TURIYA BERHAD
198001001793 (55576-A)
(Incorporated in Malaysia)

SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

		INDIVIDUAL QUARTER	CUMULATIVE QUARTER
		CURRENT YEAR QUARTER ENDED 30.06.2026 (Unaudited) RM'000	CURRENT YEAR-TO-DATE ENDED 30.06.2026 (Unaudited) RM'000
1	Revenue	7,161	29,239
2	Profit before tax	2,059	4,547
3	Profit for the period/year	1,920	3,919
4	Profit attributable to the owners of the Company	1,940	3,950
5	Basic earnings per share (sen)	0.85	1.73
6	Proposed/Declared dividend per share (nearest sen)	-	-
		As At End Of The Current Quarter	**As At Preceding Financial Year End**
	Net asset per share attributable to owners of the Company (RM)	0.48	0.47

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

TURIYA BERHAD
198001001793 (55576-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

	INDIVIDUAL QUARTER	CUMULATIVE QUARTER
	CURRENT YEAR QUARTER ENDED 30.06.2026 (Unaudited) RM'000	CURRENT YEAR-TO-DATE ENDED 30.06.2026 (Unaudited) RM'000
Revenue	7,161	29,239
Cost of sales	(4,334)	(15,587)
Gross profit	2,827	13,652
Operating expenses	(2,174)	(8,895)
Other income	2,041	2,389
Profit from operations	2,694	7,146
Finance costs	(635)	(2,599)
Profit before tax	2,059	4,547
Taxation	(139)	(628)
Profit for the period/year	1,920	3,919
Other comprehensive profit/(loss), net of tax		
- Foreign currency translation differences	216	(973)
Total comprehensive income for the period/year	**2,136**	**2,946**
Profit/(Loss) attributable to:		
Owners of the Company	1,940	3,950
Non-controlling interests	(20)	(31)
	1,920	**3,919**
Total comprehensive income/(loss) attributable to:		
Owners of the Company	2,156	2,977
Non-controlling interests	(20)	(31)
	2,136	2,946
Earning per share attributable to equity holder of the Company		
Basic/Diluted (Sen)	0.85	1.73

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the 15 months financial period ended 30 June 2025).

NOTES TO CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

	INDIVIDUAL QUARTER	CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER ENDED 30.6.2026 (Unaudited) RM'000	CURRENT YEAR-TO-DATE ENDED 30.6.2026 (Unaudited) RM'000	
Income			
Interest income	3	27	*
Other income	131	267	*
Foreign exchange gain - realised	36	171	
Foreign exchange gain - unrealised	68	109	
Gains on disposal of property, plant & equipment	-	12	
Fair value gain on investment property	715	715	
Reversal of impairment loss on trade receivables	1,088	1,088	
	2,041	2,389	
Expenses			
Depreciation and amortisation	132	614	
Interest expenses	635	2,599	

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

* Included in interest income is a reversal of interest income of RM210,000 previously recognised by Turiya Properties Sdn Bhd ("TPSB"), a subsidiary, arising from placement of Prepayments received for the acquisition of Wisma Sentral Inai ("Proposed Acquisition") (Note B6) in a licensed bank. Following Non-Completion (Note B6), such interest was reversed at the Group level as it was deemed a pass-through transaction.

Interest income arising from placement of advances given to TPSB from the Company in connection to the Proposed Acquisition of RM126,000, was subsequently reimbursed by Dato' Sri Shamir Kumar Nandy ("Dato' Sri") pursuant to a supplemental letter and recognised as "Other income".

(The unaudited Notes to Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the 15 months financial period ended 30 June 2025).

TURIYA BERHAD
198001001793 (55576-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 30.06.26 (Unaudited) RM'000	AS AT 30.06.25 (Audited) RM'000
ASSETS		
Non-current Assets		
Property, Plant and Equipment	5,341	5,947
Rights-of-use Assets	1,157	1,291
Investment Property	112,854	110,795
Intangible Assets	4,326	4,547
	123,678	122,580
Current Assets		
Inventories	4,284	2,724
Trade Receivables	6,948	3,842
Other Receivables, Deposits and Prepayments	661	512
Deposits with a licenced bank	1,604	1,604
Cash and Bank Balances	9,817	10,974
	23,314	19,656
TOTAL ASSETS	146,992	142,236
EQUITY AND LIABILITIES		
Equity Attributable To Equity Holders Of The Company		
Share Capital:	280,779	280,779
Reserves	(171,603)	(174,580)
	109,176	106,199
Non-Controlling Interest	(432)	(401)
TOTAL EQUITY	108,744	105,798
Non-current Liabilities		
Loan and Borrowing	26,954	29,076
Lease Liability	1,272	1,398
Deferred Tax Liabilities	913	722
	29,139	31,196
Current Liabilities		
Trade Payables	2,555	204
Other Payables and Accruals	3,889	2,529
Lease Liability	57	57
Loan and Borrowing	2,094	1,900
Current tax liabilities	514	552
	9,109	5,242
TOTAL LIABILITIES	38,248	36,438
TOTAL EQUITY AND LIABILITIES	146,992	142,236
NET ASSETS PER SHARE ATTRIBUTABLE TO OWNERS OF THE COMPANY (RM)	0.48	0.47

Note

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the 15 months financial period ended 30 June 2025)

TURIYA BERHAD
198001001793 (55576-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

	← Attributable to owners of the parent →					
	Share Capital RM'000	Foreign Currency Translation RM'000	Accumulated Losses RM'000	Sub-Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
At 1 July 2025	280,779	5,045	(179,625)	106,199	(401)	105,798
Total comprehensive profit/(loss) for the year						
Profit/(Loss) for the period	-	-	3,950	3,950	(31)	3,919
Other comprehensive loss	-	(973)	-	(973)	-	(973)
Total comprehensive (loss)/income for the year	-	(973)	3,950	2,977	(31)	2,946
At 30 June 2026	280,779	4,072	(175,675)	109,176	(432)	108,744

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the 15 months financial period ended 30 June 2025).

TURIYA BERHAD
198001001793 (55576-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

	12 MONTHS ENDED 30.06.2026 RM'000 (Unaudited)	
Cash flows from operating activities		
Profit before tax	4,547	
Adjustment For:		
Depreciation and amortisation	614	
Interest expense	2,599	
Fair value gain on investment property	(715)	
Interest income	(27)	
Gain on disposal of a subsidiary	(5)	
Gain on disposal of property, plant and equipment	(12)	
Reversal of impairment loss on trade receivables	(1,088)	
Net unrealised foreign exchange gain	(109)	
Operating Profit Before Working Capital Changes	5,804	
Changes In Working Capital		
Net changes in current assets	(4,101)	
Net changes in current liabilities	3,733	
Cash Generated from Operations	5,436	
Tax paid	(435)	
Interest paid	(2,599)	
Net cash from operating activities	2,402	
Cash flows from investing activities		
Purchase of property, plant and equipment	(105)	
Addition to investment property	(1,344)	
Deposit paid for acquisition of investment property by a disposed subsidiary	(16,200)	#
Net cash outflow from disposal of a subsidiary	(122,300)	#
Reimbursement of cost in relation to the Proposed Acquisition	126	#
Proceeds from the sale of property,plant and equipment	14	
Interest received	27	
Net cash used in investing activities	(139,782)	
Cash flows from financing activities		
Prepayments received from a Director (Note B6)	138,500	#
Payment of lease liability	(74)	
Repayment of term loan	(1,928)	
Net cash from financing activities	136,498	
Net Increase In Cash and Cash Equivalents	(882)	
Cash and Cash Equivalents At Beginning Of The Year	12,578	
Currency translation difference	(275)	
Cash and Cash Equivalents At End Of The Period	11,421	

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

These cashflows are in relation to Proposed Acquisition and disposal of a subsidiary following the Non-Completion (Note B6).

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the 15 months financial period ended 30 June 2025).

NOTES TO CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

1) Cash and cash equivalents at end of the period comprises:

	AS AT 30.06.2026 RM'000 (Unaudited)
Deposits with a licenced bank	1,604
Cash and Bank Balances	9,817
	11,421

Note:

- Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative period ended 30 June 2026.

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the 15 months financial period ended 30 June 2025).

NOTES TO THE QUARTERLY REPORT ON THE CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 30 JUNE 2026.

PART A – EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Change in Financial Year End

As announced on 10 January 2025, the Board of Directors of Turiya Berhad had approved the change of financial year end of the Company from 31 March to 30 June. Accordingly, the Condensed Consolidated Comprehensive Income, Condensed Consolidated Statement of Changes in Equity, Condensed Statement of Cash Flows as well as certain notes to the interim financial report for the current quarter ended 30 June 2026 being the fourth quarter of the current financial year ending 30 June 2026, are not comparable with that of the fifth quarter of the previous financial period ended 30 June 2025. As such, the comparative figures are not presented where applicable in this interim financial report.

A2 Accounting Policies and Basis of Preparation

This interim financial report has been prepared in accordance with MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This interim financial report also complies with IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board (IASB).

The interim financial report should be read in conjunction with the audited financial statements for the 15 months financial period ended 30 June 2025.

The explanatory notes attached to this interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the period ended 30 June 2025.

The accounting policies and methods of computation adopted in the preparation of this interim financial report are consistent with those adopted in the audited financial statements of the Group for the 15 months financial period ended 30 June 2025.

The Group has adopted the following amendment to MFRSs for the current financial period:

MFRS 121 The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendment to MFRS did not have any significant effect on this interim financial report and did not result in significant changes to the Group's existing accounting policies.

At the date of this interim financial report, the following new MFRSs and Amendments have been issued but are not effective and have not been adopted by the Group:

		Effective for financial periods beginning on or after
New MFRSs		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRSs		
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: Disclosures	1 January 2027

A2 Accounting Policies and Basis of Preparation (cont'd)

		Effective for financial periods beginning on or after
Amendments to MFRSs		
MFRS 107	Statements of Cash Flows	1 January 2026
MFRS 128	Investments in Associates and Joint Ventures	Deferred

The adoption of the above pronouncements is not expected to have any material effect to the financial statements of the Group upon their initial application other than discussed 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.

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 communicates 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.

A3 Auditors' Report on preceding Annual Financial Statements

The Auditors' Report on the preceding Annual Financial Statements of the Company for the 15 months financial period ended 30 June 2025 was not subjected to audit qualification.

A4 Seasonal or cyclical factors

The Group's results for the current quarter were not materially affected by any seasonal or cyclical factors.

A5 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the current period under review.

A6 Changes in estimate

There were no material changes in estimates of amounts reported in prior financial years that have a material effect in the current period under review.

A7 Debt and equity securities

There was no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the current period under review.

A8 Dividend paid

There were no dividends paid for the year ended 30 June 2026.

A9 Significant events

Save as disclosed in Notes B6 and A16, there were no material significant events during the year ended 30 June 2026.

A10 Segmental reporting

(i) Current Quarter ended 30 June 2026

(a) By Activity

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Total RM'000
Revenue				
External revenue	-	1,581	5,580	7,161
Intersegment revenue	-	-	-	-
	-	1,581	5,580	7,161
Results				
Segment results	(643)	2,866	471	2,694
Finance costs	-	(617)	(18)	(635)
	(643)	2,249	453	2,059

(b) By Geographical Locations

	Malaysia RM'000	Singapore RM'000	Total RM'000
Revenue			
External revenue	1,581	5,580	7,161
Intersegment revenue	-	-	-
	1,581	5,580	7,161
Results			
Segment results	2,223	471	2,694
Finance costs	(617)	(18)	(635)
	1,606	453	2,059

A10 Segmental reporting (cont'd)

(ii) Current Year-To-Date ended 30 June 2026

(a) By Activity

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Total RM'000
Revenue				
External revenue	-	8,466	20,773	29,239
Intersegment revenue	-	-	-	-
	-	8,466	20,773	29,239
Results				
Segment results	(3,751)	8,089	2,808	7,146
Finance costs	-	(2,517)	(82)	(2,599)
	(3,751)	5,572	2,726	4,547

(b) By Geographical Locations

	Malaysia RM'000	Singapore RM'000	Total RM'000
Revenue			
External revenue	8,466	20,773	29,239
Intersegment revenue	-	-	-
	8,466	20,773	29,239
Results			
Segment results	4,338	2,808	7,146
Finance costs	(2,517)	(82)	(2,599)
	1,821	2,726	4,547

Following the change in the Company's financial year end from 31 March to 30 June, there is no corresponding comparative for the current quarter and cumulative year ended 30 June 2026.

A11 Valuation of Investment Properties

As at 30 June 2026, the fair value of the investment property was RM112.9 million. During the period under review, additions of RM1.3 million and a net fair value gain of RM0.7 million were recognized. The reported fair value has been determined after taking into account accrued unbilled lease income receivables separately recognized in the financial statements to avoid double counting amounting to RM1.1 million as at 30 June 2026 (RM1.8 million as at 30 June 2025).

A12 Subsequent events

There were no significant events subsequent to 30 June 2026.

A13 Changes in contingent liabilities and contingent assets

There were no changes in contingent liabilities or contingent assets during the current quarter and period under review.

A14 Capital commitments

There were no capital commitments for the Group as at 30 June 2026.

A15 Significant related party transactions

There were no significant related party transactions for the current period under review other than the following transactions:

a) Disposal of a subsidiary to a Director

On 26 December 2025, the Company completed the disposal of its entire equity interest in TPSB to Dato' Sri, the Executive Chairman of the Company, for a total cash consideration of RM100,000. The disposal did not result in any material gain or loss to the Group.

b) Final settlement of mutually agreed incidental and transitional cost

Pursuant to a supplemental letter dated 23 October 2025 and following the Non-Completion (Note B6), Dato' Sri reimbursed the Company an amount of RM2,990,000. This amount represents the settlement of preliminary incidental and transitional costs previously paid by the Company on behalf of TPSB in relation to the Proposed Acquisition.

Interest income arising from placement of advances granted to TPSB from the Company in connection to the Proposed Acquisition of RM126,000 was reimbursed by Dato' Sri and recognized as "Other income". Reimbursement of professional cost incurred was credited against the respective expenses.

The overall reimbursement did not result in material impact to profit or loss and cashflows to the Group.

A16 Change in composition of the Group

Following Non-Completion (Note B6), the Company had disposed its entire equity interest in TPSB to Dato' Sri for a total cash consideration of RM100,000 in accordance with the Remedial Mechanisms set out in the Circular released on 24 November 2025. The disposal was completed on 26 December 2025 and TPSB ceased to be a subsidiary of the Company. The disposal did not have any material effect on the earnings, net assets, or gearing of the Group.

As at 26 December 2025, the carrying amount of assets and liabilities of TPSB was as follows:

	RM'000
Cash and cash equivalents	122,400
Other receivable/deposits paid	18,884
Other payables	(141,189)
Net asset	95
Cash proceeds received	(100)
Gain on disposal of a subsidiary	(5)

PART B – ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of performance

In view of the change in the Company's financial year end from 31 March to 30 June, no comparative figures are presented for the quarter ended 30 June 2026 and year-to-date ended 30 June 2026.

The current quarter review, being the fourth quarter of the financial year ending 30 June 2026, is therefore not comparable with the corresponding quarter of the preceding 15 months financial period ended 30 June 2025, which fell under the fifth quarter of that extended period.

Comparison between current quarter ended 30 June 2026 against immediately preceding quarter:

	Current Quarter ended 30.6.2026 (Unaudited) RM'000	Immediately preceding quarter ended 31.3.2026 (Unaudited) RM'000
Revenue		
- Investment property	1,581	2,296
- Semi-conductor	5,580	4,811
	7,161	7,107
Cost of sales	(4,334)	(3,671)
Gross profit	2,827	3,436
Operating expenses	(2,174)	(1,808)
Other income	2,041	(18)
Profit from operations	2,694	1,610
Finance costs	(635)	(634)
Profit before tax	2,059	976

The Group recorded revenue of RM7.2 million for the current quarter, representing a marginal increase of approximately RM0.1 million compared with RM7.1 million in the immediately preceding quarter. The increase was mainly attributable to higher revenue from the semiconductor segment of approximately RM0.8 million due to higher sales demand, partially offset by lower revenue from the property segment of approximately RM0.7 million, mainly arising from the adjustment of accrued unbilled lease income following notices of termination from long-term tenancy agreements.

The Group recorded a profit before tax of RM2.1 million for the current quarter, compared with RM1.0 million in the immediately preceding quarter. The increase was mainly attributable to the reversal of impairment loss on trade receivables of approximately RM1.1 million, and a fair value gain on investment property of approximately RM0.7 million recognised during the current quarter, partially offset by lower gross profit and higher operating expenses during the quarter.

B2 Prospect

The Group remains focused on optimising the performance and resilience of its investment property portfolio through active asset management, tenant retention, occupancy enhancement and disciplined cost management, while continuing to assess measures to enhance the value, income -generating capacity and overall capital efficiency of its property asset.

The specialist chemical manufacturing segment continues to contribute to the Group's earnings, supported by ongoing production activities and continued management of operating costs.

The Group is undertaking a private placement to strengthen its capital flexibility and support its funding requirements, with proceeds intended principally for the upgrading and refurbishment of Wisma Chase Perdana, scheduled financing obligations and working capital requirements. The Group will continue to manage its financial resources and funding requirements prudently to preserve cash flow and maintain financial flexibility.

In assessing new investment and business opportunities, the Group will continue to adopt a measured and selective approach, with emphasis on commercial viability, expected returns, funding requirements and the resulting impact on the Group's earnings and cash flows.

Looking ahead, the Group's priorities will remain focused on improving asset performance, preserving cash flow and maintaining financial flexibility, while pursuing opportunities that support sustainable returns and strengthen the Group's financial resilience.

B3 Profit forecast and estimates announced or disclosed

There was no profit forecast or estimate that have been announced or disclosed by the Group.

B4 Variance of actual profit from forecast profit or profit guarantee

The Company did not provide any profit forecast or profit guarantee for the financial period ended 30 June 2026.

B5 Taxation

	Current quarter ended 30.6.2026 RM'000	Year-to-date ended 30.6.2026 RM'000
Current tax		
- Malaysia Income tax	197	474
- Overseas Income tax	(58)	154
Total taxation	139	628

The effective tax rate of the Group for the quarter and period under review is lower than the statutory tax rate of 24% mainly due to utilisation of previously unrecognised unused tax losses.

B6 Status of corporate proposals

Save as disclosed below, there were no other corporate proposals undertaken by the Group and not completed as at the date of this report.

(i) Proposed Acquisition and Proposed Subscription

On 15 August 2025, Turiya Properties Sdn. Bhd. ("TPSB"), a wholly-owned subsidiary of the Company, had entered into:

a) a conditional sale and purchase agreement with Maybank Trustees (acting solely in its capacity as trustee for and on behalf of Sentral REIT) ("the Vendor"), for a proposed acquisition of an office building known as Wisma Sentral Inai (together with the parcel of freehold land thereon) for a total cash consideration of RM135 million ("Proposed Acquisition"); and

b) a conditional subscription agreement ("Subscription Agreement") with Dato' Sri Shamir Kumar Nandy, the Executive Chairman of the Company and a Director of TPSB ("the Subscriber") for the proposed subscription to subscribe 135,000,000 Redeemable Preference Shares ("RPS") in TPSB at a RM1.00 each to fund the Proposed Acquisition. ("Proposed Subscription")
(Collectively "the Proposals")

The Proposals are conditional upon approvals being obtained from the following parties/authorities:

a) the approval from the Company's non-interested shareholders at an Extraordinary General Meeting to be convened; and

b) any other relevant authorities and/or parties, if required.

On 23 October 2025, TPSB entered into 2 documents with the Subscriber in relation to the Proposals upon receipt of prepayments totaling RM125 million ("the Prepayments") from the Subscriber:

a) Variation letter to the Subscription Agreement to vary certain terms of the Proposed Subscription; and

b) Supplemental letter to regulate the terms of usage of the excess payment by the Subscriber.

The Prepayments were paid on a voluntary basis by the Subscriber and remained unutilized following their receipt. Besides, no RPS had been issued at that juncture, pending approval of the Company's non-interested shareholders for the Proposals.

On 17 November 2025, TPSB and the Vendor had mutually agreed to extend the Conditional Period of the Sale and Purchase Agreement which ends on 17 November 2025 to 22 December 2025 in relation to the Proposed Acquisition. On even date, TPSB had also mutually agreed with the Subscriber to extend the Long Stop Date of the Subscription Agreement from 17 November 2025 to 22 December 2025 in relation to the Proposed Subscription.

On 24 November 2025, the circular of the Proposals was released to the shareholders.

At the Extraordinary General Meeting held on 15 December 2025, the non-interested shareholders' approval for the Proposals was not obtained. Accordingly, the conditions precedent of the Proposals were not fulfilled ("Non-Completion").

B6 Status of corporate proposals (cont'd)

Following Non-Completion, the Company had disposed its entire equity interest in TPSB to Dato' Sri for a total cash consideration of RM100,000 in accordance with the Remedial Mechanism set out in the Circular. The Subscription Agreement has since ceased with no claims by either party.

The Prepayments remained unutilized and were held by TPSB, and upon completion of the disposal of TPSB on 26 December 2025, the Company no longer has any control, interest, or claim over the Prepayments.

(ii) Proposed Private Placement

On 31 July 2026, the Company announced a proposed private placement of up to 22,872,800 new ordinary shares, representing up to 10% of the total number of issued shares of the Company, to independent third-party investor(s) at an issue price to be determined later ("Proposed Private Placement"). The Proposed Private Placement may be implemented in one or more tranches.

On 5 August 2026, Bursa Malaysia Securities Berhad approved the listing and quotation of up to 22,872,800 placement shares on the Main Market of Bursa Malaysia Securities Berhad, subject to the conditions stipulated in its approval letter.

The Proposed Private Placement is expected to raise gross proceeds of approximately RM5.03 million, based on the illustrative issue price of RM0.22 per placement share. The actual proceeds to be raised will depend on the final issue price(s) and actual number of placement shares issued. The proceeds are intended to be utilised mainly for the upgrading and refurbishment of Wisma Chase Perdana, payment of scheduled financing instalments, general working capital and expenses relating to the Proposed Private Placement.

As at the date of this report, the Proposed Private Placement has not been completed.

B7 Group borrowings and debt securities

	As at 30.6.2026 RM'000	As at 30.06.2025 RM'000
Secured short term borrowing	2,094	1,900
Secured long term borrowing	26,954	29,076
Total	29,048	30,976

As at 30 June 2026, the Group had total borrowings of RM29 million, of which RM27.0 million are long-term secured borrowings, with the remainder being short-term borrowings. All borrowings are denominated in Malaysian Ringgit.

B8 Material litigations

There are no pending material litigations as at the date of this report.

B9 Dividend

The Board of Directors does not recommend any dividend for the current quarter and financial period to date.

B10 Earnings per share

Basic

	Current quarter ended 30.6.2026 RM'000	Year-to-date ended 30.6.2026 RM'000
Profit for the period attributable to owners of the Company	1,940	3,950
Weighted average number of ordinary shares in issue ('000)	228,728	228,728
Basic earnings per share (sen)	0.85	1.73

Diluted

The diluted earnings per share is equivalent to basic earnings per share as there were no potential shares outstanding which are dilutive in nature during the reporting period.

B11 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution by the directors on 28 August 2026.