1,456,581	(884,186)	1,490,993
Liabilities:					
Segment liabilities		158,972	1,299,851	(818,246)	640,577
Current tax liabilities		-	912	-	912
Total liabilities	D	158,972	1,300,763	(818,246)	641,489

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

35. SEGMENT INFORMATION (CONTINUED)

The segmental information of the Group are as follows: (continued)

	Note	Investment holdings and others RM'000	Property development and investment RM'000	Adjustment and elimination RM'000	Total RM'000
2024					
Revenue from external customers		-	152,816	-	152,816
Inter-segment revenue	A	26,443	5,152	(31,595)	-
		26,443	157,968	(31,595)	152,816
Results:					
Included in measure of segment profit/(loss) are:					
Deposit written off		(49)	(2)	-	(51)
Depreciation of property, plant and equipment		(418)	(1,388)	-	(1,806)
Depreciation of right-of-use asset		(201)	(600)	-	(801)
Gain on disposal of other investment		433	1	-	434
Fair value gain on other investments		3,650	91	-	3,741
Plant and equipment written off		-	(2)	-	(2)
Finance costs		(244)	(12,246)	9,398	(3,092)
Finance income		12,581	3,963	(10,187)	6,357

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

35. SEGMENT INFORMATION (CONTINUED)

The segmental information of the Group are as follows: (continued)

	Note	Investment holdings and others RM'000	Property development and investment RM'000	Adjustment and elimination RM'000	Total RM'000
2024					
Segment profit	B	27,975	13,004	(16,081)	24,898
Income tax (expense)/credit		(2,806)	(4,441)	388	(6,859)
Profit for the financial year	B	25,169	8,563	(15,693)	18,039
Assets:					
Segment assets		810,104	800,575	(668,296)	942,383
Deferred tax assets		-	8,262	1,519	9,781
Current tax assets		208	10,713	-	10,921
Total assets	C	810,312	819,550	(666,777)	963,085
Liabilities:					
Segment liabilities		33,323	758,962	(605,146)	187,139
Current tax liabilities		-	1	-	1
Total liabilities	D	33,323	758,963	(605,146)	187,140

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

35. SEGMENT INFORMATION (CONTINUED)

Reconciliation of reportable segment revenue, profit or loss, assets, liabilities and other material items are as follows:

A) Inter-segment revenue

Inter-segment revenues are eliminated on consolidation.

B) Reconciliation of profit or loss

Profit/(Loss) from other segment transactions are eliminated on consolidation.

C) Reconciliation of assets

	2025 RM'000	2024 RM'000
Investment in subsidiaries	(45,454)	(45,454)
Amounts owing by holding company	(40,742)	-
Amounts owing by subsidiaries	(773,827)	(577,093)
Amounts owing by related companies	(3)	(14,653)
Goodwill	1,453	1,701
Intra group transactions	(25,613)	(31,278)
	(884,186)	(666,777)

D) Reconciliation of liabilities

	2025 RM'000	2024 RM'000
Amounts owing to holding company	(775,289)	(579,723)
Amounts owing to related companies	(40,770)	(14,653)
Intra group transactions	(2,187)	(10,770)
	(818,246)	(605,146)

Geographical Information

The Group operates entirely in Malaysia and hence, no geographical segment is presented.

Registration No. 201301009006 (1038848-V)

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS
(Pursuant to Section 251(2) of the Companies Act 2016)

We, **DATUK GAN KAH SIONG** and **GAN TIONG KIAN**, being two of the directors of RADIUM DEVELOPMENT BERHAD, do hereby state that in the opinion of the directors, the accompanying financial statements set out on pages 18 to 120 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2025 and of their financial performance and cash flows for the financial year then ended.

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

....
DATUK GAN KAH SIONG
Director

....
GAN TIONG KIAN
Director

Date: 26 March 2026

Registration No. 201301009006 (1038848-V)

RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

STATUTORY DECLARATION
(Pursuant to Section 251(1) of the Companies Act 2016)

I, **LEE WEI JIN**, being the officer primarily responsible for the financial management of RADIUM DEVELOPMENT BERHAD, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements set out on pages 18 to 120 are correct, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

....
LEE WEI JIN
(MIA Membership No: 33992)

Subscribed and solemnly declared by the abovenamed at Kuala Lumpur in the Federal Territory on 26 March 2026.

Before me,

PESURUHJAYA SUMPAH
W 761
HADINUR MOHD SYARIF
01.01.2025 - 31.12.2027
MALAYSIA

....
Commissioner for Oaths

CHAMBERS TWENTY - FIVE
NO 25, JALAN TUNKU, BUKIT TUNKU
50480 KUALA LUMPUR

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
RADIUM DEVELOPMENT BERHAD
(Incorporated in Malaysia)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Radium Development Berhad, which comprise the statements of financial position as at 31 December 2025 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 18 to 120.

In our opinion, the accompanying financial statements give a true and fair view of the financial positions of the Group and of the Company as at 31 December 2025, and of their financial performance and their cash flows for the financial year then ended in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

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

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RADIUM DEVELOPMENT BERHAD (CONTINUED)
(Incorporated in Malaysia)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<u>Group</u>

Revenue and corresponding costs recognition for property development activities (Notes 8, 14 and 20 to the financial statements)

The Group's accounting policy is to recognise the revenue from property development activities over the period of contract by reference to the progress towards complete satisfaction of the performance obligation. The progress towards complete satisfaction of performance obligation is to be determined by reference to proportion of property development costs incurred for works performed to date bear to the estimated total costs for each project (input method).

We focused on this area because the Group's revenue recognition for property development activities requires the exercise of significant judgement to be made by the directors, particularly in determining the progress towards satisfaction of a performance obligation, the extent of the property development costs incurred, the estimated total property development revenue and costs, as well as the recoverability of the development projects. The estimated total revenue and costs are affected by a variety of uncertainties that depend on the outcome of future events.

Our response:

Our audit procedures on the selected projects included, among others:
- reading the terms and conditions of the agreements with customers;
- understanding the Group's process in preparing project budgets and the calculation of the progress towards complete satisfaction of performance obligations;
- comparing the directors' key assumptions to contractual terms and discussing with the project manager on the changes in the assumptions from the previous financial year;
- comparing the Group's computed progress towards complete satisfaction of performance obligation for identified projects against architect or consultant certificate, if any; and
- checking the mathematical computation of recognised revenue and corresponding costs for the projects during the financial year.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RADIUM DEVELOPMENT BERHAD (CONTINUED)
(Incorporated in Malaysia)

Key Audit Matters (continued)

<u>Company</u>

Amounts owing by subsidiaries (Note 12 to the financial statements)
Investment in subsidiaries (Note 9 to the financial statements)

The Company has significant balances of amounts owing by subsidiaries and investment in subsidiaries. At the end of the financial year, the directors are required to determine the amount of expected credit losses on the amounts owing by subsidiaries and the recoverable amount of these investments if indication of impairment exists.

We focused on this area as the expected credit losses assessment and recoverable amount requires significant judgement to be made by the directors, especially in determining the assumptions to be applied in supporting the underlying cash flow projections. These judgements and assumptions are inherently uncertain.

Our response:

Our audit procedures included, among others:
- comparing the directors' key assumptions in cash flow forecast which include the directors' assessment and consideration of the current economic and business environment in relation to key assumptions;
- testing the mathematical computation of the impairment assessments; and
- performing the sensitivity analysis of key assumptions and the impacts of these key assumptions and inputs that are expected to be most sensitive to the recoverable amount.

Information Other than the Financial Statements and Auditors' Report Thereon

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RADIUM DEVELOPMENT BERHAD (CONTINUED)
(Incorporated in Malaysia)

Responsibilities of the Directors for the Financial Statements

The directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The directors are also responsible for such internal control as the directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

- identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RADIUM DEVELOPMENT BERHAD (CONTINUED)
(Incorporated in Malaysia)

Auditors' Responsibilities for the Audit of the Financial Statements (continued)

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

- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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Registration No. 201301009006 (1038848-V)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF RADIUM DEVELOPMENT BERHAD (CONTINUED)
(Incorporated in Malaysia)

Other Matter

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the contents of this report.

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Baker Tilly Monteiro Heng PLT
201906000600 (LLP0019411-LCA) & AF 0117
Chartered Accountants

Kenny Yeoh Khi Khen
No. 03229/09/2026 J
Chartered Accountant

Kuala Lumpur

Date: 26 March 2026