



Crescendo Corporation Berhad
199501030544 (359750-D)

CORPORATE PROFILE

30 SEPTEMBER 2025

PROPERTY DEVELOPMENT



DEVELOPMENT LANDBANK

Project /Taman	Distance from JB	Type of Development	Development Land (Acres)
Bandar Cemerlang	20km		
* - Tebrau, Johor Bahru		Mixed	715
- Kota Tinggi		Industrial/Residential	110
Bandar Cemerlang Industrial Park	30km	Industrial	473 <N1>
* Taman Perindustrian Cemerlang	16km	Industrial	16
* Taman Desa Cemerlang	16km	Residential & commercial	52
* Taman Dato Chellam	18km	Residential & commercial	9
* Nusa Cemerlang Industrial Park	30km	Industrial	4 <N2>
* Tanjung Senibong	18km	Residential & commercial	215
* Jalan Senyum, Johor Bahru	3km	Residential	3
* Mukim Jeram Batu, Pontian	36.2km	Industrial	135
Ambok	67km	Resorts/Mixed	794
* Others	20km	Residential	5
Total development land as at 31 July 2025			2,531

The development landbank above represents gross land.

- Land within boundary of Iskandar Malaysia is approximately 1,154 acres.
- <N1> Excluding 52.54 acres of net land sold via one conditional Sale & Purchase Agreement.
- <N2> Excluding 40.92 acres of net land sold via two conditional Sale & Purchase Agreements.

LOCATION OF LANDBANK



BANDAR CEMERLANG (BC)

- 974 acres of gross development land near Ulu Tiram to develop into a self-contained new township of residential/commercial.
- Bandar Cemerlang is strategically connected to Johor Bahru via the interchange on the Johor Bahru-Kota Tinggi Highway and Ulu Tiram-Felda Ulu Tebrau Road.
- Approximately 30 minutes drive from Johor Bahru City Centre via Tebrau highway & Eastern Dispersal Link (EDL)
- Approximately 4 km to the toll station of Senai-Desaru Expressway to Pasir Gudang / Tanjung Langsat / Desaru / Senai Airport & North-South Highway.
- Just a few kilometers to Aeon Tebrau Mall, Tesco Tebrau City, Toppen Shopping Centre, Ikea Tebrau, Aeon Dato' Onn, Econsave at Desa Cemerlang.



BANDAR CEMERLANG (BC) (CONT.)

- To date, about 17% of the township was developed with a total GDV value of RM965 million. This comprised 900 units of medium high cost landed houses with GDV of RM680 million, such as three storey cluster, double storey terrace, cluster and semi-detached houses that are meticulously designed with functional layout, 126 units of three storey shop office with GDV of RM152 million and 776 units of affordable houses with GDV of RM133 million, such as RMMJ (Johor Affordable Housing) townhouse.
- Total sales to date from this project up to 30 September 2025 is RM841 million.
- We plan to launch another 337 units of medium high cost landed houses with a total GDV of RM299 million within the next two years.





BANDAR CEMERLANG INDUSTRIAL PARK (BCIP)

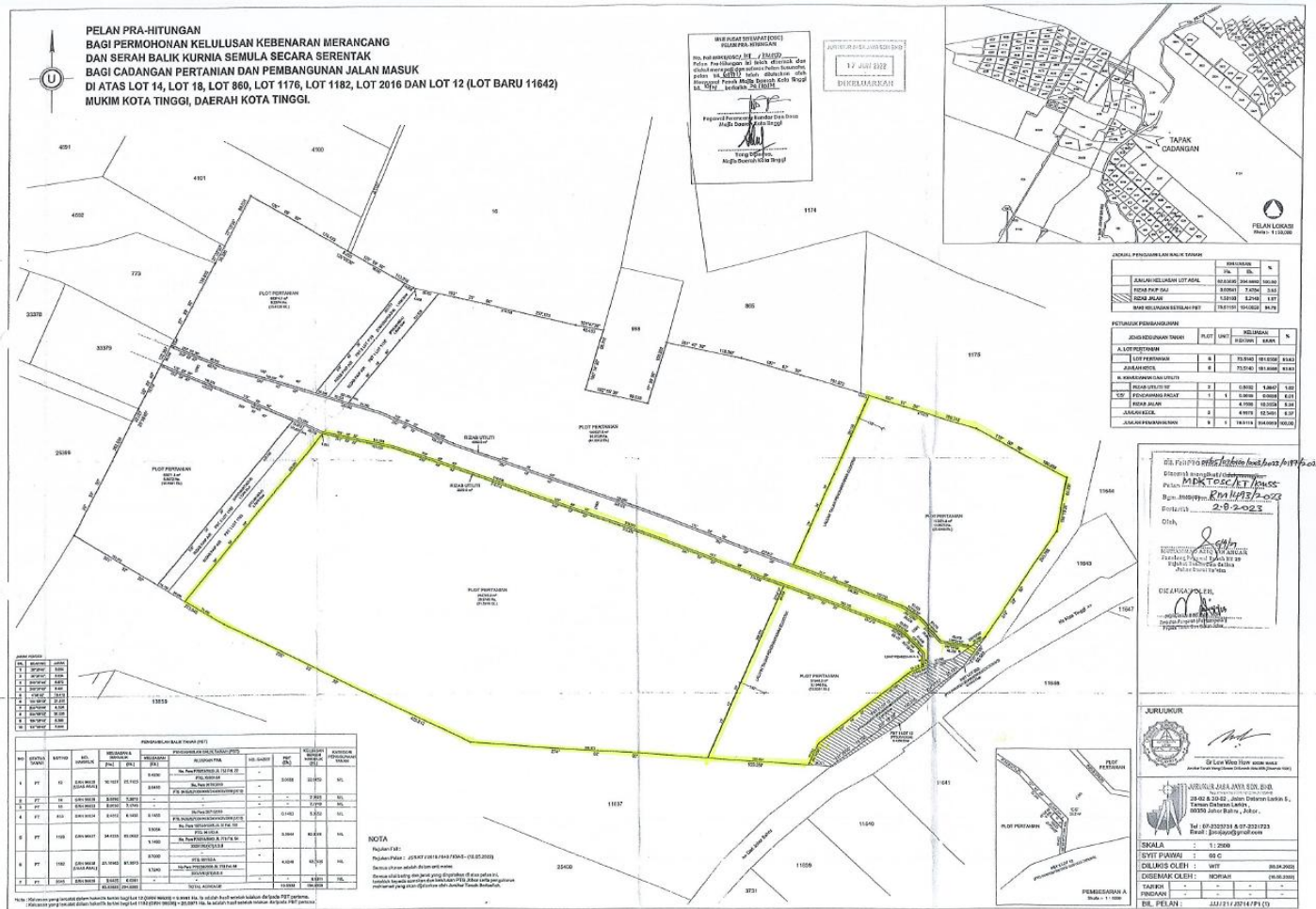
- Obtained approval to develop the 526-acre industrial park comprising 22 commercial units and 129 industrial units.
- Site clearing work of the industrial park is currently in progress as we are launching 24 units of semi-detached factories and 15 units of detached factories with a total GDV of RM436 million within the next two years.
- In August 2025, the Group entered into a conditional Sale and Purchase Agreement for the disposal of 52.544 acres of freehold industrial land in BCIP for a total cash consideration of RM263 million, reflecting the Group's commitment to unlocking asset value and reinvesting in future development initiatives.

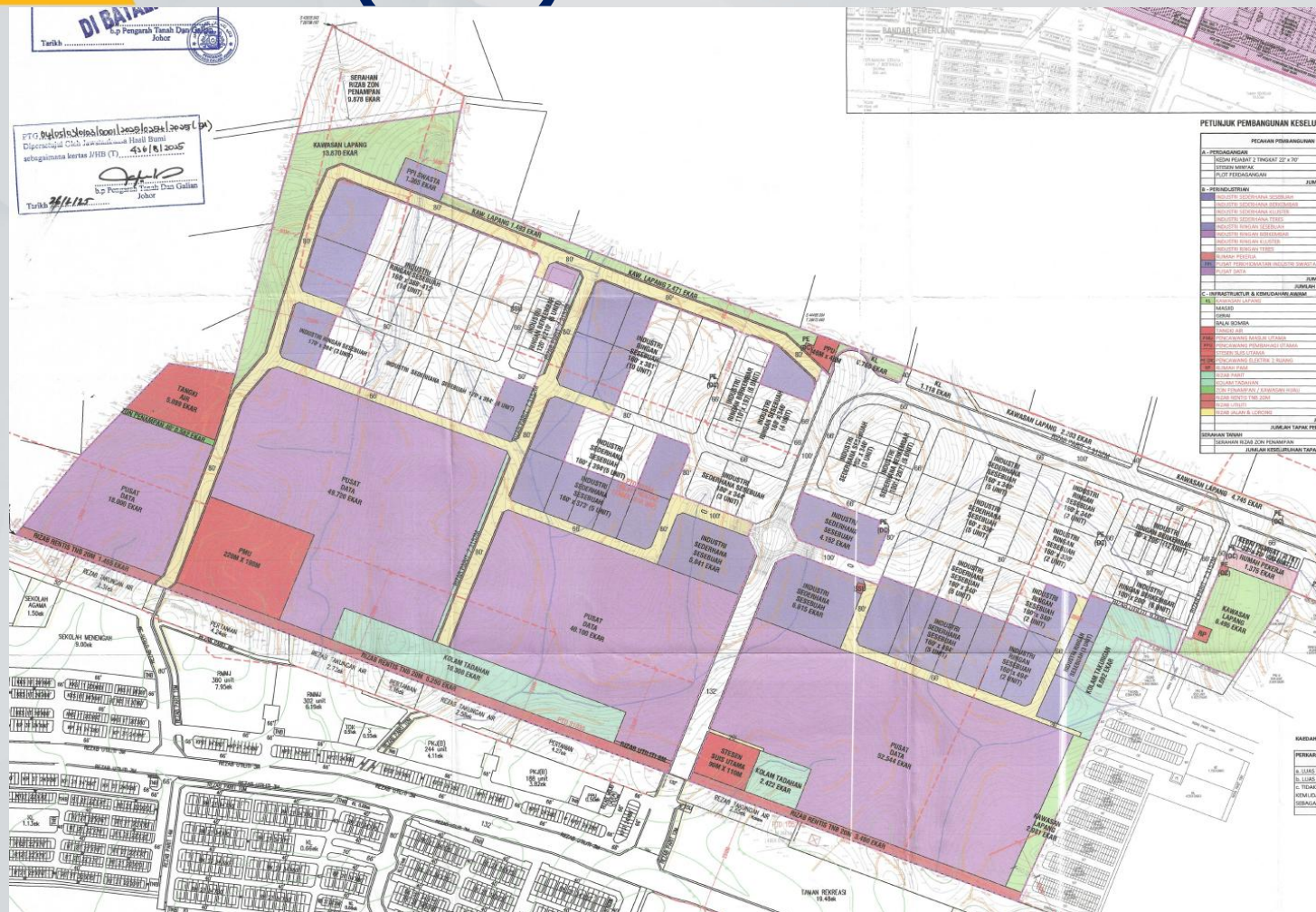


LAYOUT PLAN OF BC



LAYOUT PLAN OF BC (CONT.)





RESIDENSI SENYUM

- A serviced apartment project on 2 plots of freehold lands of approximately 3.272 acres situated along Jalan Senyum and in close proximity to the Johor Bahru-Singapore Rapid Transit System ("RTS") terminal at Bukit Chagar.
- Ground-breaking ceremony was held on 11 October 2024 and the project is estimated to complete in 4 years' time.
- In mid-March 2025, the project which encompasses 1,257 units of serviced apartments of various sizes with a total GDV of approximately RM1.3 billion was launched.
- Total sales to date from this project up to 30 September 2025 is RM152 million.



LOCATION PLAN OF RESIDENSI SENYUM



NUSA CEMERLANG INDUSTRIAL PARK (NCIP)

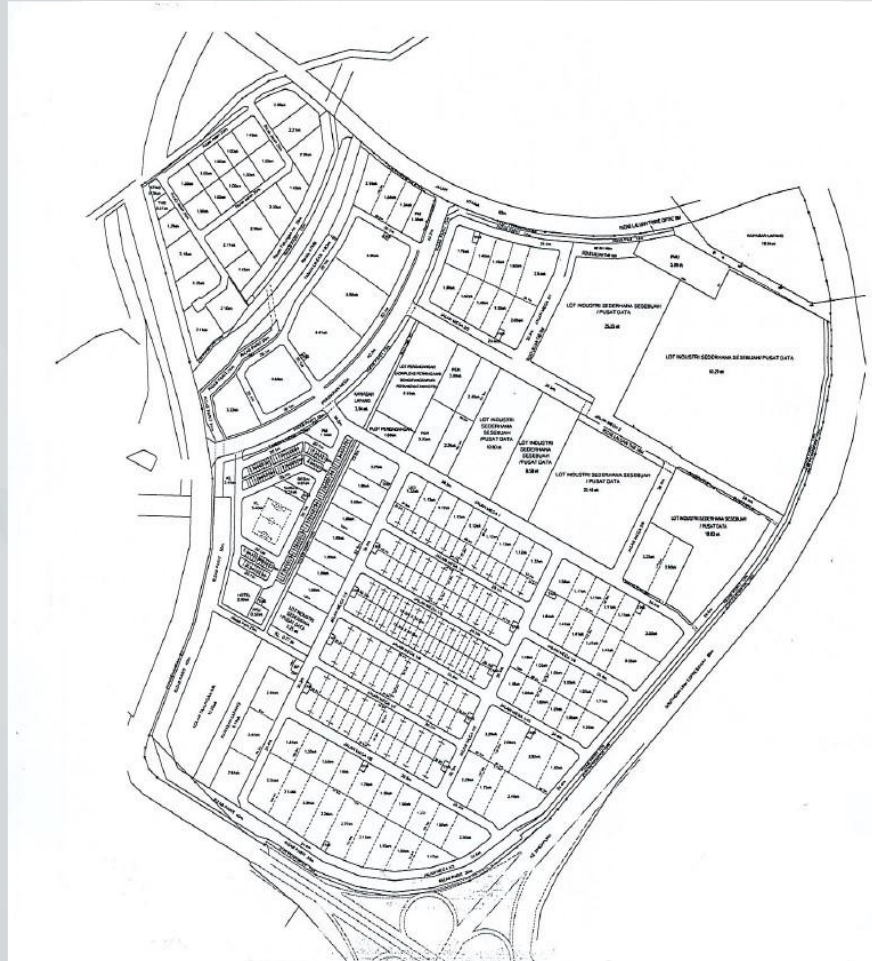
- 527 acres of gross development land with main infrastructures such as rail, port and major highway in place nearby.
- To date, 197 units of industrial properties with a total GDV of RM723 million have been developed by Panoramic Industrial Development Sdn. Bhd. ("PID") out of which 196 units with GDV of RM709 million have been sold.



NUSA CEMERLANG INDUSTRIAL PARK (NCIP) (CONT.)

- The Group has entered into several sale and purchase agreements (“SPAs”) for the disposal of vacant land in NCIP amounting to RM1.033 billion, out of which RM793.3 million has been completed to date.
- The proceeds will be utilised for development of the balance landbank owned by the Group, to provide working capital for the Group and/or settlement of the existing liabilities of the Group.
- The balance landbank at NCIP currently available for sales is approximately 4 acres with a GDV of around RM23 million.

LAYOUT PLAN OF NCIP



PANORAMIC LAND SDN BHD (PLSB)

- This is the industrial property investment arm for rental purposes.
- Currently, there are 18 plots of land measuring approximately 51 acres located at NCIP. To date, a total of 14 units of factories have been completed with the completion and issuance of CCC with another 2 units under construction.
- The 14 units of factories with GDV of RM279 million are currently fully tenanted and expected to generate rental income of approximately RM16.2 million per annum.



TAMAN PERINDUSTRIAN CEMERLANG (TPC)

- TPC, a 600-acre industrial park with close to 980 factories, is fully developed and is one of the largest industrial parks in Johor.
- Located approximately 18km from Johor Bahru, 32km from Senai Airport and 19km from Singapore.



TAMAN PERINDUSTRIAN CEMERLANG (TPC) (CONT.)

- The current phase of this project comprised 6 units of semi-detached factory and 2 units of detached factory with a total GDV of RM58 million that were launched in October 2022. All units are sold as at 30 September 2025.
- As part of the Group's ongoing development activities, one plot of land from this project was disposed for RM5 million.

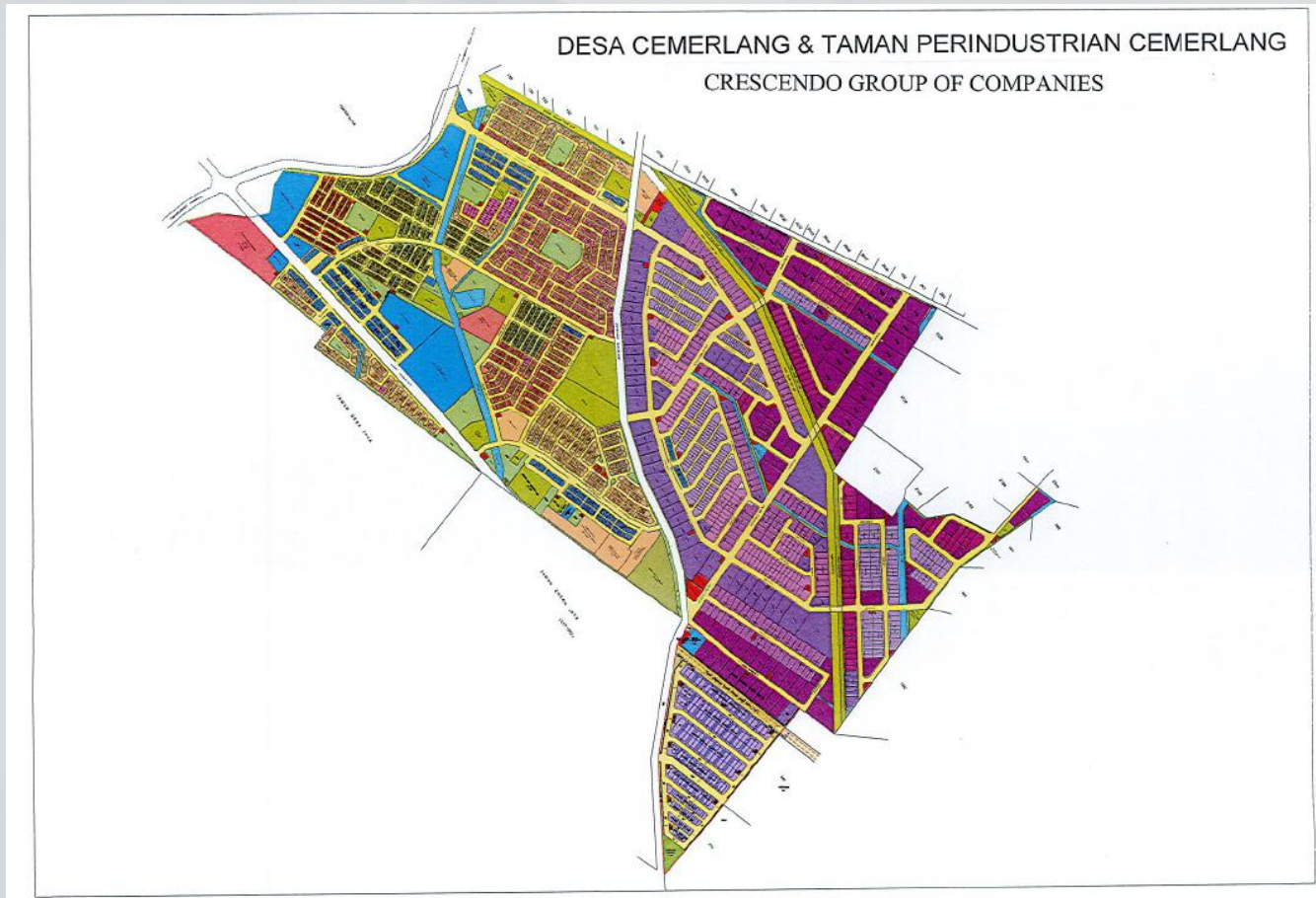


DESA CEMERLANG (DC)

- Self contained matured township development next to TPC with 6,900 units of mixed development and to date we have developed about 90% of this land.
- The latest development for this project is 45 units of three storey shop office with total GDV of RM89 million and 12 units of four storey shop office with total GDV of RM53 million which were launched in September 2024. Total sales to date up to 30 September 2025 is RM73 million.



LAYOUT PLAN OF DC & TPC

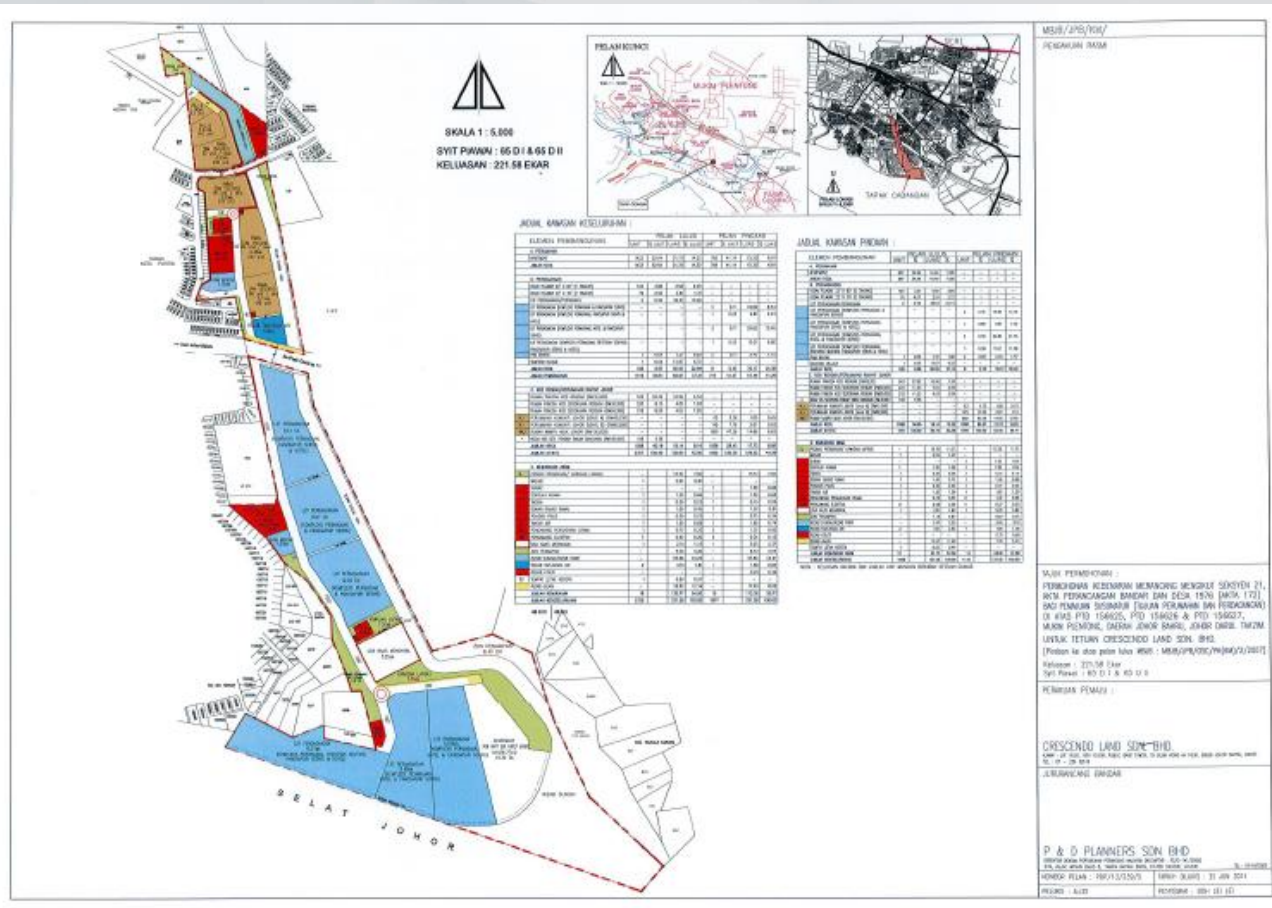


TANJUNG SENIBONG

- Prime mixed residential and commercial development of 221.58 acres of land.
- Comprises 1,854 units of residential properties to be built on 33.05 acres of land and commercial complex on 6 plots of net land measuring 72.68 acres.
- A waterfront project located in a prime location within Iskandar Malaysia and very near Johor Bahru.
- EDL highway from Johor Bahru to Pasir Gudang through Tanjung Senibong shortens traveling time from city centre to Tanjung Senibong significantly. Travelling time for the distance of approximately 18km from JB to Tanjung Senibong will take 10 minutes.
- We have completed the reclamation work and 222 units of RMMJ (Johor Affordable Housing) units with total GDV of RM33.3 million were launched in January 2020. Total sales to date is RM33 million.



LAYOUT PLAN OF TANJUNG SENIBONG

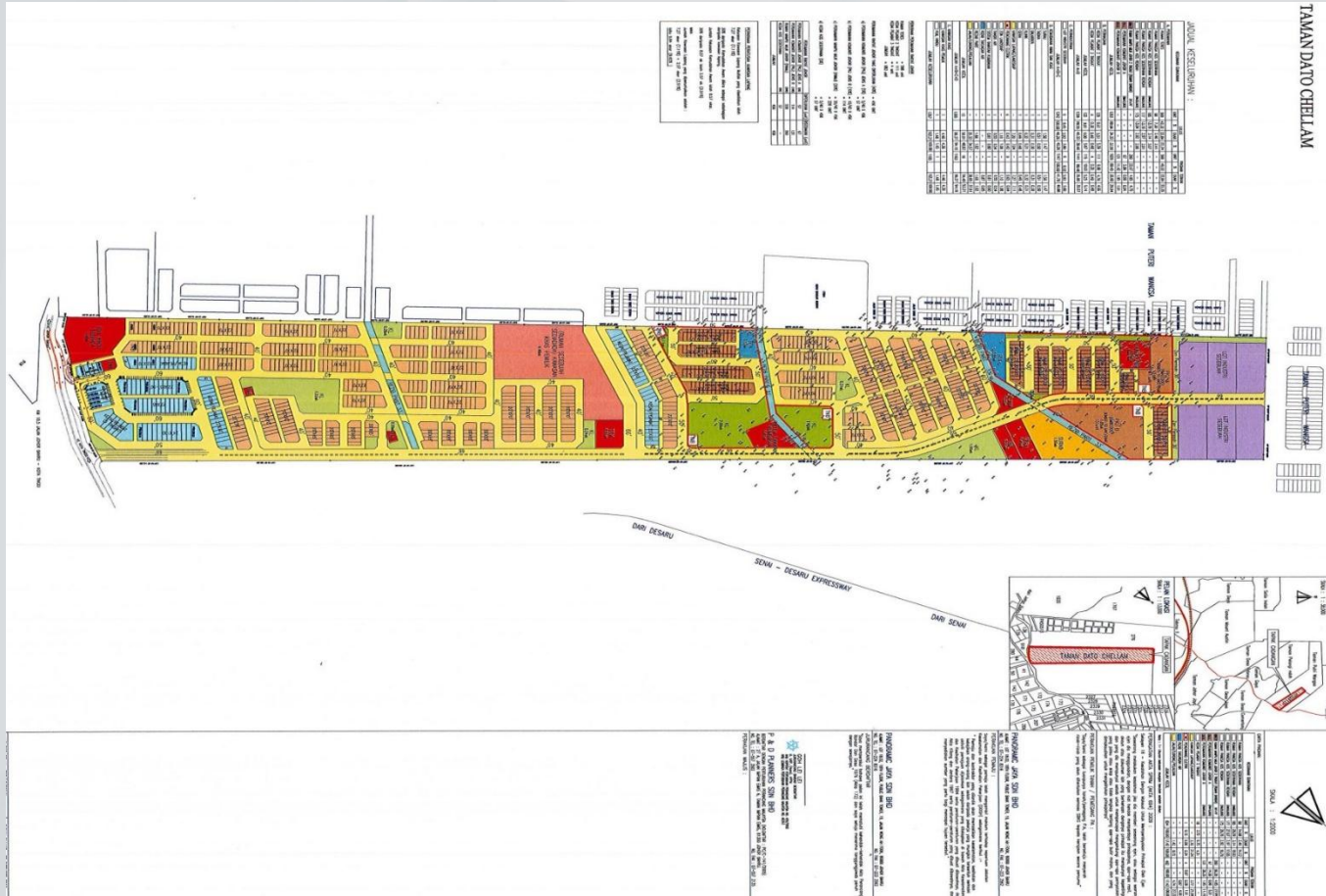


TAMAN DATO' CHELLAM (TDC)

- 37.6 acres of mixed development land acquired on 12 May 2004.
- Opposite to TPC and DC.
- The current development for this project is 258 RMMJ townhouse units with total GDV of RM40 million where its construction has commenced since August 2023. Total sales to date is RM39.2 million.
- The next development which is also the last phase of this project will be 24 units of RMMJ townhouse with GDV of approximately RM2.4 million.



LAYOUT PLAN OF TDC





AMBOK RESORTS

- The completion of Sg Johor Bridge project in tandem with Senai-Desaru Highway has enhanced the accessibility and land value of this 794-acre landbank which is zoned for mixed development in Kota Tinggi.
- The Pengerang Integrated Petroleum Complex (PIPC) is a megaproject development for oil and gas industries (O & G Hub) measuring about 20,000 acres, which includes Refinery and Petrochemical Integrated Development (RAPID) and other associated facilities. It is located about 20 minutes drive from Ambok Resorts.
- There is good potential for development of this land in view of potential demand for quality accommodation from the O & G Hub.



LOCATION PLAN OF AMBOK RESORTS



CONSTRUCTION

- Undertaken by Unibase group, which commenced activities in August 1989.
- Undertakes both in-house and external contracts under Repute Construction Sdn. Bhd.



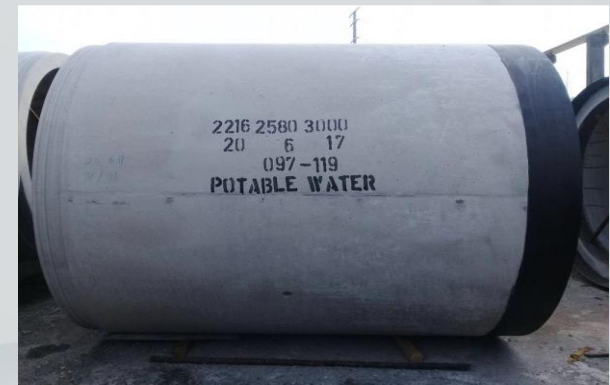
CONCRETE PRODUCT MANUFACTURING

- The main products include jacking pipes, cladding pipes, slab, and other precast products for local and export market.
- The products have been supplied to several sewerage and portable water pipeline projects in Singapore.
- The export sales of the total sales for pre-cast products remained at approximately 76% for FY 2025 as compared to 61% for FY 2024.



CONCRETE PRODUCT MANUFACTURING (CONT.)

- This operation was awarded with various certifications under Quality Management System ISO9001 : 2015 and Singapore Concrete Institute's Precaster Accreditation Scheme.



EDUCATION



EDUCATION

- Crescendo International College ("CIC") caters for Cambridge A-levels, tertiary education and professional qualification.
- Crescendo-HELP International School ("CHIS") offers primary and secondary education based on International General Certificate of Secondary Education (IGCSE) syllabus and Cambridge A- Levels.
- Both CIC and CHIS are built on a single plot of land measuring 14.4 acres at Desa Cemerlang fully equipped with track and field, multi purpose hall and swimming pool.
- As part of the Group's effort in "Returning to the Society", scholarships are awarded based on merit and on a need basis to keep its promise of offering quality education to Malaysian students.



NEAR-TERM PROSPECTS

- The total committed property sales as at 30 September 2025 is RM386 million, excluding the conditional land sales at NCIP and BCIP of RM383 million which are expected to be realized only in the next financial year.
- Based on the lock-in sales and all the land sales at NCIP, the Board expects the Group to continue to perform well in FY2026.



NEAR-TERM PROSPECTS (CONT.)

- Proposed Development for Financial Year 2026 to 2028

<u>Development Type</u>	<u>Unit available / launched Unit</u>	<u>GDV RM m</u>
Launched Projects up to 30 September 2025		
- Industrial lands (4 acres)	-	23
- Three storey shop office	18	40
- Four storey shop office	6	22
- Double storey house	39	34
- Three storey house	18	21
- Detached and semi-detached factories	6	67
- Affordable houses - RMMJ	8	1
- Service apartment	1,068	1,119
	<u>1,163</u>	<u>1,327</u>
New Project launches for next 2 years (Period covered: 1 October 2025 to 30 September 2027)		
- Double storey cluster, semi-d and terrace houses	337	300
- Detached and semi-detached factories	39	436
- Affordable houses - RMMJ B	24	2
	<u>400</u>	<u>738</u>



MEDIUM-TO-LONG TERM PROSPECTS

- Continue to concentrate our effort to develop landed industrial and residential properties in Bandar Cemerlang as well as serviced apartments project at Jalan Senyum, Johor Bahru.
- We have submitted application for conversion of the newly acquired land totalling 109.855 acres within the vicinity of Bandar Cemerlang to residential development.
- Demand for landed medium cost residential, industrial and commercial property markets especially in Iskandar Malaysia Region and serviced apartments near the RTS terminal is expected to remain good for the next few years.
- The Group is anticipated to be operating at optimum capacity for the next few years.



STRATEGIES





STRATEGIES

- The Group will continue to focus on landed medium cost and affordable housing development.
- To develop a wide range of properties ranging from low to medium high-cost residential properties, shop offices and from semi-detached factory to large detached factory to target a wide spectrum of customers' needs.
- Continue to sell substantially built and completed buildings to meet demand from customers preferring to buy substantially built/completed buildings.
- Pre-built factories for rent to industrialists. Significant demand is expected for rental market at NCIP by foreigners currently operating in higher cost areas.
- Reduce financial gearing via sale of suitable parcels of land.
- Focus on apartment development and sale in Johor Bahru town centre.





BUSINESS OUTLOOK

- Despite global economic headwinds stemming from increased trade barriers and intensifying geopolitical conflicts, the property market outlook in Johor is expected to remain reasonably good, supported by the key infrastructure developments such as the ongoing Johor Bahru-Singapore Rapid Transit System ("RTS") Link and Johor-Singapore Special Economic Zone ("JS-SEZ").
 - Currently there are more than 350,000 Malaysians travelling across the Johor-Singapore Causeway daily. The 4.2 km RTS link will be the second rail link between Malaysia and Singapore upon its targeted completion date by end of 2026. The train will take 5 minutes to travel one way between Woodlands North station in Singapore and Bukit Chagar station in Johor Bahru. With such convenience in place, this ongoing RTS project will serve as a catalyst to revitalise Johor Bahru City Centre development and property developments within close vicinity to the Bukit Chagar terminal will benefit.
 - As the JS-JEZ is expected to significantly enhance the movement of people, goods, services, and capital, fostering increased economic activity and creating employment opportunities across the nine flagship zones. This is projected to attract population growth and drive demand across all property segments within the JS-SEZ.
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BUSINESS OUTLOOK (CONT.)

- With the announcement of Overnight Policy Rate cut by 25 basis point to 2.75% in July 2025, it will create a favourable environment for house buyers and investors hence making homeownership more affordable. Backed by proactive government initiatives, influx of foreign direct investments to Johor continues, further boosting demands for industrial properties in the years ahead.
- The Group will continue to monitor the evolving market environment amid persistent global economic uncertainties arising from increased trade barriers and intensifying geopolitical conflicts which will lead to material cost volatility and currency fluctuations. Domestically, minimum wage adjustments, subsidy rationalization for fuel and electricity and the expansion of service tax scope are expected to impact our cost structure.
- In response, we will adopt a prudent and market-sensitive approach, capitalising on our strategic land bank to focus on developments aligned with current demand trends. Emphasis will be placed on landed properties in high-growth corridors with strong infrastructure and connectivity, where we anticipate sustained demand.



BUSINESS OUTLOOK (CONT.)

- Our focus remains on strengthening operational resilience, driving cost optimisation, and ensuring that our development pipeline is aligned with market responsiveness. The property development and construction division will continue to be the main profit contributor for the Group.



APPENDIX



GROUP'S PERFORMANCE FOR THE PAST 3 YEARS

	2023	2024	2025	2Q2026*
Revenue (RM'000)	215,718	341,345	1,151,039	145,318
Profit Before Tax (RM'000)	38,409	79,514	701,161	43,045
Profit After Tax (RM'000)	25,875	57,028	528,098	32,083
Margin - Profit Before Tax (%)	17.81	23.29	60.92	29.62
- Profit After Tax (%)	11.99	16.71	45.88	22.08
Share Capital (RM'000)	299,572	299,572	302,744	305,022
Shareholders' fund (RM'000)	929,041	980,158	1,408,444	1, 401,145
Earning Per Share (sen)	2.93 #	6.76 #	62.79	2.78
PE Ratio (times)	39.9 #	40.7 #	2.2	
Return on Capital Employed (Pre-tax)	3.1%	6.1%	42.3%	
Return on Shareholders' equity (Pre-tax)	4.1%	8.1%	49.8%	
Return on Total Assets (Pre-tax)	2.8%	5.1%	34.6%	
Gearing (times)	0.31	0.36	0.14	0.13

Note:

* Based on unaudited 6 months results ended 31 July 2025.

Adjusted for subdivision of every 1 existing ordinary share into 3 ordinary shares ("Share Split") completed in September 2024.

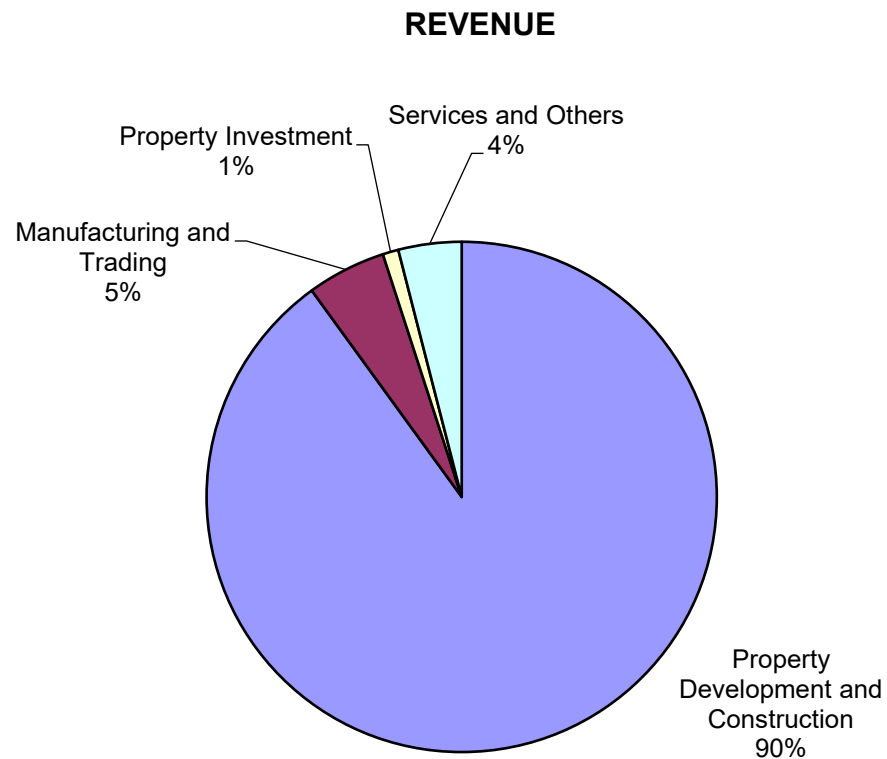
ANALYSIS BY SEGMENTS

	REVENUE		RESULTS		Margin	
	2025	2Q2026*	2025*	2Q2026*	2025*	2Q2026*
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	%	%
Property Development & Construction	1,053,301	88,574	707,018	18,423	67	21
Manufacturing & trading	60,738	33,981	(599)	22,037	(1)	65
Property investment	14,376	7,779	9,746	5,443	68	70
Services & others	74,278	38,835	44,147	23,680	59	61
Less: Inter-segment eliminations	(51,654)	(23,851)	(42,684)	(19,661)		
Unallocated expenses			(8,800)	(3,616)		
Finance cost			(7,667)	(3,261)		
TOTAL	1,151,039	145,318	701,161	43,045	61	30

Note:

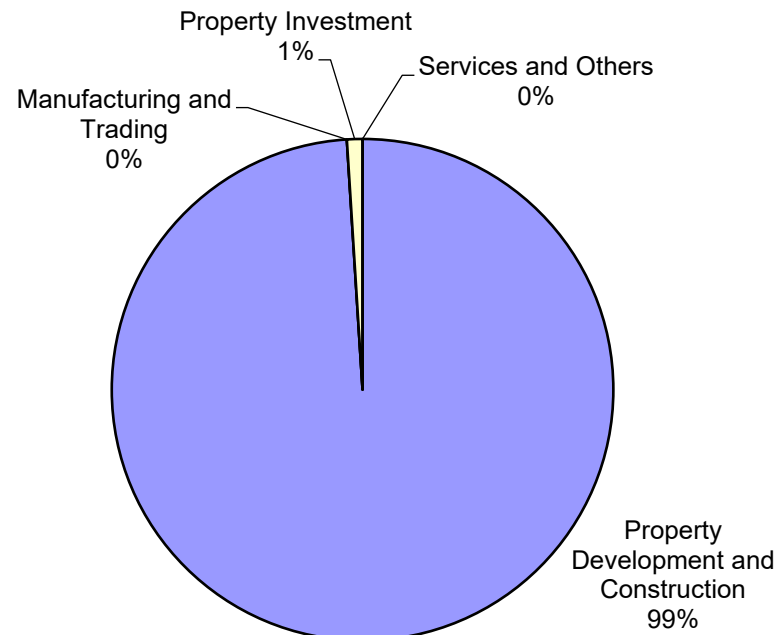
* Based on unaudited 6 months results ended 31 July 2025.

REVENUE BY SEGMENT (FY2025)



RESULTS BY SEGMENT (FY2025)

PROFIT (EBIT)



DIVIDEND PAYMENT RATIO (TIMES)

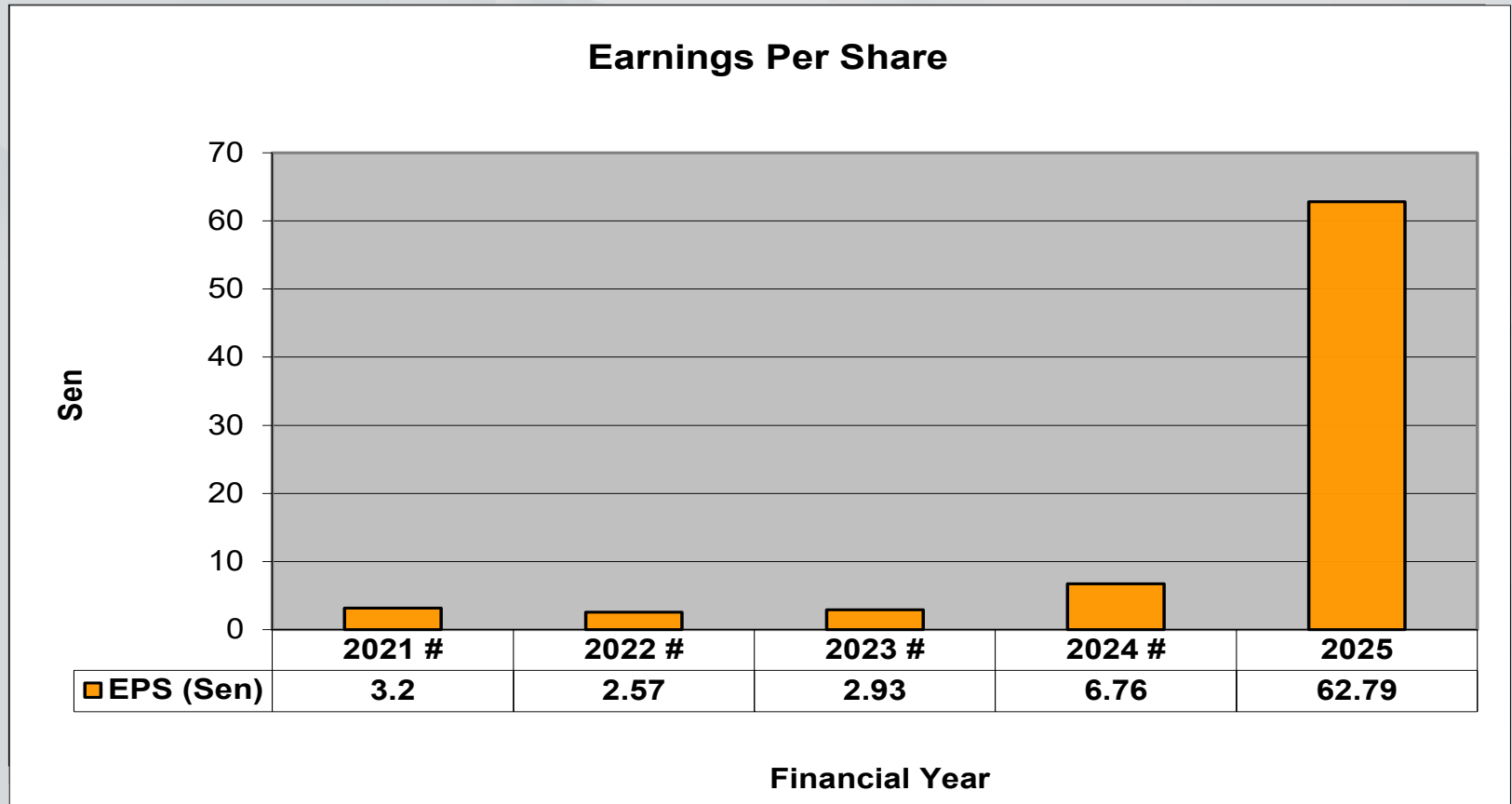
	2023	2024	2025*	2Q2026*
Profit Attributable (RM'000)	24,525	56,669	526,319	23,421
Net Dividend Declared (RM'000)	13,971	50,295	83,901	8,397
Dividend (Sen)	5.0	18.0	10.0	1.0
Dividend Yield (%)	4.3	6.5	7.1	
Dividend Pay-out (%)	57.0	88.8	15.9	
Market Price (RM)	1.17	2.75	1.41	1.20
NTA (RM)	1.11 #	1.17 #	1.68	1.67

Notes:

- Based on unaudited 6 months results ended 31 July 2025.

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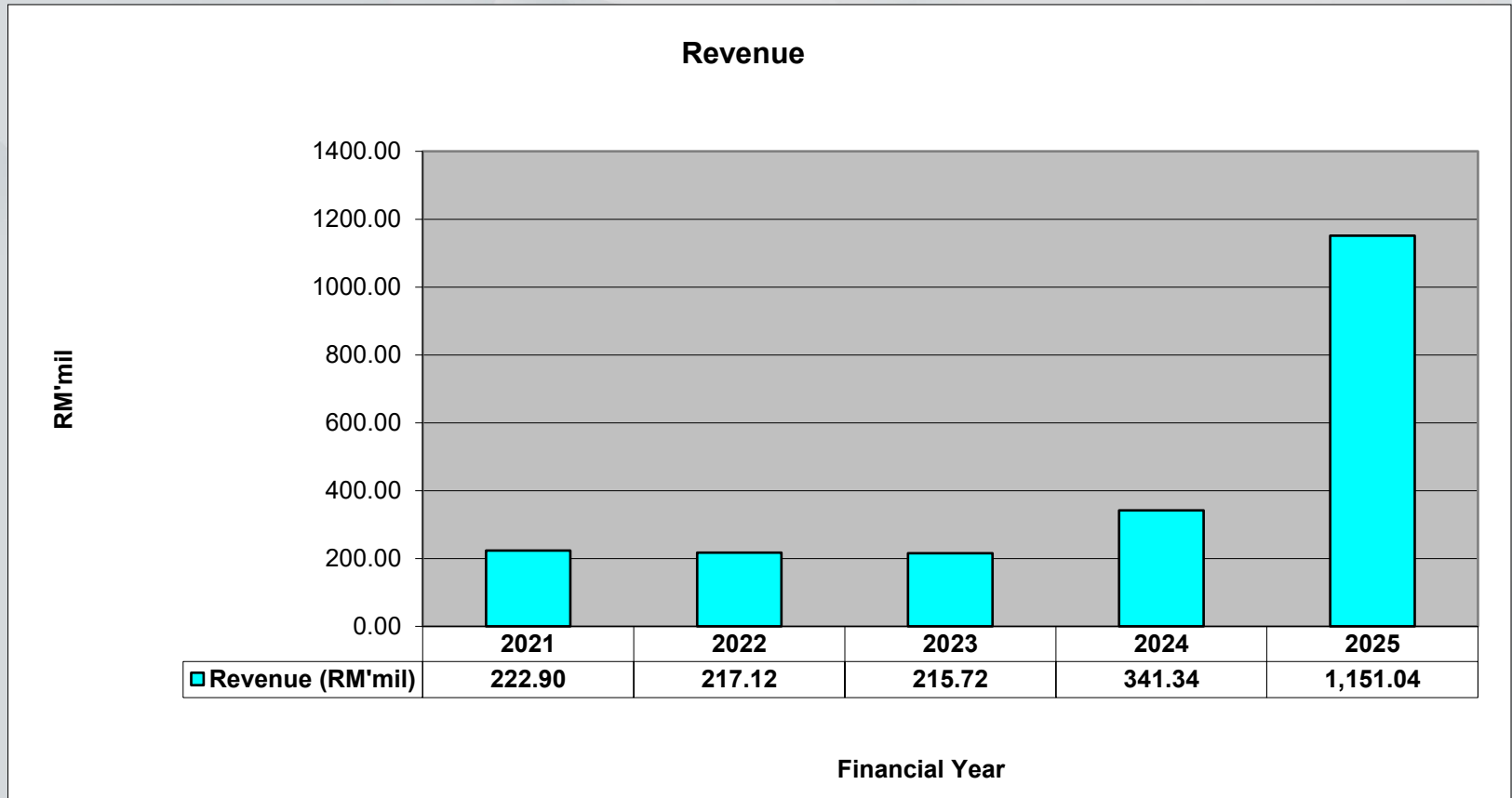
GROUP'S PERFORMANCE FOR THE PAST 5 YEARS



Notes:

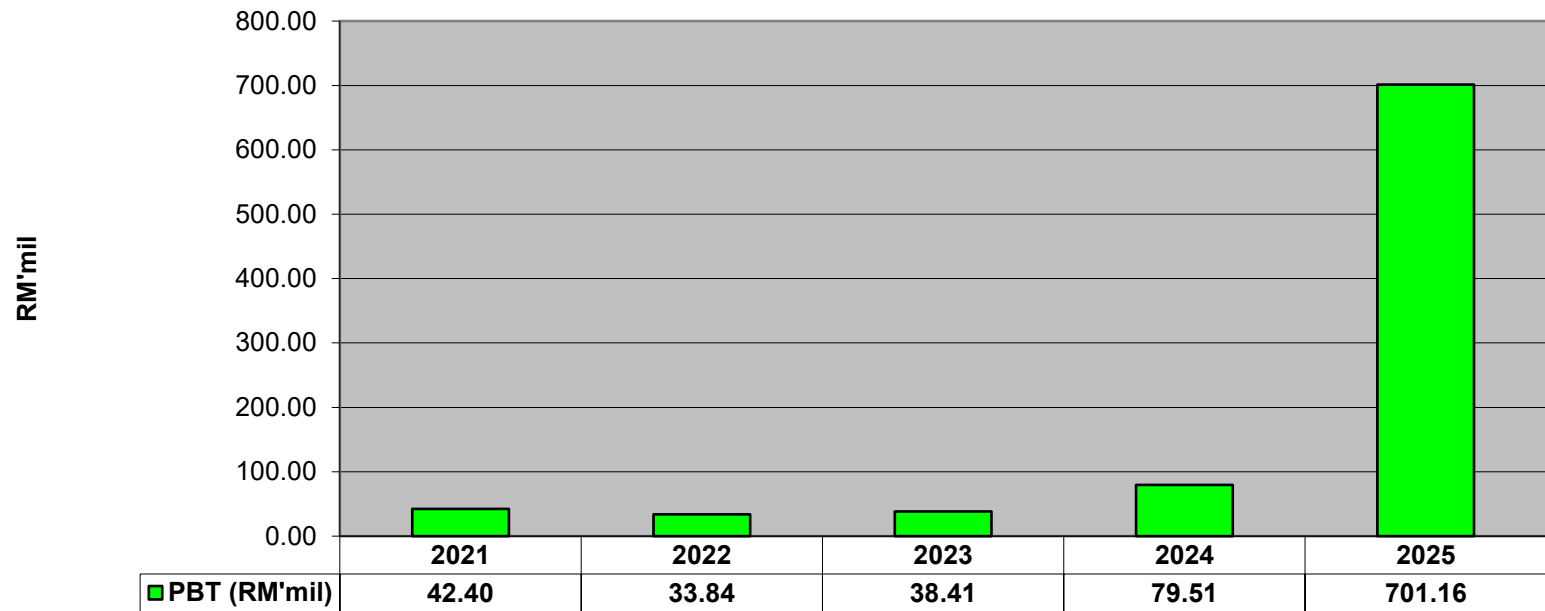
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GROUP'S PERFORMANCE FOR THE PAST 5 YEARS (CONT.)



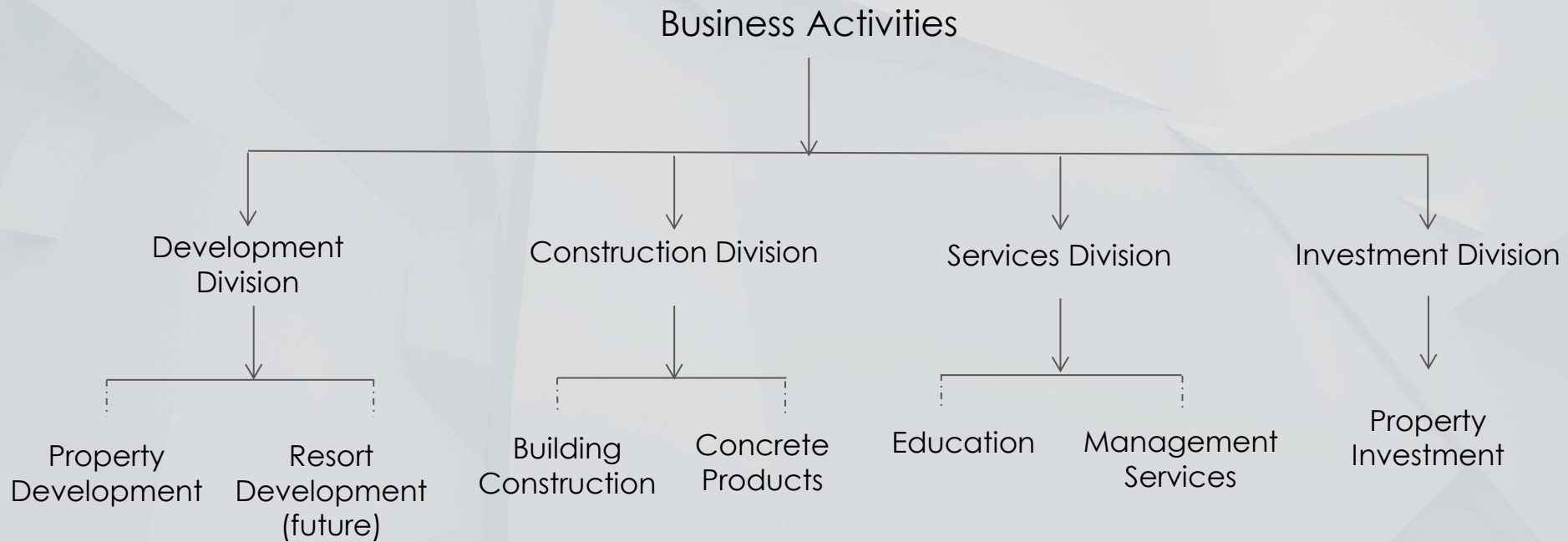
GROUP'S PERFORMANCE FOR THE PAST 5 YEARS (CONT.)

Profit Before Tax



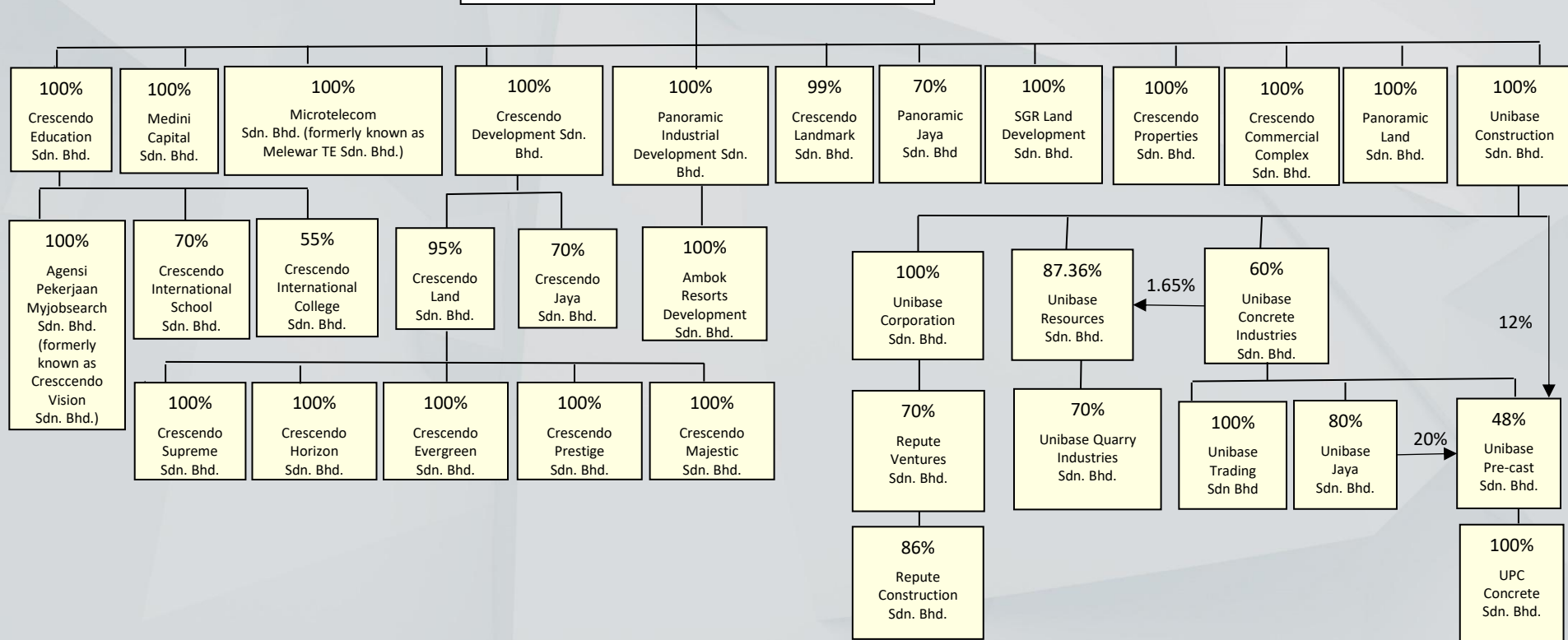
Financial Year

PRINCIPAL ACTIVITIES



GROUP STRUCTURE AS AT 31 JANUARY 2025

Crescendo Corporation Berhad



CORPORATE FACT SHEET

Listed On:	April 8, 1997 (Main Board)
Issued Shares: (30 September 2025)	846.0 mil
Market Capitalization as of 30 September 2025:	RM1.15 bil (@RM1.36)
Par Value Per Share:	RM1.00
NTA/Share: (31 July 2025)	RM1.67
Major Shareholders: (25 April 2025)	Sharikat Kim Loong Sendirian Berhad (68.35%) Amanahraya Trustees Berhad (1.62%) - Public Smallcap Fund Public Nominees (Tempatan) Sdn. Bhd. (1.37%) - Pledged Securities Account for Gooi Seong Heen (E-JBU) Citigroup Nominees (Tempatan) Sdn. Bhd. (1.35%) - Exempt an for OCBC Securities Private Limited (Client A/C-RES)
Financial Year End:	31 January

CORPORATE FACT SHEET (CONT.)

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THANK YOU

