IGB BERHAD
200001013196 (515802-U)

Interim Financial Report for three months ended 30 June 2026

Contents

	Page
Condensed Consolidated Income Statements	**1**
Condensed Consolidated Statements of Comprehensive Income	**2**
Condensed Consolidated Statements of Financial Position	**3**
Condensed Consolidated Statements of Changes in Equity	**4 - 5**
Condensed Consolidated Cash Flow Statements	**6**
Part A – Disclosure requirements pursuant to Malaysian Financial Reporting Standards (MFRS) 134	**7 – 12**
Part B – Additional disclosures pursuant to the Main Market Listing Requirements (MMLR) of Bursa Malaysia Securities Berhad (Bursa Securities)	**12 – 17**

IGB Berhad 200001013196(515802-U)
(Incorporated in Malaysia)

Condensed Consolidated Income Statements

(The figures have not been audited)

	Current Year Quarter 30.06.2026 RM'000	Preceding Year Quarter 30.06.2025 RM'000	**Current Year To-Date 30.06.2026 RM'000**	Preceding Year To-Date 30.06.2025 RM'000
Revenue	**525,199**	452,408	**1,030,022**	951,788
Cost of sales	**(234,262)**	(200,295)	**(435,868)**	(423,479)
Gross profit	**290,937**	252,113	**594,154**	528,309
Other operating income	**16,704**	4,711	**21,590**	8,422
Administrative expenses	**(57,393)**	(53,795)	**(118,371)**	(104,186)
Other operating expenses	**(887)**	(6,029)	**(23,057)**	(8,412)
Profit from operations	**249,361**	197,000	**474,316**	424,133
Finance income	**18,055**	14,972	**31,629**	28,377
Finance costs	**(36,155)**	(40,763)	**(72,124)**	(80,882)
Share of after-tax results of associates and joint ventures	**34,259**	147	**453,165**	(5,491)
Profit before tax	**265,520**	171,356	**886,986**	366,137
Less tax:				
Company and subsidiaries	**(43,693)**	(40,370)	**(75,393)**	(78,428)
Profit for the period	**221,827**	130,986	**811,593**	287,709
Attributable to:				
Equity holders of the Company	**146,658**	75,331	**648,637**	164,397
Non-controlling interests	**75,169**	55,655	**162,956**	123,312
	221,827	130,986	**811,593**	287,709
Earnings per share (sen)				
- basic	**7.37**	3.78	**32.59**	8.26
- diluted [Note1]	**7.37**	3.78	**32.59**	8.26

Note 1: *As at 30 June 2026, the Group's diluted earnings per share is the same as basic earnings per share as the Group does not have any dilutive potential ordinary shares in issue.*

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

IGB Berhad 200001013196(515802-U)
(Incorporated in Malaysia)

Condensed Consolidated Statements of Comprehensive Income
(The figures have not been audited)

	Current Year Quarter 30.06.2026 RM'000	Preceding Year Quarter 30.06.2025 RM'000	**Current Year To-Date 30.06.2026 RM'000**	Preceding Year To-Date 30.06.2025 RM'000
Profit for the financial period	**221,827**	130,986	**811,593**	287,709
Other comprehensive income:				
Currency translation differences				
- equity holders	**7,090**	(8,787)	**12,048**	(8,282)
Share of other comprehensive income				
of associates and joint ventures	**3,792**	6,248	**23,006**	15,936
	10,882	(2,539)	**35,054**	7,654
Items that will not be subsequently reclassified to profit or loss:				
Net change in financial assets at fair value through other comprehensive income	**2**	(181)	**1**	(9,840)
Total comprehensive income for the financial period	**232,711**	128,266	**846,648**	285,523
Total comprehensive income for the financial period attributable to:				
Equity holders of the Company	**157,542**	72,611	**683,692**	162,211
Non-controlling interests	**75,169**	55,655	**162,956**	123,312
Total comprehensive income for the financial period	**232,711**	128,266	**846,648**	285,523

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

Condensed Consolidated Statements of Financial Position

(The figures have not been audited)

	30.06.2026	*Audited* 31.12.2025
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	**1,530,392**	1,564,722
Inventories	**452,051**	461,447
Investment properties	**3,995,960**	3,752,594
Associates and joint ventures	**373,638**	537,720
Financial assets at fair value through other comprehensive income	**204**	203
Concession receivables	**85,964**	85,947
Deferred tax assets	**32,229**	32,062
Receivables	**26,594**	26,906
	6,497,032	6,461,601
CURRENT ASSETS		
Inventories	**556,473**	582,088
Concession receivables	**5,519**	5,338
Amounts owing by associates and joint ventures	**10,884**	25,853
Financial assets at fair value through profit and loss	**410,376**	70,106
Receivables	**252,725**	154,294
Tax recoverable	**6,977**	2,913
Cash held under Housing Development Accounts	**11,699**	1,122
Deposits, cash and bank balances	**1,913,089**	1,751,201
	3,167,742	2,592,915
TOTAL ASSETS	**9,664,774**	9,054,516
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		
Share capital	**1,394,110**	1,394,110
Treasury shares	**(73,620)**	(70,297)
Other reserves	**10,999**	(24,056)
Retained earnings	**3,736,455**	3,148,244
	5,067,944	4,448,001
Non-controlling interests	**252,660**	195,925
TOTAL EQUITY	**5,320,604**	4,643,926
LIABILITIES		
NON-CURRENT LIABILITIES		
Payables and contract liabilities	**15,655**	15,888
Deferred tax liabilities	**119,035**	128,519
Borrowings	**3,402,223**	3,426,496
	3,536,913	3,570,903
CURRENT LIABILITIES		
Payables and contract liabilities	**649,377**	646,424
Current tax liabilities	**56,824**	70,819
Borrowings	**101,056**	122,444
	807,257	839,687
TOTAL LIABILITIES	**4,344,170**	4,410,590
TOTAL EQUITY AND LIABILITIES	**9,664,774**	9,054,516

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

IGB Berhad 200001013196(515802-U)
(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the six months ended 30 June 2026
(The figures have not been audited)

	Attributable to equity holders					Non-controlling Interests	
	Share Capital RM'000	Treasury Shares RM'000	Other reserves RM'000	Retained earnings RM'000	Total RM'000	RM'000	Total equity RM'000
At 1 January 2026	**1,394,110**	**(70,297)**	**(24,056)**	**3,148,244**	**4,448,001**	**195,925**	**4,643,926**
Total comprehensive income for the period	**-**	**-**	**35,055**	**648,637**	**683,692**	**162,956**	**846,648**
Transactions with owners							
Issuance of ordinary shares to non-controlling interests	**-**	**-**	**-**	**-**	**-**	**74,220**	**74,220**
Share buy-back	**-**	**(3,323)**	**-**	**-**	**(3,323)**	**-**	**(3,323)**
Dividend paid to ordinary shareholders	**-**	**-**	**-**	**(49,750)**	**(49,750)**	**-**	**(49,750)**
Dividend paid to non-controlling interests	**-**	**-**	**-**	**-**	**-**	**(191,117)**	**(191,117)**
Changes in ownership interests in subsidiaries that do not result in a loss of control	**-**	**-**	**-**	**(10,676)**	**(10,676)**	**10,676**	**-**
Total transactions with owners	**-**	**(3,323)**	**-**	**(60,426)**	**(63,749)**	**(106,221)**	**(169,970)**
At 30 June 2026	**1,394,110**	**(73,620)**	**10,999**	**3,736,455**	**5,067,944**	**252,660**	**5,320,604**

IGB Berhad 200001013196(515802-U)
(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the six months ended 30 June 2025
(The figures have not been audited)

	Attributable to equity holders					Non-controlling Interests	
	Share Capital RM'000	Treasury Shares RM'000	Other reserves RM'000	Retained earnings RM'000	Total RM'000	RM'000	Total equity RM'000
At 1 January 2025	1,394,110	(67,710)	1,826	2,826,760	4,154,986	151,885	4,306,871
Total comprehensive income for the period	-	-	(2,186)	164,397	162,211	123,312	285,523
Transactions with owners							
Share buy-back	-	(1,517)	-	-	(1,517)	-	(1,517)
Dividend paid to non-controlling interests	-	-	-	-	-	(123,401)	(123,401)
Disposal of a subsidiary					-	(872)	(872)
Changes in ownership interests in subsidiaries that do not result in a loss of control	-	-	-	(15,990)	(15,990)	15,990	-
Total transactions with owners	-	(1,517)	-	(15,990)	(17,507)	(108,283)	(125,790)
At 30 June 2025	1,394,110	(69,227)	(360)	2,975,167	4,299,690	166,914	4,466,604

IGB Berhad 200001013196(515802-U)
(Incorporated in Malaysia)

Condensed Consolidated Cash Flow Statements

(The figures have not been audited)

	30.06.2026	30.06.2025
	RM'000	RM'000
Operating activities		
Receipts from customers	**958,474**	1,100,948
Payments to contractors, suppliers and employees	**(375,788)**	(547,946)
Cash flow generated from operations	**582,686**	553,002
Interests paid	**(72,856)**	(81,058)
Income taxes paid	**(103,102)**	(57,249)
Net cash generated from operating activities	**406,728**	414,695
Investing activities		
Additions to property, plant and equipment, investment properties and land held for property development	**(281,605)**	(38,673)
Investment in an associate	**(2,455)**	
Capital reduction of an associate and joint venture	**48,822**	-
Proceeds from disposal of financial assets at fair value through other comprehensive income	**-**	619
Investments in financial assets at fair value through profit and loss	**(340,272)**	-
Net repayments from associates and joint ventures	**-**	(255)
Dividend received from associates and joint ventures	**596,741**	9,975
Movement in fixed deposits with maturity more than 3 months	**4,719**	(115,722)
Interests received	**30,340**	28,520
Net cash generated/(used) in investing activities	**56,290**	(115,536)
Financing activities		
Dividend paid to ordinary shareholders	**(49,750)**	-
Dividend paid to non-controlling interests	**(191,117)**	(114,983)
Payment for treasury shares	**(3,323)**	(1,516)
Issuance of new shares to non-controlling interests	**60**	-
Net (repayments)/drawdown of borrowings	**(44,929)**	20,857
Net cash used in financing activities	**(289,059)**	(95,642)
Net increase in cash and cash equivalents	**173,959**	203,517
Currency translation differences	**3,225**	(4,102)
Cash and cash equivalents at 1 January	**1,651,682**	1,035,536
Cash and cash equivalents at 30 June	**1,828,866**	1,234,951
Add: fixed deposits with maturity of more than 3 months	**95,922**	488,301
As per statement of financial position	**1,924,788**	1,723,252

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

PART A – Explanatory notes pursuant to MFRS 134

A1 Accounting Policies and Basis of Preparation

These condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134 – "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board and paragraph 9.22 together with Part A, Appendix 9B of Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements, and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025.

These condensed consolidated interim financial statements have been prepared based on accounting policies and methods of computation that are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2025, with the adoption of amendments to MFRS effective for the financial statements from 1 January 2026.

●	Amendments to MFRS 9 and MFRS 7	Classification and Measurement of Financial Instruments
●	Annual Improvements to MFRS Accounting Standards for enhanced consistency	

The adoption of the above amendments and annual improvements to MFRSs is not expected to have any material impact on the financial statements of the Group.

A2 Seasonality or cyclicality

The Group's operations were not materially affected by seasonal or cyclical factors other than as disclosed in this Report.

A3 Significant unusual items

There were no material unusual items affecting the assets, liabilities, equity, net income or cash flows for the current quarter ended 30 June 2026.

A4 Material changes in estimates

Not applicable.

A5 Capital Management, Issuances, Repurchases and Repayment of debt and equity securities

Save as disclosed below, there were no issuance, cancellations, repurchases, resale of repayments of debt and equity securities for the current financial period.

a. Ordinary Shares

Date	No. Of Ordinary Shares	Remarks
As at 31 December 2025	**1,358,139,887**	Including 30,985,098 treasury shares
Issued in March 2026	679,068,843	Bonus issued-1 new share for 2 existing shares
As at 30 June 2026	**2,037,208,730**	Including 47,852,047 treasury shares

The number of ordinary shares as at the date of this report is 2,037,208,730.

b. Treasury shares

Date	No. of treasury shares	Lowest Price RM	Highest Price RM	Cost RM
As at 31 December 2025	**30,985,098**			**70,296,844**
Bonus issued in March 2026	15,492,549	-	-	-
As at 31 March 2026	**46,477,647**			**70,296,844**
Purchased in May 2026	630,000	2.40	2.45	1,526,111
Purchased in June 2026	744,400	2.38	2.45	1,796,861
As at 30 June 2026	**47,852,047**			**73,619,816**
Purchased in July 2026	139,000	2.30	2.40	331,394
Purchased in August 2026	337,900	2.34	2.37	797,348
As at 24 August 2026	**48,328,947**			**74,748,558**

The number of treasury shares held of the date of this report is 48,328,947 ordinary shares at a weighted average cost of RM1.55 per ordinary share.

A6 Dividend paid

A special single dividend of 2.5 sen per ordinary share by way of cash for the financial year ending 31 December 2026 was paid on 25 June 2026.

A7 Segment Reporting

Business segments	Property Investment - retail RM'000	Property investment - commercial RM'000	Hotel RM'000	Property development RM'000	Others RM'000	Group RM'000
6 months ended 30 June 2026						
Revenue						
Total revenue	**563,577**	**147,167**	**179,561**	**105,288**	**163,259**	**1,158,852**
Intersegment revenue	**(59,515)**	**(4,646)**	**(3,731)**	**(201)**	**(60,737)**	**(128,830)**
External revenue	**504,062**	**142,521**	**175,830**	**105,087**	**102,522**	**1,030,022**
Results						
Segment results (external)	**373,505**	**53,796**	**27,768**	**29,653**	**27,607**	**512,329**
Unallocated expenses (Note 1)						**(38,013)**
Profit from operations						**474,316**
Finance income						**31,629**
Finance costs						**(72,124)**
Share of after-tax results of associates and joint ventures	**(1,074)**	**-**	**411,212**	**40,919**	**2,108**	**453,165**
Profit before tax						**886,986**
Tax expense						**(75,393)**
Profit for the period						**811,593**
Attributable to :						
Equity holders of the company						**648,637**
Non-controlling interests						**162,956**
						811,593

Note 1: Unallocated expenses are head-office general administrative expenses related to the Group as a whole.

A7 Segment Reporting (continued)

Business segments	Property investment - retail RM'000	Property investment - commercial RM'000	Hotel RM'000	Property development RM'000	Construction RM'000	Others RM'000	Group RM'000
6 months ended 30 June 2025							
Revenue							
Total revenue	534,369	131,550	169,363	94,702	4,570	148,440	1,082,994
Intersegment revenue	(57,002)	(4,717)	(3,264)	(157)	(4,570)	(61,496)	(131,206)
External revenue	477,367	126,833	166,099	94,545	-	86,944	951,788
Results							
Segment results (external)	344,117	40,998	38,058	22,077	(1,126)	12,586	456,710
Unallocated expenses (Note 1)							(32,577)
Profit from operations							424,133
Finance income							28,377
Finance costs							(80,882)
Share of after-tax results of associates and joint ventures	(7,585)	-	(4,103)	3,393	-	2,804	(5,491)
Profit before tax							366,137
Tax expense							(78,428)
Profit for the period							287,709
Attributable to :							
Equity holders of the company							164,397
Non-controlling interests							123,312
							287,709

Note 1: Unallocated expenses are head-office general administrative expenses related to the Group as a whole.

A8 Material events subsequent to the end of the interim period

There were no material events subsequent to the end of the interim period up to the date of this report.

A9 Changes in the composition of the Group

There were no changes in the composition of the Group from the date of the last report up to the date of this report.

A10 Contingent liabilities

There were no material contingent liabilities for the Group as at 30 June 2026.

A11 Capital commitment

Capital expenditure not provided for in the financial statements were as follows:

	Group	
		Audited
	30.06.2026	31.12.2025
	RM'000	RM'000
Approved and contracted for:		
Property, plant and equipment	**26,011**	59,054
Investment properties	**56,264**	272,249
	82,275	331,303

A12 Fair value of financial instruments

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices).
Level 3 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

The Group's financial assets, as at 30 June 2026 measured at fair value, were as follows:

	Level 1 RM'000	**Level 2 RM'000**	**Level 3 RM'000**	**Total RM'000**
Financial assets at fair value through other comprehensive income:				
-Equity securities	-	-	**204**	**204**
Financial assets at fair value through profit and loss:				
-Investment with licensed financial institution	-	**410,376**	**-**	**410,376**
	-	**410,376**	**204**	**410,580**

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared with the financial year ended 31 December 2025.

PART B – Additional disclosures pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of performance

	Current Year Quarter 30.06.2026 RM'000	Preceding Year Quarter 30.06.2025 RM'000	Variance %
Revenue	**525,199**	452,408	16%
Profit from operations	**249,361**	197,000	27%
Profit before interest expense and tax	**301,675**	212,119	42%
Profit before tax	**265,520**	171,356	55%
Profit after tax	**221,827**	130,986	69%
Profit attributable to ordinary equity holders	**146,658**	75,331	95%

Performance of the current year quarter against the preceding year's corresponding quarter

The Group recorded revenue of RM525.2 million for the current year quarter, which is an increase of RM72.8 million, or 16% higher than the preceding year's corresponding quarter of RM452.4 million, due to higher contributions from property investment-retail, property investment-commercial, hotel and property development segments.

B1 Review of performance (continued)

Performance of the current year quarter against the preceding year's corresponding quarter (continued)

The Group's profit before tax ("PBT") for the current quarter was RM265.5 million, higher than RM171.4 million reported in the corresponding quarter of the previous year. The increase in PBT was attributed to higher contributions from property investment-retail, property investment-commercial, property development and other segments.

Property Investment – Retail

In the current quarter, IGB REIT contributed total revenue and profit after tax of RM241.0 million (2Q2025: RM229.2 million) and RM133.6 million (2Q2025: RM115.8 million), representing an increase of 5% in total revenue and 15% in profit after tax. The comparative quarter of the preceding year comprised contributions from IGB REIT and Southkey Megamall. The increase in both revenue and profit after tax was mainly due to higher rental income.

Property Investment – Commercial

In the current quarter, IGB Commercial REIT contributed total revenue and profit after tax of RM71.2 million (2Q2025: RM64.6 million) and RM22.1 million (2Q2025: RM14.6 million), respectively. The higher total revenue and profit after tax were mainly due to the higher occupancy and average rental rates, as well as lower finance costs.

Hotel

Hotel segment revenue for 2Q2026 increased by 7% to RM88.5 million (2Q2025: RM82.6 million), supported by higher occupancy rates and an improvement in the average room rate. PBT was RM18.4 million (2Q2025: RM23.0 million), a decrease compared with 2Q2025, mainly attributable to the impairment of an associate company arising from exceptional charges recognised during the quarter.

Property Development

The property development segment recorded revenue of RM82.8 million (2Q2025: RM30.6 million) and PBT of RM64.6 million (2Q2025: RM12.0 million). The significant improvement was mainly attributable to the sale of residential units from a newly launched project at The Batai, Bukit Damansara, and a one-off disposal of overseas land by an associate company.

B2 Comparison with the immediate preceding quarter

	Current Year Quarter 30.06.2026 RM'000	Immediate Preceding Quarter 31.03.2026 RM'000	Variance %
Revenue	**525,199**	504,823	4%
Profit from operations	**249,361**	224,955	11%
Profit before interest expense and tax	**301,675**	657,435	-54%
Profit before tax	**265,520**	621,466	-57%
Profit after tax	**221,827**	589,766	-62%
Profit attributable to ordinary equity holders	**146,658**	501,979	-71%

The Group's revenue increased to RM525.2 million from RM504.8 million in the immediate preceding quarter, due to higher contributions from property investment-commercial, hotel and property development segments.

The Group's PBT decreased to RM265.5 million from RM621.5 million in the immediate preceding quarter, representing a reduction of RM356.0 million. The decrease was mainly attributable to a one-off disposal of an investment and the sale of business by associate companies, both of which were reflected in Q1 2026.

B3 Prospects for 2026

Malaysia's macroeconomic outlook remains firm, supported by Bank Negara Malaysia's projection of full-year 2026 Gross Domestic Product ("GDP") growth between 4% and 5%. While the broader operating environment continues to navigate global economic uncertainties and domestic energy cost adjustments, headline inflation remains manageable. This steady macroeconomic backdrop provides a resilient foundation for the Group's multi-asset operations to maintain operational stability and sustain overall performance.

The retail sector is expected to demonstrate ongoing resilience, anchored by sustained domestic economic expansion, vibrant tourism activity, and a stable employment landscape. Although consumer spending is anticipated to remain selective amidst prevailing cost considerations, the Group's portfolio of market-leading retail assets is well-equipped to navigate these evolving market conditions. The segment remains strategically positioned to capitalise on its prime geographic locations, diversified tenant base, and proactive asset management strategies.

Within the commercial office sector, the Group's fully-certified green building portfolio maintains a strong competitive positioning driven by prime locations, high-quality assets, and proactive asset management strategies. The commercial segment continues to be a beneficiary of the ongoing market-wide "flight-to-quality" trend. This structural market shift supports sustained leasing momentum and consistent corporate tenant demand for high-grade, sustainable office spaces.

To manage the broader external challenges from the global operational environment, the government has expanded its tourism enhancement initiatives, including the extension of Visit Malaysia 2026 until the end of 2027. Against this backdrop, the Group remains cautiously optimistic regarding the future operational and financial performance of its hotel segment.

In the property development segment, the successful launch and encouraging market reception of The Batai in Bukit Damansara sets a strong precedent for future projects within the Group's strategic pipeline. Nevertheless, the Group remains vigilant regarding operational efficiency, actively monitoring and managing the rising cost pressures across the wider industry.

B4 Profit forecast/profit guarantee

The Group did not issue any profit forecast or profit guarantee.

B5 Tax

	Current Year Quarter ended 30.06.2026 RM'000	Cumulative current Year-To-Date ended 30.06.2026 RM'000
Malaysia income tax		
-Company and subsidiaries	**40,088**	**66,726**
Deferred Tax	**372**	**1,039**
	40,460	**67,765**
Overseas Tax		
-Company and subsidiaries	**3,233**	**7,628**
	43,693	**75,393**

The effective tax rate of the Group for the current year quarter and current year-to-date was lower than the statutory tax rate due to certain incomes not being subject to tax under the Income Tax Act, 1967.

B6 Corporate proposals

Proposed joint venture and acquisition of leasehold land

On 27 August 2025, the Company announced that IGB Corporation Berhad ("IGBC"), a wholly-owned subsidiary of IGB, had entered into a Shareholders' Agreement with Southkey City Sdn Bhd ("SCSB") to establish a joint venture company, Enrich Horizon Sdn Bhd ("EHSB"), with equity participation of 70:30 between IGBC and SCSB (the "Proposed JV").

Concurrently, EHSB executed a conditional Sale and Purchase Agreement with SCSB for the acquisition of two parcels of leasehold land measuring approximately 859,897 square feet located in Mukim Plentong, Daerah Johor Bahru, Negeri Johor, for a total consideration of RM214.97 million (the "Proposed Acquisition").

The Proposed JV and Proposed Acquisition are intended to develop the land into a mixed-use project comprising retail, hospitality, and commercial spaces together with related facilities to generate steady, long-term income.

On 16 February 2026, the Company announced that SCSB had, on 13 February 2026, agreed to extend the conditional period by three (3) months from 26 February 2026.

Subsequently, on 10 March 2026, the Company announced that EHSB had received a letter dated 6 March 2026 from the Ministry of Economy granting approval for the Proposed Land Acquisition.

On 8 June 2026, the Company announced that the acquisition was completed in accordance with the SPA's terms and conditions and EHSB had been granted vacant possession of the land.

B7 Group borrowings and debt securities

Group borrowings as at 30 June 2026 were as follows:

	30 June 2026		
	Non-current	**Current**	**TOTAL**
	RM'000	**RM'000**	**RM'000**
Secured			
Term Loan	**124,278**	**35,928**	**160,206**
Revolving credit	**-**	**31,623**	**31,623**
Medium Term Notes	**3,277,945**	**18,476**	**3,296,421**
Unsecured			
Revolving credit	**-**	**15,029**	**15,029**
	3,402,223	**101,056**	**3,503,279**

All borrowings and debt securities are denominated in Ringgit Malaysia.

B8 Material litigation

As at the date of this Report, the Board of Directors is not aware of any pending material litigation.

B9 Dividend declaration

There is no dividend declared or proposed in respect of the financial quarter ended 30 June 2026.

B10 Earnings per share

a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to ordinary equity holders by the weighted average number of ordinary shares in issue during the financial period, excluding the treasury shares.

		Current Year Quarter 30.06.2026	Preceding Year Quarter 30.06.2025	**Current Year-To-Date 30.06.2026**	Preceding Year-To-Date 30.06.2025
Profit for the period attributable to equity holders of the company	RM'000	**146,658**	75,331	**648,637**	164,397
Weighted average number of ordinary shares in issue	'000	**1,990,516**	1,991,438	**1,990,516**	1,991,438
Basic earnings per share	sen	**7.37**	3.78	**32.59**	8.26

Comparative figures for the weighted average number of ordinary shares used in the calculation of basic earnings per share have been restated to reflect the increased number of shares arising from the bonus issue during the year. Prior to restatement, the basic earnings per share for the preceding year's quarter and preceding year-to-date were 5.67 and 12.38 sen, respectively.

B10 Earnings per share (continued)

(b) Diluted earnings per share

Diluted earnings per share is calculated by dividing the net profit attributable to ordinary equity holders by the weighted average number of ordinary shares in issue, excluding the treasury shares adjusted to assume conversion of all dilutive potential ordinary shares. As at 30 June 2026, the Group did not have any dilutive potential ordinary shares in issue.

B11 Notes to Statements of Comprehensive Income

	Current Year Quarter 30.06.2026 RM'000	Current Year-To-Date 30.06.2026 RM'000
Finance income	**18,055**	**31,629**
Other income including investment income	**16,704**	**21,590**
Finance cost	**(36,155)**	**(72,124)**
Depreciation and amortisation expenses	**(39,114)**	**(77,804)**
Provision for and write off of receivables	**(751)**	**(1,588)**
Impairment of property, plant and equipment	**-**	**(6,200)**
Foreign exchange gain	**5,003**	**5,196**

The above disclosure is prepared in accordance with paragraph 16 of Appendix 9B of the Main Listing Requirements ("MLR") issued by Bursa Securities. Except for the above, the rest of the items required for disclosures pursuant to paragraph 16 of MLR are not applicable to the Group.

B12 Audit Report Qualification

The audit report of the Group's annual financial statements for the financial year ended 31 December 2025 was not subject to any qualification.

B13 Authorisation for issue

This Interim Financial Report was duly authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 26 August 2026.