

CRESCENDO CORPORATION BERHAD

199501030544 (359750-D)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING YEAR	CURRENT	PRECEDING YEAR
	YEAR	CORRESPONDING	YEAR	CORRESPONDING
	QUARTER	QUARTER	TO-DATE	PERIOD
	31.7.2026	31.7.2025	31.7.2026	31.7.2025
	RM'000	RM'000	RM'000	RM'000
Revenue	201,429	78,124	519,303	143,186
Cost of sales	(92,839)	(68,630)	(219,303)	(116,685)
Gross profit	108,590	9,494	300,000	26,501
Other income	7,421	38,885	14,806	48,293
Administration expenses	(16,486)	(15,347)	(31,441)	(29,704)
Finance costs	(2,126)	(1,834)	(3,932)	(3,261)
Profit before tax	97,399	31,198	279,433	41,829
Tax	(25,542)	(7,720)	(70,974)	(12,712)
Profit for the period	71,857	23,478	208,459	29,117
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	71,857	23,478	208,459	29,117
Profit attributable to:				
Owners of the Company	70,564	15,606	206,307	20,820
Non-controlling interests	1,293	7,872	2,152	8,297
	71,857	23,478	208,459	29,117
Total comprehensive income attributable to:				
Owners of the Company	70,564	15,606	206,307	20,820
Non-controlling interests	1,293	7,872	2,152	8,297
	71,857	23,478	208,459	29,117
Earnings per share attributable to owners of the Company:				
- Basic (sen)	8.35	1.85	24.41	2.47
- Diluted (sen)	8.30	1.84	24.35	2.47

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2026 and the accompanying explanatory notes attached to the interim financial statements.

CRESCENDO CORPORATION BERHAD

199501030544 (359750-D)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	AS AT 31.7.2026 RM'000	AS AT 31.1.2026 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	162,248	161,133
Right-of-use assets	2,970	3,129
Investment properties	345,312	347,626
Inventories	900,632	866,222
Deferred tax assets	67,498	54,306
	<u>1,478,660</u>	<u>1,432,416</u>
Current assets		
Inventories	229,739	238,920
Receivables	439,900	75,434
Contract assets	6,288	31,326
Contract cost assets	10,062	6,933
Prepaid operating expenditure	12,921	8,001
Tax recoverable	1,903	832
Short term funds	4,501	54,451
Cash and bank balances	48,428	86,584
	<u>753,742</u>	<u>502,481</u>
TOTAL ASSETS	<u>2,232,402</u>	<u>1,934,897</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	309,861	307,984
Treasury shares	(5,018)	(5,018)
Other reserves	2,796	2,556
Retained earnings	1,314,844	1,107,838
	<u>1,622,483</u>	<u>1,413,360</u>
Non-controlling interests	<u>41,699</u>	<u>45,866</u>
Total equity	<u>1,664,182</u>	<u>1,459,226</u>
Non-current liabilities		
Loans and borrowings	114,000	124,000
Deferred tax liabilities	23,893	23,534
	<u>137,893</u>	<u>147,534</u>
Current liabilities		
Payables	232,080	192,596
Contract liabilities	22,099	16,577
Loans and borrowings	95,042	51,266
Tax payable	81,106	17,059
Dividend payable	-	50,639
	<u>430,327</u>	<u>328,137</u>
Total liabilities	<u>568,220</u>	<u>475,671</u>
TOTAL EQUITY AND LIABILITIES	<u>2,232,402</u>	<u>1,934,897</u>
Net assets per share (RM)	<u>1.92</u>	<u>1.67</u>

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2026 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to owners of the Company						
	Non-distributable			Distributable			Non-
	Total Equity RM'000	Total RM'000	Share Capital RM'000	Other Reserves RM'000	Retained Earnings RM'000	Treasury Shares RM'000	Controlling Interests RM'000
6 months ended 31 July 2026							
Balance as at 1 February 2026	1,459,226	1,413,360	307,984	2,556	1,107,838	(5,018)	45,866
Total comprehensive income	208,459	206,307	-	-	206,307	-	2,152
Transactions with owners							
Issue of shares pursuant to exercise of ESOS	1,685	1,685	1,878	(193)	-	-	-
ESOS share options expense	433	433	-	433	-	-	-
Acquisition of interests in subsidiaries	(3,335)	699	-	-	699	-	(4,034)
Redemption of preference shares in a subsidiary	(297)	-	-	-	-	-	(297)
Dividend paid to non-controlling interests	(1,689)	-	-	-	-	-	(1,689)
Preference shares dividend paid to non-controlling interests	(300)	-	-	-	-	-	(300)
Total transactions with owners	(3,503)	2,817	1,878	240	699	-	(6,320)
Balance as at 31 July 2026	1,664,182	1,622,483	309,861	2,796	1,314,844	(5,018)	41,699
6 months ended 31 July 2025							
Balance as at 1 February 2025	1,459,975	1,408,444	302,744	1,103	1,109,615	(5,018)	51,531
Total comprehensive income	32,083	23,421	-	-	23,421	-	8,662
Transactions with owners							
Issue of shares pursuant to exercise of ESOS	2,046	2,046	2,278	(232)	-	-	-
ESOS share options expense	895	895	-	895	-	-	-
Preference shares dividend paid to non-controlling interests	(270)	-	-	-	-	-	(270)
Dividends	(33,661)	(33,661)	-	-	(33,661)	-	-
Total transactions with owners	(30,990)	(30,720)	2,278	663	(33,661)	-	(270)
Balance as at 31 July 2025	1,461,068	1,401,145	305,022	1,766	1,099,375	(5,018)	59,923

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2026 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	6 MONTHS ENDED	
	31.7.2026	31.7.2025
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers	174,736	254,546
Cash paid to suppliers and employees	(209,393)	(151,079)
Cash (used in)/generated from operations	(34,657)	103,467
Interest received	1,697	4,765
Interest paid	(3,838)	(3,663)
Tax paid	(20,831)	(73,397)
Net cash (used in)/from operating activities	(57,629)	31,172
Cash flows from investing activities		
Acquisition of right-of-use assets, investment properties and property, plant and equipment	(10,194)	(23,966)
Acquisition of additional shares in subsidiaries	(5,519)	-
Proceeds from disposal of shares in a subsidiary	2,184	-
Decrease in pledged bank balances	275	-
Increase in pledged bank balances	-	(22)
Investment in short term funds	(3,605)	(48,190)
Proceeds from disposal of short term funds	53,645	44,899
Proceeds from disposal of property, plant and equipment	426	5,762
Net cash from/(used in) investing activities	37,212	(21,517)
Cash flows from financing activities		
Proceeds from issuance of shares	1,685	2,046
Payment of redemption of preference shares to non-controlling interests	(297)	-
Proceeds from loans and borrowings	48,000	-
Repayment of loans and borrowings	(10,000)	(10,271)
Dividend paid	(50,639)	(33,661)
Dividends paid to non-controlling interests	(1,989)	(270)
Net cash used in financing activities	(13,240)	(42,156)
Net change in cash and cash equivalents	(33,657)	(32,501)
Cash and cash equivalents at the beginning of the financial period	75,450	157,333
Cash and cash equivalents at the end of the financial period	41,793	124,832
Cash and cash equivalents at the end of the financial period		
Deposits with licensed banks and other financial institution	8,793	67,509
Cash and bank balances	39,635	64,159
Bank overdrafts	(5,042)	(4,994)
	43,386	126,674
Less: Pledged bank balances	(1,593)	(1,842)
	41,793	124,832

The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2026 and the accompanying explanatory notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES

A1 Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 January 2026. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 January 2026.

The accounting policies adopted are consistent with those of the previous financial year except for the Group has applied the following accounting pronouncements for the first time for the financial year beginning on 1 February 2026:

Amendments to MFRS 9 and MFRS 7 'Amendments to the Classification and Measurement of Financial Instruments'
Annual Improvements to MFRS Accounting Standards - Volume 11

The accounting pronouncements listed above did not have significant impact on the amounts recognised in prior financial year and current financial year and are not expected to significantly affect the future financial years except for the following set out below:

Amendments to MFRS 9 and MFRS 7 'Amendments to the Classification and Measurement of Financial Instruments':

- require financial assets to be derecognised on the date the contractual rights to the cash flows expire and financial liabilities to be derecognised when obligation under the contract is discharged (i.e. the settlement date). In addition, there is an optional exception to derecognise financial liabilities before the settlement date for settlement using electronic payment (if specified criteria are met);
- clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest ("SPPI") criterion;
- add new disclosures for certain instruments with contractual terms that can change cash flows (such as some financial instruments with features linked to the achievement of environment, social and governance targets); and
- update the disclosures for equity instruments designated at fair value through other comprehensive income ("FVOCI").

Certain new accounting standards and amendments to accounting standards have been published that are not mandatory for 31 January 2027 reporting periods and have not been early adopted by the Group, as set out below:

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

These new and amendments standards are not expected to have a significant effect on the financial statements of the Group except for the following set out below:

MFRS 18 'Presentation and Disclosure in Financial Statements' replaces MFRS 101 'Presentation of Financial Statements'.

- The new MFRS introduces a new structure of profit or loss statement.
 - a) Income and expenses are classified into 3 new main categories:
 - i. Operating category which typically includes results from the main business activities;
 - ii. Investing category that presents the results of investments in associates and joint ventures and other assets that generate a return largely independently of other resources; and
 - iii. Financing category that presents income and expenses from financing liabilities.
 - b) Entities are required to present two new specified subtotals: 'Operating profit or loss' and 'Profit or loss before financing and income taxes'.
- Management-defined performance measures are disclosed in a single note and reconciled to the most similar specified subtotal in MFRS Accounting Standards.
- Changes to the guidance on aggregation and disaggregation which focus on grouping items based on their shared characteristics.

A2 Audit qualification

The auditor's report of the preceding annual financial statements of the Group did not contain any qualification.

A3 Seasonal or cyclical factors

There were no significant seasonal factors affecting the operations of the Group. However, the economic cyclical factors will have an impact on property development and construction sector.

A4 Unusual items

There were no unusual items that have material effects on the assets, liabilities, equity, net income or cash flows for the current financial year-to-date.

A5 Material changes in estimates

There were no changes in estimates that have had a material effect in the current quarter results.

A6 Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year-to-date except for:

- (a) the Company had repaid RM10 million of Medium Term Notes ("MTN") under its existing MTN Programme.
- (b) issuance of 1,579,200 new ordinary shares pursuant to the exercise of 1,579,200 options at an average exercise price of RM1.07 under the Executives' Share Option Scheme ("ESOS") for cash totalling RM1,684,977 for working capital.

As at 31 July 2026, the Company held a total of 4,416,400 of its 850,066,394 issued ordinary shares as treasury shares.

As at 31 July 2026, the unexercised number of ESOS was 33,578,300.

A7 Dividends paid

The dividend paid during the financial period ended 31 July 2026 was a special single tier dividend of 6 sen per share in respect of financial year 2026, paid on 10 February 2026.

A8 Segmental information

	<u>Revenue</u>		<u>Results</u>	
	6 months ended		6 months ended	
Major segments by activity:-	31.7.2026	31.7.2025	31.7.2026	31.7.2025
	RM'000	RM'000	RM'000	RM'000
Property development and construction	463,739	95,777	272,107	19,379
Manufacturing and trading	21,237	33,981	1,007	22,037
Property investment	11,112	7,779	7,338	5,177
Services	40,109	29,500	29,347	21,774
	<u>536,197</u>	<u>167,037</u>	<u>309,799</u>	<u>68,367</u>
Inter-segment eliminations	(16,894)	(23,851)	(22,393)	(19,661)
	<u>519,303</u>	<u>143,186</u>	<u>287,406</u>	<u>48,706</u>
Unallocated expenses			(4,041)	(3,616)
Finance costs			(3,932)	(3,261)
Profit before tax			<u>279,433</u>	<u>41,829</u>

A9 Valuation of non-current assets

The valuations of property, plant and equipment, and investment properties stated in the previous annual financial statements have been brought forward without amendment.

A10 Changes in the composition of the Group

There were no changes in the composition of the Group for the current financial year-to-date including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring or discontinuing of operations except for:

- (a) A previously indirectly 50.4%-owned subsidiary of the Company, Unibase Pre-Cast Sdn. Bhd. ("UPC"), had on 18 March 2026 incorporated Unibase Pre-cast Pte. Ltd. in Singapore with an issued and paid-up share capital of SGD1.00, comprising 1 ordinary share, which is wholly owned by UPC.
- (b) A 60%-owned subsidiary of the Company, Unibase Concrete Industries Sdn. Bhd. ("UCI"), had on 27 July 2026 acquired from Unibase Jaya Sdn. Bhd. ("UJSB"), its previously 80%-owned subsidiary, a total of 250,000 ordinary shares representing 20% equity interest in UPC, for a total consideration of RM9.50 million, making UPC its 68%-owned subsidiary. As a result, the Company's effective interest in UPC increased from 50.4% to 52.8%.
- (c) UCI, had on 28 July 2026 acquired from a minority shareholder a total of 200,000 ordinary shares representing 20% equity interest in UJSB, for a total consideration of RM1.46 million, making UJSB its wholly-owned subsidiary. As a result, the Company's effective interest in UJSB increased from 48.0% to 60.0%.
- (d) Repute Ventures Sdn. Bhd. ("RVSB") had on 28 July 2026 disposed 390,000 ordinary shares representing 26% equity interest in Repute Construction Sdn. Bhd. ("RCSB"), a previously 86%-owned subsidiary of RVSB, to minority shareholders for a consideration of RM2,184,000. As a result, the Company's effective interest in RCSB decreased from 60.2% to 60%.
- (e) Unibase Corporation Sdn. Bhd., a wholly-owned subsidiary of Unibase Construction Sdn. Bhd., had on 28 July 2026 acquired from minority shareholders a total of 30,000 ordinary shares representing 30% equity interest in RVSB for a consideration of RM1,980,000, making RVSB its wholly-owned subsidiary. As a result, the Company's effective interest in RVSB increased from 70% to 100%.
- (f) Crescendo Education Sdn. Bhd., a wholly-owned subsidiary of the Company, had on 30 July 2026 acquired from a minority shareholder a total of 350,000 ordinary shares representing 35% equity interest in Crescendo International College Sdn. Bhd. ("CIC") for a consideration of RM2,079,000. As a result, the Company's effective interest in CIC increased from 55% to 90%.

A11 Material subsequent events

As at 23 September 2026, there were no material subsequent events that have not been reflected in the financial statements for the current financial year-to-date.

A12 Contingent liabilities or Contingent assets

The Group has no material contingent liabilities or contingent assets as at the end of the current financial year-to-date.

A13 Capital Commitments

The capital commitments of the Group as at 31 July 2026 are as follows:

Contracted but not accounted for
- Property, plant and equipment

RM'000

1,447

PART B - ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA

B1 Financial review for current quarter and financial year to date

	Individual Quarter			Cumulative Quarter		
	Current Year	Preceding Year	Changes	Current Year	Preceding Year	Changes
	Quarter	Corresponding Quarter		To-date	Period	
	31.7.2026	31.7.2025		31.7.2026	31.7.2025	
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue	201,429	78,124	158%	519,303	143,186	263%
Earnings before interest, tax, depreciation and amortisation	102,593	35,385	190%	289,430	49,829	481%
Profit before interest and tax	99,525	33,032	201%	283,365	45,090	528%
Profit before tax	97,399	31,198	212%	279,433	41,829	568%
Profit after tax	71,857	23,478	206%	208,459	29,117	616%
Profit attributable to owners of the Company	70,564	15,606	352%	206,307	20,820	891%

The Group's revenue and profit before tax for the current financial year-to-date recorded RM519.3 million and RM279.4 million respectively, mainly contributed by the data center land sales in Kota Cemerlang Industrial Park ("KCIP") (formerly known as Bandar Cemerlang Industrial Park) and Nusa Cemerlang Industrial Park ("NCIP"), which were recognised in the first and second quarters of the financial year respectively.

Performance analysis of the Group's operating segments are as follows:

	Revenue			
	Quarter ended		Year-to-date ended	
	31.7.2026	31.7.2025	31.7.2026	31.7.2025
	RM'000	RM'000	RM'000	RM'000
Property development and construction	173,565	57,227	463,739	95,776
Manufacturing and trading	11,518	19,240	21,237	33,981
Property investment	6,235	3,992	11,112	7,779
Services	17,047	13,800	40,109	29,501
	<u>208,365</u>	<u>94,259</u>	<u>536,197</u>	<u>167,037</u>

	Operating profit			
	Quarter ended		Year-to-date ended	
	31.7.2026	31.7.2025	31.7.2026	31.7.2025
	RM'000	RM'000	RM'000	RM'000
Property development and construction	97,487	9,542	272,107	19,379
Manufacturing and trading	644	20,976	1,007	22,037
Property investment	3,946	2,786	7,338	5,177
Services	11,568	10,681	29,347	21,774
	<u>113,645</u>	<u>43,985</u>	<u>309,799</u>	<u>68,367</u>

Property development and construction operation

The Group's revenue and operating profit were RM463.7 million and RM272.1 million respectively for the current financial year-to-date, mainly contributed by the data center land sales in KCIP and NCIP, which were recognised in the first and second quarters of the financial year respectively.

The property development and construction division remains as the major contributor to the Group's revenue and profit.

Manufacturing and trading operation

The decreases in revenue and operating profit for the current quarter and current financial year-to-date were mainly attributable to lower pre-cast operation activities due to the relocation of the factory.

The high operating profit recorded in the corresponding periods of the preceding financial year was mainly due to the gain of disposal of land amounting to RM29.9 million recognised in the second quarter of the preceding financial year.

Property investment operation

The increases in revenue and operating profit for the current quarter and current financial year-to-date were mainly contributed by the addition of rented units.

Services

The increases in revenue and operating profit were mainly driven by higher management fees. This was in line with the increase in business activities in property development and construction division, where the management fees are charged base on the turnover of the respective divisions. The international school also contributed higher revenue and operating profit.

B2 Financial review for current quarter compared with immediate preceding quarter

	Current Quarter 31.7.2026 RM'000	Immediate Preceding Quarter 30.4.2026 RM'000	Changes %
Revenue	201,429	317,874	-37%
Earnings before interest, tax, depreciation and amortisation	102,593	186,837	-45%
Profit before interest and tax	99,525	183,840	-46%
Profit before tax	97,399	182,034	-46%
Profit after tax	71,857	136,602	-47%
Profit attributable to owners of the Company	70,564	135,743	-48%

For the current quarter ended 31 July 2026, the Group recorded revenue and profit before tax of RM201.4 million and RM97.4 million respectively, primarily attributable to the recognition of a data center land sale in NCIP during the current quarter. Whereas the revenue of RM317.9 million and profit before tax of RM182.0 million recorded in the immediate preceding quarter were mainly attributable to the recognition of a data center land sale in KCIP during the last quarter.

B3 Group's Prospect

The operating environment is expected to remain challenging due to ongoing geopolitical tensions, volatility in global supply chains and energy markets as well as rising construction costs.

With the Johor-Singapore Special Economic Zone (JS-SEZ) continuing to attract new investment and stimulating economic growth in the country's southern region plus the key infrastructure developments such as the Johor Bahru - Singapore Rapid Transit System ("RTS") Link which will significantly enhance cross-border connectivity and commuter mobility, we are optimistic about the property market outlook in Johor.

The current relatively low Overnight Policy Rate has created a favourable environment for house buyers and investors hence making homeownership more affordable. The Government initiatives and steady foreign direct investment inflows into Johor are expected to maintain a healthy demand for the industrial properties in the years ahead.

The Group will monitor closely the market situation and implement appropriate measures, where necessary, to mitigate potential impacts on its operations. The Group will adopt a prudent approach by leveraging on its strategic land bank to develop properties that meet market needs and manage the rising cost. We remain focused on strengthening resilience, optimising cost management, and pursuing market responsive development.

As at 31 July 2026, the Group's land bank, including those under development, is as follows:

<u>Location</u>	<u>Type of development</u>	<u>Acres</u>
Bandar Cemerlang	Mixed	827
Kota Cemerlang Industrial Park	Industrial	<N1> 384
Taman Perindustrian Cemerlang	Industrial	9
Taman Desa Cemerlang	Residential & Commercial	37
Taman Dato' Chellam	Residential & Commercial	6
Nusa Cemerlang Industrial Park	Industrial	<N2> 2
Tanjung Senibong	Residential & Commercial	215
Jalan Senyum, Johor Bahru	Residential	3
Mukim Jeram Batu, Pontian	Industrial	135
Ambok	Residential	794
Others	Residential & Commercial	7
		<u>2,419</u>

The development landbank above represents gross land.

<N1> Excluding 142.36 acres of net land sold via three conditional Sale & Purchase Agreements with one of which had become unconditional on 27 April 2026.

<N2> Excluding 22.55 acres of net land sold via one conditional Sale & Purchase Agreement which had become unconditional on 3 July 2026.

The Group has launched 167 units of mid to high-end market landed residential properties at Bandar Cemerlang and 24 units of RMMJ Type B at Taman Dato' Chellam with a total gross development value ("GDV") of RM167 million during the current financial year-to-date. In our effort to continue developing landed properties, we plan to launch 18 units of semi-detached factories at KCIP with a total GDV of RM115 million within the next one year.

Based on the locked-in sales and land sales at NCIP and KCIP, the Board expects the Group to continue to perform reasonably well in FY2027 notwithstanding the ongoing geopolitical and economic uncertainties.

B4 Variance of actual profit from forecast profit and shortfall in profit guarantee

This is not applicable.

B5 Tax

	Current Quarter Ended 31.7.2026 RM'000	Financial Year-to-date Ended 31.7.2026 RM'000
Current Tax		
Income Tax:		
Current year	25,040	83,573
Capital Gains Tax	234	234
Deferred Tax:		
Relating to origination and reversal of temporary difference	268	(12,833)
	<u>25,542</u>	<u>70,974</u>

The effective tax rates for the current quarter and financial year-to-date were higher than the income tax rate of 24% mainly due to certain expenses which are not tax deductible.

B6 Status of corporate proposals

The corporate proposals announced but not completed as at 23 September 2026 are as follows:-

- (a) Panoramic Industrial Development Sdn Bhd ("PID"), a wholly-owned subsidiary of the Company, had on 27 January 2025 entered into a conditional sale and purchase agreement ("SPA") for the disposal of freehold vacant land in NCIP for a cash consideration of RM119.83 million. The SPA had become unconditional on 3 July 2026.
- (b) CDSB had on 14 November 2025 entered into a conditional SPA for the disposal of freehold vacant land in KCIP for a total cash consideration of RM200.88 million. On 22 September 2026, CDSB entered into a third addendum to the SPA to further extend the SPA Extended Conditional Period to 30 September 2026.
- (c) CDSB had on 9 April 2026 entered into a conditional SPA for the disposal of freehold vacant land in KCIP for a total cash consideration of RM346.53 million.

B7 Group borrowings and debt securities

- (a) The Group loans and borrowings were as follows:

	<u>As at 31 July 2026</u>		
	Long term	Short term	Total
	RM'000	RM'000	RM'000
Secured:			
Bank overdrafts	-	5,042	5,042
Revolving credit	-	50,000	50,000
Term Loans	54,000	-	54,000
Medium Term Notes	60,000	40,000	100,000
	<u>114,000</u>	<u>95,042</u>	<u>209,042</u>

	<u>As at 31 July 2025</u>		
	Long term	Short term	Total
	RM'000	RM'000	RM'000
Secured:			
Bank overdrafts	-	4,994	4,994
Revolving credit	-	1,000	1,000
Term Loans	55,444	542	55,986
Medium Term Notes	100,000	20,000	120,000
	<u>155,444</u>	<u>26,536</u>	<u>181,980</u>

- (b) The increase in loans and borrowings was mainly due to drawdown of revolving credit.
- (c) As at 31 July 2026, the weighted average interest rate of loan and borrowings ranged from 3.7% to 7.5% (31.7.2025: 3.7% to 7.5%). Approximately 48% (31.7.2025: 66%) of the loans and borrowings are at fixed rate of interest.

B8 Material litigation

As at 23 September 2026, there was no material litigation since the date of the last annual statement of financial position.

B9 Dividend

- (a) The Board is pleased to declare an interim single tier dividend of 2 sen per share in respect of the financial year ending 31 January 2027.
- (i) amount per share : 2 sen interim single tier;
 - (ii) previous corresponding period : 1 sen interim single tier;
 - (iii) date of payment: 12 November 2026; and
 - (iv) in respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at 23 October 2026.
- (b) Total dividend for the current financial year-to-date : 2 sen interim single tier per share.

B10 Earnings per share ("EPS")

- (a) Basic earnings per share ("Basic EPS")

Basic earnings per share is calculated by dividing profit net of tax for the period/year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period/year, excluding treasury shares held by the Company.

	Current Quarter Ended 31.7.2026	Financial Year-to-date Ended 31.7.2026
Profit net of tax attributable to owners of the Company (RM'000)	70,564	206,307
Weighted average number of ordinary shares in issue ('000)	845,524	845,218
Basic EPS (Sen)	8.35	24.41

- (b) Diluted earnings per share ("Diluted EPS")

Diluted earnings per share is calculated by dividing profit net of tax for the period/year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the year, excluding treasury shares held by the Company, plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

	Current Quarter Ended 31.7.2026	Financial Year-to-date Ended 31.7.2026
Profit net of tax attributable to owners of the Company (RM'000)	70,564	206,307
Weighted average number of ordinary shares in issue ('000)	845,524	845,218
Adjustment for dilutive effect of share options ('000)	4,470	2,040
Adjusted weighted average number of shares for Diluted EPS ('000)	849,994	847,258
Diluted EPS (Sen)	8.30	24.35

B11 Notes to the statement of comprehensive income

	Current Quarter Ended 31.7.2026 RM'000	Financial Year-to-date Ended 31.7.2026 RM'000
(a) Interest income	1,364	1,677
(b) Other income including investment income	5,916	13,053
(c) Interest expenses	(2,126)	(3,932)
(d) Depreciation and amortisation	(3,068)	(6,065)
(e) (Provision for and write off) / write back of receivables	7	(12)
(f) (Provision for and write off) / write back of inventories	-	(141)
(g) Gain or (loss) on disposal of quoted or unquoted investments or properties	-	-
(h) Impairment of assets	-	-
(i) Foreign exchange gain or (loss)	134	63
(j) Gain or (loss) on derivatives	-	-
(k) Exceptional items	-	-