

12. FINANCIAL INFORMATION

12.1 HISTORICAL FINANCIAL INFORMATION

The historical combined and consolidated financial information for the Financial Periods Under Review presented below have been extracted from the Accountants' Report included in **Section 13** of this Prospectus. Our combined and consolidated financial statements have been prepared in accordance with the MFRS and IFRS.

12.1.1 Combined and Consolidated Statements of Profit or Loss and Other Comprehensive Income

The table below sets out our historical combined and consolidated statements of profit or loss and other comprehensive income:

	<----- Audited ----->			Unaudited	Audited
	FYE 2023	FYE 2024	FYE 2025	FPE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	500,172	617,384	745,792	386,881	417,949
Cost of sales	(337,657)	(368,949)	(437,404)	(237,382)	(251,053)
GP	162,515	248,435	308,388	149,499	166,896
Other income	11,787	1,974	13,389	1,529	6,192
Administrative expenses	(27,186)	(30,791)	(40,113)	(13,099)	(24,522)
Selling and promotion expenses	(15,583)	(31,122)	(38,450)	(21,174)	(19,943)
Other expenses	(2,128)	(3,088)	(4,079)	(2,040)	(2,964)
Finance costs	(7,952)	(9,210)	(12,879)	(5,586)	(8,355)
Net (impairment losses) / reversal of impairment losses on financial assets	(15)	735	-	-	-
Share of net (losses)/profit of an equity accounted associate	(1,657)	(119)	239	310	275
Share of net losses of equity accounted joint ventures	-	(8)	(432)	(87)	(185)
PBT	119,781	176,806	226,063	109,352	117,394
Tax expense	(26,539)	(42,510)	(54,241)	(28,120)	(30,388)
PAT	93,242	134,296	171,822	81,232	87,006
PAT/Total comprehensive income attributable to:					
Owners of the Company	87,669	125,360	158,666	72,126	80,873
Non-controlling interests	5,573	8,936	13,156	9,106	6,133
	93,242	134,296	171,822	81,232	87,006
Supplementary financial information					
GP margin ⁽¹⁾ (%)	32.5	40.2	41.4	38.6	39.9
PBT margin ⁽²⁾ (%)	23.9	28.6	30.3	28.3	28.1
PAT margin ⁽³⁾ (%)	18.6	21.8	23.0	21.0	20.8
Effective tax rate ⁽⁴⁾ (%)	22.2	24.0	24.0	25.7	25.9
Basic and diluted EPS ⁽⁵⁾ (sen)	3.7	5.3	6.7	3.1	3.4

Notes:

(1) Computed based on GP divided by revenue.

(2) Computed based on PBT divided by revenue.

12. FINANCIAL INFORMATION (CONT'D)

- (3) Computed based on PAT divided by revenue.
- (4) Computed based on tax expenses divided by PBT.
- (5) Computed based on PAT attributable to the owners of the Company divided by enlarged number of 2,360,000,000 Shares.

12.1.2 Selected Combined and Consolidated Statements of Financial Position

	<----- Audited ----->			
	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000
Total non-current assets	798,898	777,493	824,407	869,440
Total current assets	561,265	816,889	1,143,237	1,194,875
Total assets	1,360,163	1,594,382	1,967,644	2,064,315
Total non-current liabilities	567,272	491,438	660,768	646,887
Total current liabilities	297,768	485,255	506,599	530,145
Total liabilities	865,040	976,693	1,167,367	1,177,032
Net assets	495,123	617,689	800,277	887,283
Share capital	10	419,960	463,159	499,083
Invested capital	7,000	-	-	-
Merger deficit	-	(53,395)	(53,395)	(53,395)
Retained profits	448,028	213,053	354,223	413,583
Equity attributable to owners of the Company	455,038	579,618	763,987	859,271
Non-controlling interests	40,085	38,071	36,290	28,012
Total equity	495,123	617,689	800,277	887,283
Other selected financial data				
Total bank borrowings	368,704	388,760	665,850	684,131
Gearing ratio ⁽¹⁾	0.7	0.6	0.8	0.8

Note:

- (1) Computed based on total bank borrowings divided by total equity.

12. FINANCIAL INFORMATION (CONT'D)**12.2 CAPITALISATION AND INDEBTEDNESS**

The table below sets out our capitalisation and indebtedness as at 30 April 2026 after adjusting for the effects of the Public Issue and the utilisation of proceeds.

	Unaudited		After Utilisation of Proceeds
	As at 30 April 2026	After Public Issue	
	RM'000	RM'000	RM'000
Indebtedness			
<u>Current</u>			
Term loans	71,419	71,419	71,419
Bank overdraft	8,250	8,250	8,250
Hire purchase payables	980	980	980
	80,649	80,649	80,649
<u>Non-current</u>			
Term loans	567,911	567,911	567,911
Hire purchase payables	1,583	1,583	1,583
	569,494	569,494	569,494
Total Indebtedness	650,143	650,143	650,143
Capitalisation			
Share capital	500,029	[•]	[•]
Merger deficit	(53,395)	(53,395)	(53,395)
Retained profits	442,765	442,765	[•]
Non-controlling interests	28,589	28,589	28,589
Total Capitalisation	917,988	[•]	[•]
Total capitalisation and indebtedness	1,568,131	[•]	[•]
Gearing ratio (times)⁽¹⁾	0.7	[•]	[•]

Note:

(1) Computed based total indebtedness divided by total capitalisation.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

12.3 MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

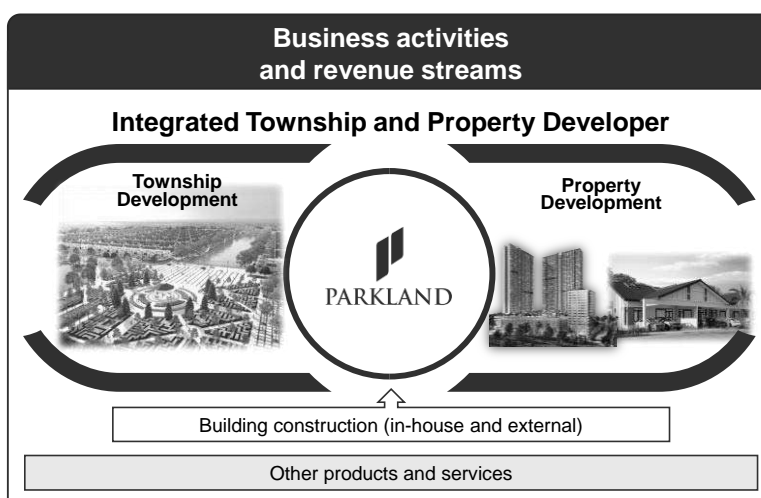
The following management's discussion and analysis of our Group's financial conditions and results of operations for the Financial Periods Under Review should be read in conjunction with the combined and consolidated financial statements of our Group and the accompanying notes as set out in the Accountants' Report included in **Section 13** of this Prospectus.

There are no accounting policies which are peculiar to our Group.

12.3.1 Overview of our business

We are primarily an integrated township and property developer, focusing on both master-planned township projects and standalone developments, supported by our in-house building construction capabilities.

In addition, we are involved in providing other products and services including property leasing, building construction services and the wholesale of coconut from our coconut plantation.



For the Financial Periods Under Review, we were also involved in the retail sale of petrol, diesel, and merchandise products through our petrol station operations, as well as the supply of building materials. However, as at LPD, we are no longer involved in the retail sale of petrol, diesel, and merchandise products in view of the disposal of our subsidiaries, namely Pentagon Petro, Pentagon Fuels and Pentagon Hybrid (formerly known as Parkland Energy, Parkland Fuels and Parkland Hybrid respectively) in February 2026. We have also ceased the supply of building materials as at the LPD.

Please refer to **Section 7** of this Prospectus for further details on our business operations.

12.3.2 Overview of our results of operations

For the Financial Periods Under Review, our revenue was derived from the following:

(i) Integrated township and property development

- Revenue from the township and property development in progress (ongoing development during the respective financial period) is recognised over the period of the contract by reference to the progress towards the complete satisfaction of the performance obligation at the end of the reporting period. This is measured based on the value transferred by our Group to the customer to the satisfaction of the performance obligation. The stage of completion is determined by reference to the survey of work performed.
- Revenue from the inventory sales of completed units is recognised at a point in time upon delivery of completed units, where the control of the completed units has been passed to the buyer.

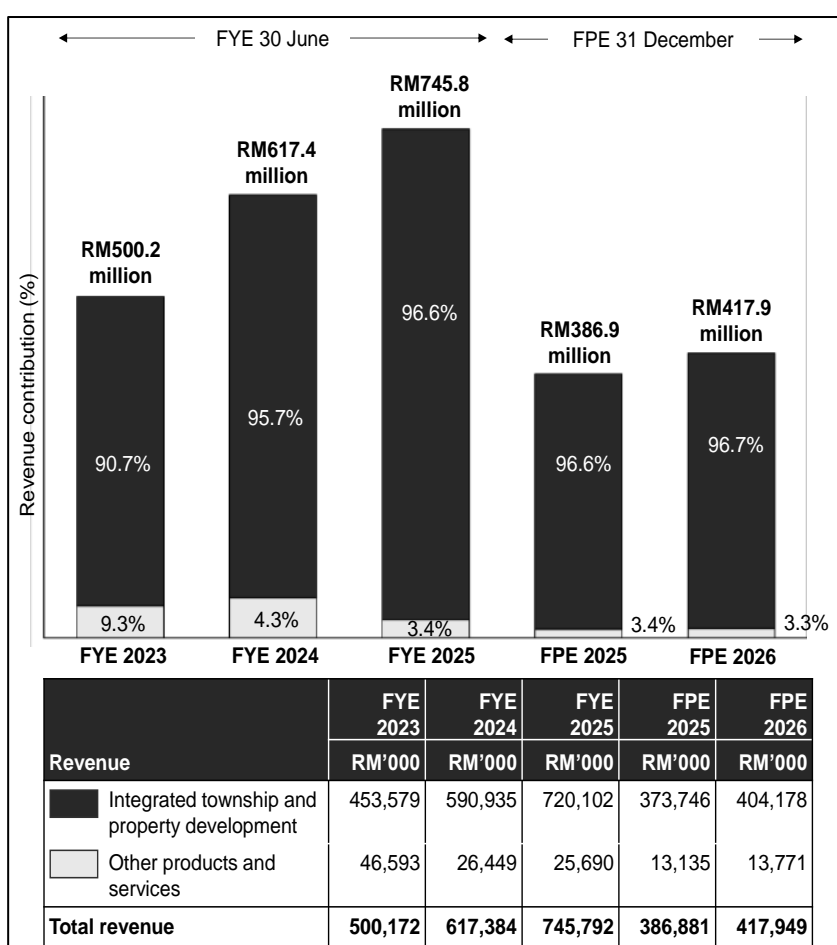
12. FINANCIAL INFORMATION (CONT'D)

(ii) Other products and services

- Revenue from the retail sale of petrol, diesel, and merchandise products is recognised when the control of the goods is transferred to the customer.
- Revenue from the property leasing is recognised on a straight-line method over the lease term.
- Revenue from the building construction services is recognised over time in the period in which the services are rendered using the output method, determined based on the progress towards complete satisfaction of the performance obligation based on the contract work certified to date.
- Revenue from the wholesale of coconut and supply of building materials are recognised upon delivery and acceptance by the customer.

Between FYE 2023 and FYE 2025, revenue from integrated township and property development segment increased at a CAGR of 26.0% from RM453.6 million in FYE 2023 to RM720.1 million in FYE 2025. In FPE 2026, our revenue from integrated township and property development accounted for 96.7% of our total revenue.

Between FYE 2023 and FYE 2025, revenue from the other products and services segment decreased at an average annual rate of 25.7% from RM46.6 million in FYE 2023 to RM25.7 million in FYE 2025, mainly due to lower construction services rendered. In FPE 2026, our revenue from the other products and services segment accounted for 3.3% of our total revenue.



For the Financial Periods Under Review, all our revenue is derived from Malaysia, mainly from Johor, Melaka, and Selangor. Please refer to **Section 12.3.3** of this Prospectus for further details on our revenue by geographical markets.

12. FINANCIAL INFORMATION (CONT'D)**12.3.3 Revenue****(i) Revenue segmentation by business activities**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Integrated township and property development	453,579	90.7	590,935	95.7	720,102	96.6	373,746	96.6	404,178	96.7
Developments in progress	422,763	84.5	557,200	90.2	637,400	85.5	336,601	87.0	364,308	87.2
<i>Bandar Botani Parkland township</i>	125,031	25.0	219,566	35.5	201,321	27.0	157,486	40.7	103,409	24.7
<i>Bandar Layangkasa township</i>	91,633	18.3	80,118	13.0	176,044	23.6	39,745	10.3	39,753	9.5
<i>Taman Bukit Perdana township</i>	132,870	26.6	111,601	18.1	44,302	5.9	15,019	3.9	31,738	7.6
<i>Taman Kluang Perdana township</i>	17,040	3.4	71,075	11.5	33,044	4.4	12,552	3.2	18,982	4.5
<i>Taman Parkland township</i>	-	-	1,044	0.2	15,108	2.0	8,315	2.1	14,827	3.6
<i>Taman Bukit Indah township</i>	-	-	-	-	3,579	0.5	-	-	21,617	5.2
<i>Taman Sungai Abong Indah</i>	7,743	1.5	19,086	3.1	-	-	-	-	-	-
<i>Taman Chin Chin Emas</i>	-	-	7,678	1.2	19,907	2.7	11,461	3.0	16,547	4.0
<i>Parkland Avenue by The Sea</i>	-	-	1,591	0.3	13,805	1.9	2,353	0.6	48,641	11.6
<i>B11 Parkland Residence @ Cheras South</i>	29,570	5.8	-	-	-	-	-	-	-	-
<i>Parkland Residence @ Kajang 2</i>	10,799	2.2	45,441	7.3	124,367	16.7	86,859	22.5	30,931	7.4
<i>Taman Sungai Rambai Jaya</i>	4,798	1.0	-	-	-	-	-	-	-	-
<i>Taman Bakri Indah</i>	3,279	0.7	-	-	-	-	-	-	-	-
<i>Taman Desa Sungai Rambai</i>	-	-	-	-	5,923	0.8	2,811	0.7	1,718	0.4
<i>Parkland by The River</i>	-	-	-	-	-	-	-	-	36,145	8.7

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Completed properties	30,816	6.2	33,735	5.5	82,702	11.1	37,145	9.6	39,870	9.5
<i>Taman Bukit Perdana township</i>	-	-	7,105	1.2	44,731	6.0	27,911	7.1	10,167	2.4
<i>Taman Parkland township</i>	10,848	2.2	16,583	2.6	5,588	0.8	1,450	0.4	2,751	0.7
<i>Taman Kluang Perdana township</i>	16,446	3.3	5,330	0.9	17,074	2.3	3,471	0.9	14,998	3.5
<i>Bandar Layangkasa township</i>	-	-	1,287	0.2	652	0.1	652	0.2	839	0.2
<i>Bandar Botani Parkland township</i>	-	-	-	-	2,556	0.3	1,461	0.4	8,257	2.0
<i>B11 Parkland Residence @ Cheras South</i>	-	-	3,430	0.6	250	*	250	0.1	-	-
<i>Taman Merlimau Emas</i>	2,870	0.6	-	-	-	-	-	-	-	-
<i>Taman Desa Sungai Rambai</i>	652	0.1	-	-	-	-	-	-	-	-
<i>Taman Sungai Abong Indah</i>	-	-	-	-	10,871	1.5	1,950	0.5	1,930	0.5
<i>Taman Bakri Indah</i>	-	-	-	-	980	0.1	-	-	928	0.2
Other products and services	46,593	9.3	26,449	4.3	25,690	3.4	13,135	3.4	13,771	3.3
<i>Retail sales of petrol, diesel, and merchandise products</i>	16,785	3.4	20,702	3.4	23,742	3.1	12,172	3.1	12,025	2.9
<i>Building construction services</i>	28,410	5.6	3,848	0.6	48	*	38	*	509	0.1
<i>Others</i>	1,398	0.3	1,899	0.3	1,900	0.3	925	0.3	1,237	0.3
Total revenue	500,172	100.0	617,384	100.0	745,792	100.0	386,881	100.0	417,949	100.0

Note:

* Less than 0.1%.

12. FINANCIAL INFORMATION (CONT'D)**(ii) Revenue segmentation by developments**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Integrated township and property development	453,579	90.7	590,935	95.7	720,102	96.6	373,746	96.6	404,178	96.7
Township development	393,868	78.8	513,709	83.2	543,999	73.0	268,062	69.3	267,338	64.0
<i>Bandar Botani Parkland</i>	125,031	25.0	219,566	35.5	203,877	27.3	158,947	41.2	111,666	26.8
<i>Bandar Layangkasa</i>	91,633	18.3	81,405	13.2	176,696	23.7	40,397	10.4	40,592	9.7
<i>Taman Bukit Perdana</i>	132,870	26.6	118,706	19.2	89,033	12.0	42,930	11.1	41,905	10.0
<i>Taman Kluang Perdana</i>	33,486	6.7	76,405	12.4	50,118	6.7	16,023	4.1	33,980	8.1
<i>Taman Parkland</i>	10,848	2.2	17,627	2.9	20,696	2.8	9,765	2.5	17,578	4.2
<i>Taman Bukit Indah</i>	-	-	-	-	3,579	0.5	-	-	21,617	5.2
Property development	59,711	11.9	77,226	12.5	176,103	23.6	105,684	27.3	136,840	32.7
<i>Parkland Residence @ Kajang 2</i>	10,799	2.2	45,441	7.3	124,367	16.6	86,859	22.4	30,931	7.4
<i>Taman Chin Chin Emas</i>	-	-	7,678	1.2	19,907	2.7	11,461	3.0	16,547	4.0
<i>Parkland Avenue by The Sea</i>	-	-	1,591	0.3	13,805	1.9	2,353	0.6	48,641	11.6
<i>Taman Sungai Abong Indah</i>	7,743	1.5	19,086	3.1	10,871	1.5	1,950	0.5	1,930	0.5
<i>Taman Desa Sungai Rambai</i>	652	0.1	-	-	5,923	0.8	2,811	0.7	1,718	0.4
<i>Taman Bakri Indah</i>	3,279	0.7	-	-	980	0.1	-	-	928	0.2
<i>B11 Parkland Residence @ Cheras South</i>	29,570	5.8	3,430	0.6	250	*	250	0.1	-	-
<i>Taman Sungai Rambai Jaya</i>	4,798	1.0	-	-	-	-	-	-	-	-
<i>Taman Merlimau Emas</i>	2,870	0.6	-	-	-	-	-	-	-	-
<i>Parkland by the River</i>	-	-	-	-	-	-	-	-	36,145	8.6
Other products and services	46,593	9.3	26,449	4.3	25,690	3.4	13,135	3.4	13,771	3.3
<i>Retail sales of petrol, diesel, and merchandise products</i>	16,785	3.4	20,702	3.4	23,742	3.1	12,172	3.1	12,025	2.9
<i>Building construction services</i>	28,410	5.6	3,848	0.6	48	*	38	*	509	0.1
<i>Others</i>	1,398	0.3	1,899	0.3	1,900	0.3	925	0.3	1,237	0.3
Total	500,172	100.0	617,384	100.0	745,792	100.0	386,881	100.0	417,949	100.0

Note:

* Less than 0.1%.

12. FINANCIAL INFORMATION (CONT'D)**(iii) Revenue segmentation by types of development**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Integrated township and property development	453,579	90.7	590,935	95.7	720,102	96.6	373,746	96.6	404,178	96.7
▪ Residential	336,489	67.3	490,426	79.4	532,387	71.4	265,165	68.5	265,081	63.4
▪ Commercial	87,635	17.5	95,461	15.5	166,030	22.3	95,516	24.7	130,224	31.2
▪ Industrial	29,455	5.9	5,048	0.8	21,685	2.9	13,065	3.4	8,873	2.1
Other products and services	46,593	9.3	26,449	4.3	25,690	3.4	13,135	3.4	13,771	3.3
▪ <i>Retail sales of petrol, diesel, and merchandise products</i>	16,785	3.4	20,702	3.4	23,742	3.1	12,172	3.1	12,025	2.9
▪ <i>Building construction services</i>	28,410	5.6	3,848	0.6	48	*	38	*	509	0.1
▪ <i>Others</i>	1,398	0.3	1,899	0.3	1,900	0.3	925	0.3	1,237	0.3
Total	500,172	100.0	617,384	100.0	745,792	100.0	386,881	100.0	417,949	100.0

Note:

* Less than 0.1%

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**(iv) Revenue segmentation by geographical markets**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Malaysia										
Johor	297,987	59.6	335,772	54.4	377,585	50.6	124,145	32.1	207,803	49.7
Melaka	161,816	32.3	232,741	37.7	243,590	32.7	175,627	45.4	178,624	42.8
Selangor	40,369	8.1	48,871	7.9	124,617	16.7	87,109	22.5	30,931	7.4
Kuala Lumpur ⁽¹⁾	-	-	-	-	-	-	-	-	591	0.1
Total	500,172	100.0	617,384	100.0	745,792	100.0	386,881	100.0	417,949	100.0

Note:

(1) Include building construction services and the supply of building materials.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2024 and FYE 2023**

Our total revenue increased by RM117.2 million or 23.4% to RM617.4 million in FYE 2024 (FYE 2023: RM500.2 million), which was mainly attributed to the following:

Integrated township and property development

Our revenue from integrated township and property development increased by RM137.4 million or 30.3% to RM590.9 million in FYE 2024 (FYE 2023: RM453.6 million).

(a) Township development

Revenue from township development increased by RM119.8 million or 30.4% to RM513.7 million (FYE 2023: RM393.9 million), mainly contributed by the following developments:

- increase in revenue from Bandar Botani Parkland township development in Melaka by RM94.5 million or 75.6% to RM219.6 million in FYE 2024 (FYE 2023: RM125.0 million), mainly attributed to the following:
 - higher development progress on properties sold under Plot 1 Phase 1B and Plot 2 Phase 2B, as reflected in the increase in percentage of completion from 21.3% in FYE 2023 to 67.5% in FYE 2024 for Plot 1 Phase 1B, and from 38.0% in FYE 2023 to 72.5% in FYE 2024 for Plot 2 Phase 2B.
 - revenue from properties sold under Plot 2 Phase 4A, which was launched in January 2024 and achieved a percentage of completion of 52.5% during FYE 2024.
- increase in revenue from Taman Kluang Perdana township development in Johor by RM42.9 million or 128.2% to RM76.4 million in FYE 2024 (FYE 2023: RM33.5 million). This was mainly driven by higher development progress on properties sold under Phase 4, as reflected in the increase in percentage of completion from 30.8% in FYE 2023 to 100.0% in FYE 2024.

The increase in revenue was partially offset by the following:

- decrease in revenue from Taman Bukit Perdana township development in Johor by RM14.2 million or 10.7% to RM118.7 million in FYE 2024 (FYE 2023: RM132.9 million). This was mainly due to the completion of Plot 2A Phase 3 and Plot 2A Phase 4 in FYE 2024, as compared to the percentage of completion of 94.5% and 83.2% in FYE 2023 respectively, resulting in most of the revenue recognised in FYE 2023. The decrease was partially moderated by higher revenue from the higher development progress on properties sold under Plot 2A Phase 2 of the development, following an increase in the percentage of completion from 50.6% in FYE 2023 to 100.0% in FYE 2024.
- decrease in revenue from Bandar Layangkasa township development in Johor by RM10.2 million or 11.2% to RM81.4 million in FYE 2024 (FYE 2023: RM91.6 million). This was mainly due to Phase 1 of the development being completed in FYE 2023, while Phase 2 had achieved a percentage of completion of 88.7% in FYE 2023, resulting in the majority of the revenue being recognised in FYE 2023. The decrease was partially moderated by revenue from properties sold under Phase 3 and Phase 4, following the launch of the developments in April 2023 and September 2023 respectively.

12. FINANCIAL INFORMATION (CONT'D)**(b) Property development**

Revenue from property development increased by RM17.5 million or 29.3% to RM77.2 million in FYE 2024 (FYE 2023: RM59.7 million). This was mainly contributed by the following projects:

- increase in revenue from Parkland Residence @ Kajang 2 in Selangor, our mixed property development comprising serviced apartments and commercial units. Revenue from Parkland Residence @ Kajang 2 increased by RM34.6 million or 320.8% to RM45.4 million in FYE 2024 (FYE 2023: RM10.8 million), mainly arising from the higher development progress on properties sold as reflected in the increase in percentage of completion from 11.0% in FYE 2023 to 33.0% in FYE 2024.
- increase in revenue from Taman Sungai Abong Indah in Johor, our commercial property development. Revenue from Taman Sungai Abong Indah increased by RM11.3 million or 146.5% to RM19.1 million in FYE 2024 (FYE 2023: RM7.7 million), mainly driven by higher development progress on properties sold as reflected in the increase in percentage of completion from 79.5% in FYE 2023 to 100.0% in FYE 2024.

The increase was partially offset by the lower revenue from B11 Parkland Residence @ Cheras South in Selangor, our completed mixed property development comprising serviced apartments and commercial units. Revenue from B11 Parkland Residence @ Cheras South decreased by RM26.1 million or 88.4% to RM3.4 million in FYE 2024 (FYE 2023: RM29.6 million), mainly due to the completion of the project in FYE 2023, resulting in most of the revenue being recognised in FYE 2023.

Other products and services

Revenue from other products and services decreased by RM20.1 million or 43.2% to RM26.4 million in FYE 2024 (FYE 2023: RM46.6 million). This was mainly attributed to the decrease in revenue from building construction services by RM24.6 million or 86.5% to RM3.8 million in FYE 2024 (FYE 2023: RM28.4 million), following the completion of various phases of a building construction project in Melaka between FYE 2023 and FYE 2024.

The decrease was partially offset by the increase in revenue from the retail sales of petrol, diesel, and merchandise products by RM3.9 million or 23.3% to RM20.7 million in FYE 2024 (FYE 2023: RM16.8 million), mainly attributed to an increase of 21.7% in sales volume. As at the LPD, we are no longer involved in the retail sale of petrol, diesel, and merchandise products following the disposal of our subsidiaries, namely Pentagon Petro, Pentagon Fuels and Pentagon Hybrid (formerly known as Parkland Energy, Parkland Fuels and Parkland Hybrid respectively) in February 2026.

Revenue segmentation by geographical market

Our revenue increased by RM117.2 million or 23.4% to RM617.4 million in FYE 2024 (FYE 2023: RM500.2 million), mainly driven by higher revenue from Melaka and Johor, which increased by RM70.9 million and RM37.8 million respectively. This increase was primarily contributed by our integrated township and property developments.

The higher revenue from Melaka was mainly attributed to Bandar Botani Parkland township development, while the increase in revenue from Johor was mainly attributed to two developments, namely Taman Kluang Perdana township development and Taman Sungai Abong Indah property development.

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2025 and FYE 2024**

Our total revenue increased by RM128.4 million or 20.8% to RM745.8 million in FYE 2025 (FYE 2024: RM617.4 million), which was mainly attributed to the following:

Integrated township and property development

Our revenue from integrated township and property development increased by RM129.2 million or 21.9% to RM720.1 million in FYE 2025 (FYE 2024: RM590.9 million).

(a) Township development

Revenue from township development increased by RM30.3 million or 5.9% to RM544.0 million in FYE 2025 (FYE 2024: RM513.7 million), mainly contributed by the following developments:

- increase in revenue from Bandar Layangkasa township development in Johor by RM95.3 million or 117.1% to RM176.7 million in FYE 2025 (FYE 2024: RM81.4 million). This was mainly driven by revenue from properties sold under Phase 5, which was launched in May 2024 and achieved a percentage of completion of 52.4% in FYE 2025. The increase in revenue was also driven by higher development progress on properties sold under Phase 3 and Phase 4, where the percentage of completion increased from 43.5% and 44.0% respectively in FYE 2024 to 100.0% in FYE 2025.
- revenue of RM3.6 million contributed by Taman Bukit Indah township development in Johor, attributed to the properties sold from Phase 1 which was launched in January 2025 and achieved a percentage of completion of 15.2% in FYE 2025.
- increase in revenue from Taman Parkland township development in Johor by RM3.1 million or 17.4% to RM20.7 million in FYE 2025 (FYE 2024: RM17.6 million). This was mainly arising from higher development progress on properties sold under Phase 3 and Phase 4, as reflected in the increase in the percentage of completion from 9.1% in FYE 2024 to 52.7% in FYE 2025 for Phase 3, and 10.0% in FYE 2024 to 61.6% in FYE 2025 for Phase 4.

The increase in revenue was partially offset by the following:

- decrease in revenue from Taman Bukit Perdana township development in Johor by RM29.7 million or 25.0% to RM89.0 million in FYE 2025 (FYE 2024: RM118.7 million). This was mainly due to the completion of Plot 2A Phase 2 in FYE 2024, resulting in most of the revenue being recognised in FYE 2024.
- decrease in revenue from Taman Kluang Perdana township development in Johor by RM26.3 million or 34.4% to RM50.1 million in FYE 2025 (FYE 2024: RM76.4 million). This was mainly due to the completion of Phase 4 and Phase 3A in May 2024 and November 2024 respectively, resulting in most of the revenue being recognised in FYE 2024.
- decrease in revenue from Bandar Botani Parkland township development in Melaka by RM15.7 million or 7.1% to RM203.9 million in FYE 2025 (FYE 2024: RM219.6 million), mainly attributed to the progressive completion of various phases of this development between FYE 2024 and FYE 2025. This included the completion of Plot 1 Phase 1A and Plot 2 Phase 2A in FYE 2024, coupled with Plot 1 Phase 1B and Plot 2 Phase 2B which were substantially completed in FYE 2024, resulting in most of the revenue being recognised in FYE 2024.

12. FINANCIAL INFORMATION (CONT'D)

The decrease was partially moderated by the higher revenue from Plot 2 Phase 4A and Plot 2 Phase 3A, driven by higher development progress on properties sold as reflected in the increase in percentage of completion from 52.5% in FYE 2024 to 72.9% in FYE 2025 for Plot 2 Phase 4A, and from 47.4% in FYE 2024 to 70.3% in FYE 2025 for Plot 2 Phase 3A.

(b) Property development

Revenue from property development increased by RM98.9 million or 128.0% to RM176.1 million in FYE 2025 (FYE 2024: RM77.2 million). This was mainly contributed by the following projects:

- increase in revenue from Parkland Residence @ Kajang 2 in Selangor, our mixed property development comprising serviced apartments and commercial units. Revenue from Parkland Residence @ Kajang 2 increased by RM78.9 million or 173.7% to RM124.4 million in FYE 2025 (FYE 2024: RM45.4 million), mainly arising from higher development progress on properties sold as reflected in the increase in percentage of completion from 33.0% in FYE 2024 to 69.7% in FYE 2025.
- increase in revenue from Taman Chin Chin Emas in Melaka, our residential property development. Revenue from Taman Chin Chin Emas increased by RM12.2 million or 159.3% to RM19.9 million in FYE 2025 (FYE 2024: RM7.7 million), mainly arising from higher development progress on properties sold as reflected in the increase in percentage of completion from 47.3% in FYE 2024 to 71.7% in FYE 2025.
- increase in revenue from Parkland Avenue by The Sea in Melaka, our mixed property development comprising serviced apartments and commercial units. Revenue from Parkland Avenue by The Sea increased by RM12.2 million or 767.7% to RM13.8 million in FYE 2025 (FYE 2024: RM1.6 million). This was mainly arising from higher development progress on properties sold under Phase 1A and Phase 1B, as reflected in the increase in percentage of completion from 9.0% in FYE 2024 to 24.0% in FYE 2025 for Phase 1A, and 10.2% in FYE 2024 to 14.5% in FYE 2025 for Phase 1B.

The increase was partially offset by the lower revenue from Taman Sungai Abong Indah in Johor, our commercial property development. Revenue from Taman Sungai Abong Indah decreased by RM8.2 million or 43.0% to RM10.9 million in FYE 2025 (FYE 2024: RM19.1 million), mainly due to the completion of the project in FYE 2024, resulting in most of the revenue being recognised in FYE 2024.

Other products and services

Revenue from other products and services decreased by RM0.8 million or 2.9% to RM25.7 million in FYE 2025 (FYE 2024: RM26.4 million). This was mainly attributed to the decrease in revenue from building construction services by RM3.8 million or 98.8% to approximately RM48,000 in FYE 2025 (FYE 2024: RM3.8 million), following the completion of a building construction project in Melaka. The decrease was partially offset by the increase in revenue from the retail sales of petrol, diesel, and merchandise products by RM3.0 million or 14.7% to RM23.7 million in FYE 2025 (FYE 2024: RM20.7 million), mainly due to higher selling prices of diesel arising from the implementation of targeted diesel subsidy in Peninsular Malaysia effective 10 June 2024, as well as higher sales volume of RON95 petrol.

12. FINANCIAL INFORMATION (CONT'D)**Revenue segmentation by geographical market**

Our revenue increased by RM128.4 million or 20.8% to RM745.8 million in FYE 2025 (FYE 2024: RM617.4 million), mainly driven by the higher revenue from Selangor, Johor and Melaka, which increased by RM75.7 million, RM41.8 million and RM10.8 million respectively. This increase was primarily contributed by our integrated township and property developments.

The higher revenue from Selangor was mainly attributed to Parkland Residence @ Kajang 2 property development, while the increase in revenue from Johor was mainly attributed to Bandar Layangkasa township development. The increase in revenue from Melaka was mainly attributed to Taman Chin Chin Emas and Parkland Avenue by The Sea property developments.

Comparison between FPE 2026 and FPE 2025

Our total revenue increased by RM31.1 million or 8.0% to RM417.9 million in FPE 2026 (FPE 2025: RM386.9 million), which was mainly attributed to the following:

Integrated township and property development

Our revenue from integrated township and property development increased by RM30.4 million or 8.1% to RM404.2 million in FPE 2026 (FPE 2025: RM373.7 million).

(a) Township development

Revenue from township development decreased by RM0.7 million or 0.3% to RM267.3 million in FPE 2026 (FPE 2025: RM268.1 million). This was mainly contributed by the decrease in revenue from Bandar Botani Parkland township development in Melaka by RM47.3 million or 29.7% to RM111.7 million in FPE 2026 (FPE 2025: RM158.9 million), mainly attributed to the completion of Plot 1 Phase 1B and Plot 2 Phase 2B in FPE 2025. The decrease was partially moderated by revenue from properties sold under Plot 2 Phase 3B and Plot 2 Phase 4B, which were launched in March 2025 and April 2025, and achieved a percentage of completion of 54.9% and 33.7% in FPE 2026 respectively.

The decrease in revenue was partially moderated by the following:

- revenue of RM21.6 million contributed by Taman Bukit Indah township development in Johor, attributed to properties sold from Phase 1 and Phase 2 which were launched in January 2025 and February 2025, and achieved a percentage of completion of 40.1% and 17.1% in FPE 2026 respectively.
- increase in revenue from Taman Kluang Perdana township development in Johor by RM18.0 million or 112.1% to RM34.0 million in FPE 2026 (FPE 2025: RM16.0 million). This was mainly attributed to revenue from properties sold under Phase 6 and Phase 9, which achieved a percentage of completion of 43.7% and 66.7% in FPE 2026 respectively.
- increase in revenue from Taman Parkland township development in Johor by RM7.8 million or 80.0% to RM17.6 million in FPE 2026 (FPE 2025: RM9.8 million). This was mainly arising from revenue from properties sold under Phase 2, which was launched in March 2025 and achieved a percentage of completion of 55.9% in FPE 2026. The increase in revenue was also contributed by the higher development progress on properties sold under Phase 4 and Phase 3, as reflected in the increase in percentage of completion from 35.4% in FPE 2025 to 100.0% in FPE 2026 for Phase 4, and from 43.9% in FPE 2025 to 68.3% in FPE 2026 for Phase 3.

12. FINANCIAL INFORMATION (CONT'D)**(b) Property development**

Revenue from property development increased by RM31.2 million or 29.5% to RM136.8 million in FPE 2026 (FPE 2025: RM105.7 million). This was mainly contributed by the following projects:

- increase in revenue from Parkland Avenue by The Sea in Melaka, our mixed property development comprising serviced apartments and commercial units. Revenue from Parkland Avenue by The Sea increased by RM46.3 million or 1,967.2% to RM48.6 million in FPE 2026 (FPE 2025: RM2.4 million). This was mainly arising from higher development progress on properties sold under Phase 1A and Phase 1B, as reflected in the increase in percentage of completion from 8.5% in FPE 2025 to 51.5% in FPE 2026 for Phase 1A, and from 11.2% in FPE 2025 to 18.6% in FPE 2026 for Phase 1B.
- revenue of RM36.1 million contributed by Parkland by The River in Johor, our mixed property development comprising serviced apartments and commercial units, attributed to properties sold from Phase 1 which achieved a percentage of completion of 12.1% in FPE 2026.
- increase in revenue from Taman Chin Chin Emas in Melaka, our residential property development. Revenue from Taman Chin Chin Emas increased by RM5.1 million or 44.4% to RM16.5 million in FPE 2026 (FPE 2025: RM11.5 million), mainly arising from higher development progress on properties sold as reflected in the increase in percentage of completion from 67.3% in FPE 2025 to 100.0% in FPE 2026.

The increase was partially offset by the lower revenue from Parkland Residence @ Kajang 2 in Selangor, our mixed property development comprising serviced apartments and commercial units, which decreased by RM55.9 million or 64.4% to RM30.9 million in FPE 2026 (FPE 2025: RM86.9 million) mainly due to lower number of properties sold during FPE 2026.

Other products and services

Revenue from other products and services increased by RM0.6 million or 4.8% to RM13.8 million in FPE 2026 (FPE 2025: RM13.1 million). This was mainly attributed to the increase in revenue from building construction services by RM0.5 million or 1,239.5% to RM0.5 million in FPE 2026 (FPE 2025: approximately RM38,000), following work done for a building construction project in Kuala Lumpur.

Revenue segmentation by geographical market

Our revenue increased by RM31.1 million or 8.0% to RM417.9 million in FPE 2026 (FPE 2025: RM386.9 million), mainly driven by the higher revenue from Johor and Melaka, which increased by RM83.7 million and RM3.0 million respectively. This increase was primarily contributed by our integrated township and property developments, including Taman Bukit Indah and Taman Kluang Perdana township developments, and Parkland by The River property development in Johor, as well as Parkland Avenue by The Sea and Taman Chin Chin Emas property developments in Melaka. This was partially offset by the decrease in revenue from Selangor by RM56.2 million, mainly from Parkland Residence @ Kajang 2 property development.

12. FINANCIAL INFORMATION (CONT'D)**12.3.4 Cost of sales****(i) Cost of sales by components**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Construction costs ⁽¹⁾	177,087	52.5	177,366	48.1	229,000	52.4	132,173	55.7	111,270	44.3
Building materials ⁽²⁾	62,202	18.4	100,846	27.3	97,854	22.4	46,726	19.7	73,403	29.2
Land and associated costs ⁽³⁾	40,936	12.1	47,636	12.9	53,447	12.2	30,802	13.0	31,421	12.5
Other development costs ⁽⁴⁾	20,631	6.1	32,656	8.9	32,123	7.3	16,060	6.7	24,811	9.9
Petroleum and lubricants ⁽⁵⁾	14,721	4.4	17,978	4.9	20,789	4.8	10,710	4.5	10,512	4.2
Foreseeable loss ⁽⁶⁾	20,605	6.1	(9,774)	(2.6)	1,079	0.2	(725)	(0.3)	(1,767)	(0.7)
Others ⁽⁷⁾	1,475	0.4	2,241	0.5	3,112	0.7	1,636	0.7	1,403	0.6
Total	337,657	100.0	368,949	100.0	437,404	100.0	237,382	100.0	251,053	100.0

Notes:

- (1) Include construction costs for building, infrastructure and other construction works for our integrated township and property developments as well as for building construction projects.
- (2) Include building material costs such as concrete, steel, doors and window fittings, and roofing materials for the construction of our integrated township and property developments as well as building construction projects.
- (3) Include mainly land purchase price, landowner's entitlement and other associated costs such as land conversion costs, legal and stamp duty costs for our integrated township and property developments.
- (4) Include mainly professional fees, statutory contributions, contingency costs, funding costs, defect costs, quit rent and assessment, and site expenses for our integrated township and property developments. It also includes cost for building construction projects such as defect costs and site expenses.
- (5) Include petroleum and lubricants used for the retail sales of petrol and diesel for our petrol station operations.

12. FINANCIAL INFORMATION (CONT'D)

- (6) *The provision of foreseeable losses arises from the development of affordable housing units which is in accordance with MFRS 137, as the total estimated GDC exceeded the expected GDV. As the regular units within the projects are constructed and sold, a portion of these foreseeable losses is allocated to the sales of such regular units in the earlier years of the project, regardless of whether the affordable housing units have been constructed. Subsequently, the foreseeable losses were reversed upon the sale of the affordable housing units.*

In FYE 2024, the negative foreseeable losses were mainly attributed to the reversal of foreseeable loss provisions arising from the revision of development orders for Taman Bukit Perdana township development in Johor. In FPE 2025 and FPE 2026, the negative foreseeable losses were mainly due to the reversal of foreseeable losses provisions upon the sales of the affordable housing units for Phase 4 of the Taman Parkland township development in Johor.

- (7) *Other costs comprise trading merchandise, plantation costs, and rental and property-related costs.*

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**(ii) Cost of sales by business activities**

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Integrated township and property development	296,794	87.9	346,229	93.8	413,516	94.5	225,010	94.8	238,708	95.1
Developments in progress	283,023	83.8	332,504	90.1	378,370	86.5	207,279	87.3	217,549	86.7
Completed properties	13,771	4.1	13,725	3.7	35,146	8.0	17,731	7.5	21,159	8.4
Other products and services	40,863	12.1	22,720	6.2	23,888	5.5	12,372	5.2	12,345	4.9
<i>Retail sales of petrol, diesel, and merchandise products</i>	<i>15,595</i>	<i>4.6</i>	<i>19,200</i>	<i>5.2</i>	<i>22,122</i>	<i>5.1</i>	<i>11,386</i>	<i>4.8</i>	<i>11,165</i>	<i>4.5</i>
<i>Building construction services</i>	<i>24,667</i>	<i>7.3</i>	<i>2,501</i>	<i>0.7</i>	<i>(1)(13)</i>	<i>(*)</i>	<i>26</i>	<i>*</i>	<i>338</i>	<i>0.1</i>
<i>Others</i>	<i>601</i>	<i>0.2</i>	<i>1,019</i>	<i>0.3</i>	<i>1,779</i>	<i>0.4</i>	<i>960</i>	<i>0.4</i>	<i>842</i>	<i>0.3</i>
Total	337,657	100.0	368,949	100.0	437,404	100.0	237,382	100.0	251,053	100.0

Notes:

* Less than 0.1%.

(1) The negative cost of sales was due to the reversal of provision for defect costs.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

(iii) Cost of sales by developments

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Integrated township and property development	296,794	87.9	346,229	93.8	413,516	94.5	225,010	94.8	238,708	95.1
Township development	264,305	78.3	289,983	78.6	290,271	66.3	150,333	63.3	155,674	62.0
<i>Bandar Botani Parkland</i>	89,240	26.4	136,620	37.1	108,811	24.8	88,504	37.3	62,980	25.1
<i>Bandar Layangkasa</i>	58,159	17.2	42,800	11.6	93,565	21.4	21,860	9.2	22,752	9.1
<i>Taman Bukit Perdana</i>	95,341	28.3	55,492	15.0	47,008	10.7	22,898	9.6	27,619	11.0
<i>Taman Kluang Perdana</i>	14,381	4.3	46,153	12.5	25,749	5.9	10,462	4.4	16,389	6.5
<i>Taman Parkland</i>	7,184	2.1	8,918	2.4	13,089	3.0	6,609	2.8	12,022	4.8
<i>Taman Bukit Indah</i>	-	-	-	-	2,049	0.5	-	-	13,912	5.5
Property development	32,489	9.6	56,246	15.2	123,245	28.2	74,677	31.5	83,034	33.1
<i>Parkland Residence @ Kajang 2</i>	6,959	2.1	33,714	9.1	88,309	20.3	60,600	25.5	20,913	8.3
<i>Taman Chin Chin Emas</i>	-	-	6,369	1.7	16,267	3.7	9,581	4.1	13,110	5.2
<i>Parkland Avenue by The Sea</i>	-	-	999	0.3	8,433	1.9	1,429	0.6	27,928	11.1
<i>Taman Sungai Abong Indah</i>	4,901	1.5	13,014	3.5	5,425	1.2	775	0.3	986	0.4
<i>Taman Desa Sungai Rambai</i>	417	0.1	-	-	4,417	1.0	2,106	0.9	1,201	0.5
<i>Taman Bakri Indah</i>	1,623	0.5	2	*	319	0.1	1	*	359	0.2
<i>B11 Parkland Residence @ Cheras South</i>	13,259	3.8	2,148	0.6	186	*	185	0.1	⁽¹⁾ (1,084)	(0.4)
<i>Taman Sungai Rambai Jaya</i>	3,388	1.0	-	-	-	-	-	-	-	-
<i>Taman Merlimau Emas</i>	1,942	0.6	-	-	⁽¹⁾ (111)	(*)	-	-	-	-
<i>Parkland by The River</i>	-	-	-	-	-	-	-	-	19,621	7.8

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

	FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Other products and services	40,863	12.1	22,720	6.2	23,888	5.5	12,372	5.2	12,345	4.9
<i>Retail sales of petrol, diesel, and merchandise products</i>	15,595	4.6	19,200	5.2	22,122	5.1	11,386	4.8	11,165	4.5
<i>Building construction services</i>	24,667	7.3	2,501	0.7	⁽¹⁾ (13)	(*)	26	*	338	0.1
<i>Others</i>	601	0.2	1,019	0.3	1,779	0.4	960	0.4	842	0.3
Total	337,657	100.0	368,949	100.0	437,404	100.0	237,382	100.0	251,053	100.0

Notes:

* Less than 0.1%.

(1) The negative cost of sales was due to the reversal of provision for defect costs.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2024 and FYE 2023**

Our cost of sales increased by RM31.3 million or 9.3% to RM368.9 million in FYE 2024 (FYE 2023: RM337.7 million). This was mainly attributed to the increase in cost of sales for the integrated township and property development in-progress by RM49.5 million or 17.5% to RM332.5 million in FYE 2024 (FYE 2023: RM283.0 million), mainly arising from higher development progress on properties sold from Bandar Botani Parkland (Plot 1 Phase 1B and Plot 2 Phase 2B) and Taman Kluang Perdana (Phase 3A and 4) township developments, as well as Parkland Residence @ Kajang 2 property development.

The increase was partially offset by the decrease in cost of sales for the other products and services segment by RM18.1 million or 44.4% to RM22.7 million in FYE 2024 (FYE 2023: RM40.9 million), mainly due to lower building construction services provided during FYE 2024.

Comparison between FYE 2025 and FYE 2024

Our cost of sales increased by RM68.5 million or 18.6% to RM437.4 million in FYE 2025 (FYE 2024: RM368.9 million). This was mainly attributed to the increase in cost of sales for integrated township and property development as follows:

- increase in cost of sales for township and property development in-progress by RM45.9 million or 13.8% to RM378.4 million in FYE 2025 (FYE 2024: RM332.5 million), mainly arising from the higher development progress on properties sold from Parkland Residence @ Kajang 2 property development. In addition, the increase was also contributed by Bandar Layangkasa township development, including higher development progress on properties sold under Phase 3 and 4, as well as the properties sold from Phase 5 which was launched in May 2024; and
- increase in cost of sales for completed properties by RM21.4 million or 156.1% to RM35.1 million in FYE 2025 (FYE 2024: RM13.7 million), mainly attributed to the sales of completed properties for Taman Bukit Perdana (Plot 2A Phase 1, 3 and 4) and Taman Kluang Perdana (Phase 4) township developments, as well as Taman Sungai Abong Indah property development.

The increase was also partly attributed to the increase in cost of sales for the other products and services segment by RM1.2 million or 5.1% to RM23.9 million in FYE 2025 (FYE 2024: RM22.7 million), mainly due to the higher sourcing cost of petrol and diesel for our petrol station operations.

Comparison between FPE 2026 and FPE 2025

Our cost of sales increased by RM13.7 million or 5.8% to RM251.1 million in FPE 2026 (FPE 2025: RM237.4 million). This was mainly attributed to the increase in cost of sales for integrated township and property development as follows:

- increase in cost of sales for township and property development in-progress by RM10.3 million or 5.0% to RM217.5 million in FPE 2026 (FPE 2025: RM207.3 million), mainly arising from higher development progress on properties sold from Parkland Avenue by The Sea property development, as well as properties sold from Parkland by The River property development which was launched in August 2024; and
- increase in cost of sales for completed properties by RM3.4 million or 19.3% to RM21.2 million in FPE 2026 (FPE 2025: RM17.7 million), mainly attributed to the sales of completed properties for Taman Kluang Perdana township development (Phase 4 and 5).

The cost of sales for the other products and services segment remained relatively consistent at RM12.3 million in FPE 2026 (FPE 2025: RM12.4 million).

12. FINANCIAL INFORMATION (CONT'D)**12.3.5 GP****(i) GP and GP margin by business activities**

	FYE 2023			FYE 2024			FYE 2025		
	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)
Integrated township and property development	156,785	96.5	34.6	244,706	98.5	41.4	306,586	99.4	42.6
Developments in progress	139,740	86.0	33.1	224,696	90.4	40.3	259,030	84.0	40.6
Completed properties	17,045	10.5	55.3	20,010	8.1	59.3	47,556	15.4	57.5
Other products and services	5,730	3.5	12.3	3,729	1.5	14.1	1,802	0.6	7.0
<i>Retail sales of petrol, diesel, and merchandise products</i>	<i>1,190</i>	<i>0.7</i>	<i>7.1</i>	<i>1,502</i>	<i>0.7</i>	<i>7.3</i>	<i>1,620</i>	<i>0.5</i>	<i>6.8</i>
<i>Building construction services</i>	<i>3,743</i>	<i>2.3</i>	<i>13.2</i>	<i>1,347</i>	<i>0.5</i>	<i>35.0</i>	<i>61</i>	<i>*</i>	<i>127.1</i>
<i>Others</i>	<i>797</i>	<i>0.5</i>	<i>57.0</i>	<i>880</i>	<i>0.3</i>	<i>46.3</i>	<i>121</i>	<i>0.1</i>	<i>6.4</i>
Total	162,515	100.0	32.5	248,435	100.0	40.2	308,388	100.0	41.4

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

	FPE 2025			FPE 2026		
	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)
Integrated township and property development	148,736	99.5	39.8	165,470	99.1	40.9
Developments in progress	129,322	86.5	38.4	146,759	87.9	40.3
Completed properties	19,414	13.0	52.3	18,711	11.2	46.9
Other products and services	763	0.5	5.8	1,426	0.9	10.4
<i>Retail sales of petrol, diesel, and merchandise products</i>	786	0.5	6.5	860	0.5	7.2
<i>Building construction services</i>	12	*	31.6	171	0.1	33.6
<i>Others</i>	⁽¹⁾ (35)	(*)	(3.8)	395	0.3	31.9
Total	149,499	100.0	38.6	166,896	100.0	39.9

Notes:

* Less than 0.1%.

(1) The gross loss was from the wholesale of coconut arising mainly from high fertiliser and staff costs.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

(ii) GP and GP margin by developments

	FYE 2023			FYE 2024			FYE 2025		
	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)
Integrated township and property development	156,785	96.5	34.6	244,706	98.5	41.4	306,586	99.4	42.6
Township development	129,563	79.7	32.9	223,726	90.1	43.6	253,728	82.3	46.6
<i>Bandar Botani Parkland</i>	35,791	21.9	28.6	82,946	33.5	37.8	95,066	30.8	46.6
<i>Bandar Layangkasa</i>	33,474	20.6	36.5	38,605	15.5	47.4	83,131	27.0	47.0
<i>Taman Bukit Perdana</i>	37,529	23.1	28.2	63,214	25.4	53.3	42,025	13.6	47.2
<i>Taman Kluang Perdana</i>	19,105	11.8	57.1	30,252	12.2	39.6	24,369	7.9	48.6
<i>Taman Parkland</i>	3,664	2.3	33.8	8,709	3.5	49.4	7,607	2.5	36.8
<i>Taman Bukit Indah</i>	-	-	-	-	-	-	1,530	0.5	42.7
Property development	27,222	16.8	45.6	20,980	8.4	27.2	52,858	17.1	30.0
<i>Parkland Residence @ Kajang 2</i>	3,840	2.4	35.6	11,727	4.8	25.8	36,058	11.7	29.0
<i>Taman Chin Chin Emas</i>	-	-	-	1,309	0.5	17.0	3,640	1.2	18.3
<i>Parkland Avenue by The Sea</i>	-	-	-	592	0.2	37.2	5,372	1.7	38.9
<i>Taman Sungai Abong Indah</i>	2,842	1.7	36.7	6,072	2.4	31.8	5,446	1.8	50.1
<i>Taman Desa Sungai Rambai</i>	235	0.1	36.0	-	-	-	1,506	0.5	25.4
<i>Taman Bakri Indah</i>	1,656	1.0	50.5	⁽¹⁾ (2)	(*)	n/a	661	0.2	67.4
<i>B11 Parkland Residence @ Cheras South</i>	16,311	10.1	55.2	1,282	0.5	37.4	64	*	25.6
<i>Taman Sungai Rambai Jaya</i>	1,410	0.9	29.4	-	-	-	-	-	-
<i>Taman Merlimau Emas</i>	928	0.6	32.3	-	-	-	111	*	-
Other products and services	5,730	3.5	12.3	3,729	1.5	14.1	1,802	0.6	7.0
<i>Retail sales of petrol, diesel, and merchandise products</i>	1,190	0.7	7.1	1,502	0.7	7.3	1,620	0.5	6.8
<i>Building construction services</i>	3,743	2.3	13.2	1,347	0.5	35.0	61	*	127.1
<i>Others</i>	797	0.5	57.0	880	0.3	46.3	121	0.1	6.4
Total	162,515	100.0	32.5	248,435	100.0	40.2	308,388	100.0	41.4

12. FINANCIAL INFORMATION (CONT'D)

	FPE 2025			FPE 2026		
	RM'000	%	GP margin (%)	RM'000	%	GP margin (%)
Integrated township and property development	148,736	99.5	39.8	165,470	99.1	40.9
Township development	117,729	78.7	43.9	111,664	66.9	41.8
<i>Bandar Botani Parkland</i>	70,443	47.1	44.3	48,686	29.2	43.6
<i>Bandar Layangkasa</i>	18,537	12.4	45.9	17,840	10.7	43.9
<i>Taman Bukit Perdana</i>	20,032	13.4	46.7	14,286	8.6	34.1
<i>Taman Kluang Perdana</i>	5,561	3.7	34.7	17,591	10.5	51.8
<i>Taman Parkland</i>	3,156	2.1	32.3	5,556	3.3	31.6
<i>Taman Bukit Indah</i>	-	-	-	7,705	4.6	35.6
Property development	31,007	20.8	29.3	53,806	32.2	39.3
<i>Parkland Residence @ Kajang 2</i>	26,259	17.6	30.2	10,018	6.0	32.4
<i>Taman Chin Chin Emas</i>	1,880	1.3	16.4	3,437	2.1	20.8
<i>Parkland Avenue by The Sea</i>	924	0.6	39.3	20,713	12.3	42.6
<i>Taman Sungai Abong Indah</i>	1,175	0.8	60.3	944	0.6	48.9
<i>Taman Desa Sungai Rambai</i>	705	0.5	25.1	517	0.3	30.1
<i>Taman Bakri Indah</i>	⁽¹⁾ (1)	(*)	N/A	569	0.3	61.3
<i>B11 Parkland Residence @ Cheras South</i>	65	*	26.0	1,084	0.7	N/A
<i>Parkland by The River</i>	-	-	-	16,524	9.9	45.7
Other products and services	763	0.5	5.8	1,426	0.9	10.4
<i>Retail sales of petrol, diesel, and merchandise products</i>	786	0.5	6.5	860	0.5	7.2
<i>Building construction services</i>	12	*	31.6	171	0.1	33.6
<i>Others</i>	⁽²⁾ (35)	(*)	(3.8)	395	0.3	31.9
Total	149,499	100.0	38.6	166,896	100.0	39.9

12. FINANCIAL INFORMATION (CONT'D)

Notes:

* *Less than 0.1%*

N/A Not applicable as there was no revenue during the financial year/period.

(1) The gross loss was attributed to costs incurred in relation to the assessment and quit rent of the unsold property.

(2) The gross loss was from wholesale of coconut arising mainly from high fertiliser and staff costs.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2024 and FYE 2023**

Our total GP increased by RM85.9 million or 52.9% to RM248.4 million in FYE 2024 (FYE 2023: RM162.5 million). Our overall GP margin improved from 32.5% in FYE 2023 to 40.2% in FYE 2024. The improvements in GP and GP margin were mainly driven by our integrated township and property development operations as follows:

Integrated township and property development

The GP from integrated township and property development segment increased by RM87.9 million or 56.1% to RM244.7 million in FYE 2024 (FYE 2023: RM156.8 million) which was mainly attributed to the following:

- GP from township development increased by RM94.2 million or 72.7% to RM223.7 million in FYE 2024 (FYE 2023: RM129.6 million), mainly attributed to the following:
 - increase in GP from Bandar Botani Parkland township development by RM47.2 million or 131.8% to RM82.9 million in FYE 2024 (FYE 2023: RM35.8 million), mainly attributed to higher development progress on properties sold under Plot 1 Phase 1B and Plot 2 Phase 2B, as well as GP contribution from properties sold under Plot 2 Phase 4A which was launched in January 2024. This was reflected in the revenue growth of 75.6% from Bandar Botani Parkland township development in FYE 2024.
 - increase in GP from Taman Bukit Perdana township development by RM25.7 million or 68.4% to RM63.2 million in FYE 2024 (FYE 2023: RM37.5 million), mainly attributed to higher development progress on properties sold under Plot 2A Phase 2 during FYE 2024. The revenue recognised from Plot 2A Phase 2 increased by 80.4% in FYE 2024.
 - increase in GP from Taman Kluang Perdana township development by RM11.1 million or 58.3% to RM30.3 million in FYE 2024 (FYE 2023: RM19.1 million), mainly driven by the higher development progress on properties sold under Phase 4 in FYE 2024. This was reflected in the revenue growth of 128.2% from Taman Kluang Perdana township development in FYE 2024.
- The increase in GP from township development was partially offset by the decrease in GP from property development by RM6.2 million or 22.9% to RM21.0 million in FYE 2024 (FYE 2023: RM27.2 million). This was mainly attributed to the lower GP from B11 Parkland Residence @ Cheras South due to the completion of the project in FYE 2023, resulting in most of the revenue being recognised in FYE 2023.

The GP margin from the integrated township and property development segment improved from 34.6% in FYE 2023 to 41.4% in FYE 2024, mainly attributed to the following:

- GP margin from township development improved from 32.9% in FYE 2023 to 43.6% in FYE 2024, mainly attributed to the following:
 - GP margin from the Bandar Botani Parkland township development improved from 28.6% in FYE 2023 to 37.8% in FYE 2024, mainly attributed to sales of higher-priced units for Plot 1 Phase 1B, as well as a decrease in the budgeted development costs for Plot 1 Phase 1A due to the non-utilisation of the budgeted contingency cost following its completion in FYE 2024.

12. FINANCIAL INFORMATION (CONT'D)

- GP margin from the Bandar Layangkasa township development improved from 36.5% in FYE 2023 to 47.4% in FYE 2024, mainly driven by the launch of Phase 3 and Phase 4, which were sold at higher price ranges compared to Phase 1. In addition, the improvement in GP margin was partly attributed to the decrease in the budgeted development costs for Phase 2 due to the non-utilisation of the budgeted contingency cost following its completion in FYE 2024.
- GP margin from the Taman Bukit Perdana township development improved from 28.2% in FYE 2023 to 53.3% in FYE 2024. This was mainly attributed to the reversal of foreseeable loss provisions and decrease in landowner entitlement costs for Plot 2A Phase 2 and Plot 2A Phase 4 arising from the revision of the development orders, as well as a decrease in budgeted development costs due to the non-utilisation of the budgeted contingency cost following its completion in FYE 2024.
- GP margin from the Taman Parkland township development improved from 33.8% in FYE 2023 to 49.4% in FYE 2024, mainly attributed to increased sales of higher-priced completed units for Phase 1 during FYE 2024.

The improved GP margin was partially offset by the decrease in GP margin of Taman Kluang Perdana township development from 57.1% in FYE 2023 to 39.6% in FYE 2024, mainly due to lower sales of higher-priced units for Phase 3A during FYE 2024. In addition, the decrease in GP margin for Phase 3A was partly due to the increase in budgeted development costs for road and drainage works based on project requirements and market conditions.

- The improved GP margin from the township and property development segment was partly offset by the decrease in GP margin from the property development segment from 45.6% in FYE 2023 to 27.2% in FYE 2024, mainly due to the following:
 - GP margin from Parkland Residence @ Kajang 2 decreased from 35.6% in FYE 2023 to 25.8% in FYE 2024, mainly attributed to the increase in budgeted development costs following the finalisation of the detailed design for the development during FYE 2024.
 - GP margin from Taman Sungai Abong Indah decreased from 36.7% in FYE 2023 to 31.8% in FYE 2024, in part due to the increase in budgeted development costs arising mainly from infrastructure-related contributions and building costs.
 - GP margin from B11 Parkland Residence @ Cheras South decreased from 55.2% in FYE 2023 to 37.4% in FYE 2024, mainly due to the sales of completed units without the impact of budgeted development cost adjustments. In FYE 2023, there was a decrease in budgeted development costs upon completion mainly due to the non-utilisation of the budgeted contingency cost.

Other products and services

Our GP from the other products and services segment decreased by RM2.0 million or 34.9% to RM3.7 million in FYE 2024 (FYE 2023: RM5.7 million). This was mainly due to lower GP from building construction services, which was also reflected in the decrease in revenue from building construction services in FYE 2024.

The GP margin from the other products and services segment improved from 12.3% in FYE 2023 to 14.1% in FYE 2024, mainly attributed to improved GP margin from building construction services arising from the reversal of provision for defect costs.

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2025 and FYE 2024**

Our total GP increased by RM60.0 million or 24.1% to RM308.4 million in FYE 2025 (FYE 2024: RM248.4 million). Our overall GP margin improved from 40.2% in FYE 2024 to 41.4% in FYE 2025. The improvements in GP and GP margin were driven by our integrated township and property development operations as follows:

Integrated township and property development

The GP from the integrated township and property development segment increased by RM61.9 million or 25.3% to RM306.6 million in FYE 2025 (FYE 2024: RM244.7 million) which was mainly attributed to the following:

- GP from township development increased by RM30.0 million or 13.4% to RM253.7 million in FYE 2025 (FYE 2024: RM223.7 million), mainly attributed to the following:
 - increase in GP from Bandar Layangkasa township development by RM44.5 million or 115.3% to RM83.1 million in FYE 2025 (FYE 2024: RM38.6 million), mainly attributed to higher development progress on properties sold under Phase 3 and Phase 4, as well as GP contribution from properties sold under Phase 5. This was reflected in the increase in revenue from the Bandar Layangkasa township development by 117.1% in FYE 2025.
 - increase in GP from Bandar Botani Parkland township development by RM12.1 million or 14.6% to RM95.1 million in FYE 2025 (FYE 2024: RM82.9 million), mainly attributed to higher development progress on properties sold under Plot 2 Phase 4A in FYE 2025. This was reflected in the increase in revenue from the Plot 2 Phase 4A of Bandar Botani Parkland township development by 354.4% in FYE 2025.

The increase in GP was partially offset by the decrease in GP from Taman Bukit Perdana township development by RM21.2 million or 33.5% to RM42.0 million in FYE 2025 (FYE 2024: RM63.2 million), mainly due to the completion of Plot 2A Phase 2 development in FYE 2024, as reflected in the decrease in revenue from Taman Bukit Perdana township development by 25.0% in FYE 2025.

In addition, there was a decrease in GP from the Taman Kluang Perdana township development by RM5.9 million or 19.4% to RM24.4 million in FYE 2025 (FYE 2024: RM30.3 million), mainly due to the completion of Phase 4 and Phase 3A in May 2024 and November 2024 respectively. This was reflected in the decrease in revenue from Taman Kluang Perdana township development by 34.4% in FYE 2025.

- GP from property development increased by RM31.9 million or 151.9% to RM52.9 million in FYE 2025 (FYE 2024: RM21.0 million). This was mainly contributed by the following projects:
 - increase in GP from Parkland Residence @ Kajang 2 by RM24.3 million or 207.5% to RM36.1 million in FYE 2025 (FYE 2024: RM11.7 million), mainly attributed to higher development progress on properties sold in FYE 2025. This was reflected in the increase in revenue from the Parkland Residence @ Kajang 2 by 173.7% in FYE 2025.
 - increase in GP from Parkland Avenue by The Sea by RM4.8 million or 807.4% to RM5.4 million in FYE 2025 (FYE 2024: RM0.6 million), mainly attributed to higher development progress on properties sold in FYE 2025. This was reflected in the increase in revenue from Parkland Avenue by The Sea by 767.7% during FYE 2025.

12. FINANCIAL INFORMATION (CONT'D)

- increase in GP from Taman Chin Chin Emas by RM2.3 million or 178.1% to RM3.6 million in FYE 2025 (FYE 2024: RM1.3 million), mainly attributed to higher development progress on properties sold in FYE 2025. This was reflected in the increase in revenue from Taman Chin Chin Emas by 159.3% during FYE 2025.

The GP margin from the integrated township and property development segment improved from 41.4% in FYE 2024 to 42.6% in FYE 2025, mainly attributed to the following:

- GP margin from township development improved from 43.6% in FYE 2024 to 46.6% in FYE 2025, mainly attributed to the following:
 - GP margin from Bandar Botani Parkland township development improved from 37.8% in FYE 2024 to 46.6% in FYE 2025, mainly attributed to the decrease in budgeted development costs for Plot 1 Phase 1B due to non-utilisation of the budgeted contingency cost following its completion in FYE 2025. In addition, this was partly due to higher selling prices for properties sold under Plot 2 Phase 3A, coupled with a decrease in budgeted material costs based on project requirements and market conditions.
 - GP margin from Taman Kluang Perdana township development improved from 39.6% in FYE 2024 to 48.6% in FYE 2025. This was mainly attributed to the higher selling prices for properties sold under Phase 5, larger proportion of sales from high-priced units for Phase 3A, and the launch of Phase 9 in FYE 2025 with higher selling prices.

The improved GP margin was partially offset by the decrease in GP margin from Taman Bukit Perdana township development from 53.3% in FYE 2024 to 47.2% in FYE 2025, as sales of Plot 2A Phase 4 in FYE 2025 were from completed units without the impact of budgeted development cost adjustments. In FYE 2024, the GP margin was higher mainly attributed to the reversal of foreseeable loss provisions and decrease in landowner entitlement costs for Plot 2A Phase 2 and Plot 2A Phase 4 developments arising from the revision of the development orders, as well as a decrease in budgeted development costs due to the non-utilisation of the budgeted contingency cost following its completion in FYE 2024.

- GP margin from property development improved from 27.2% in FYE 2024 to 30.0% in FYE 2025, mainly attributed to the following:
 - GP margin from Parkland Residence @ Kajang 2 improved from 25.8% in FYE 2024 to 29.0% in FYE 2025, mainly attributed to a decrease in budgeted development costs due to non-utilisation of the budgeted contingency cost.
 - GP margin from Taman Sungai Abong Indah improved from 31.8% in FYE 2024 to 50.1% in FYE 2025, mainly attributed to the sales of completed units with higher selling prices.

Other products and services

Our GP from the other products and services segment decreased by RM1.9 million or 51.7% to RM1.8 million in FYE 2025 (FYE 2024: RM3.7 million), mainly due to lower GP from building construction services, which was also reflected in the decrease in revenue from building construction services in FYE 2025.

12. FINANCIAL INFORMATION (CONT'D)

The GP margin from the other products and services segment decreased from 14.1% in FYE 2024 to 7.0% in FYE 2025, mainly due to gross loss from the wholesale of coconut fruits arising from lower sales volume coupled with higher staff and fertiliser costs. In addition, the GP margin from retail sales of petrol, diesel, and merchandise products decreased from 7.3% in FYE 2024 to 6.8% in FYE 2025, mainly due to higher sourcing cost of petrol and diesel.

Comparison between FPE 2026 and FPE 2025

Our total GP increased by RM17.4 million or 11.6% to RM166.9 million in FPE 2026 (FPE 2025: RM149.5 million). Our overall GP margin improved from 38.6% in FPE 2025 to 39.9% in FPE 2026. The improvements in GP and GP margin were mainly driven by our integrated township and property development operations as follows:

Integrated township and property development

The GP from the integrated township and property development segment increased by RM16.7 million or 11.3% to RM165.5 million in FPE 2026 (FPE 2025: RM148.7 million) which was mainly attributed to the following:

- GP from township development decreased by RM6.1 million or 5.2% to RM111.7 million in FPE 2026 (FPE 2025: RM117.7 million), mainly attributed to the following:
 - decrease in GP from Bandar Botani Parkland township development by RM21.8 million or 30.9% to RM48.7 million in FPE 2026 (FPE 2025: RM70.4 million), mainly attributed to the completion of Plot 1 Phase 1B and Plot 2 Phase 2B in FPE 2025. This was reflected in the decrease in revenue from Bandar Botani Parkland township development by 29.7% in FPE 2026.
 - decrease in GP from Taman Bukit Perdana township development by RM5.7 million or 28.7% to RM14.3 million in FPE 2026 (FPE 2025: RM20.0 million), mainly due to lower number of properties sold for Plot 2A Phase 4 and Plot 2B1 Phase 3 during FPE 2026. In addition, the decrease was partly due to lower sales contribution from Plot 2A Phase 3, arising from the sales of completed industrial units with relatively lower GP as compared to FPE 2025 where the sales contribution was mainly attributed to property mix including an industrial land with relatively higher GP.

The decrease in GP from was partially moderated by the increase in GP from the following:

- increase in GP from the Taman Kluang Perdana township development in Johor by RM12.0 million or 216.3% to RM17.6 million in FPE 2026 (FPE 2025: RM5.6 million), mainly attributed to GP contribution from properties sold under Phase 6 and Phase 9 in FPE 2026. This was reflected in the increase in revenue from Taman Kluang Perdana township development by 112.1% in FPE 2026.
- GP contribution of RM7.7 million from the Taman Bukit Indah township development in Johor, attributed to properties sold under Phase 1 in FPE 2026.
- GP from property development increased by RM22.8 million or 73.5% to RM53.8 million in FPE 2026 (FPE 2025: RM31.0 million). This was mainly contributed by the increase in GP from Parkland Avenue by The Sea by RM19.8 million or 2,141.7% to RM20.7 million in FPE 2026 (FPE 2025: RM0.9 million), mainly attributed to the higher development progress on properties sold in FPE 2026. This was reflected in the increase in revenue from Parkland Avenue by The Sea by 1,967.2% during FPE 2026.

12. FINANCIAL INFORMATION (CONT'D)

The GP margin from the integrated township and property development segment improved from 39.8% in FPE 2025 to 40.9% in FPE 2026, mainly attributed to the following:

- GP margin from township development decreased from 43.9% in FPE 2025 to 41.8% in FPE 2026, mainly attributed to the following:
 - GP margin from Bandar Botani Parkland township development decreased from 44.3% in FPE 2025 to 43.6% in FPE 2026, mainly due to the sales of completed units for Plot 1 Phase 1B without the impact of budgeted cost adjustments. In FPE 2025, there was a decrease in budgeted development costs upon completion due to the non-utilisation of the budgeted contingency cost.
 - GP margin from Bandar Layangkasa township development decreased from 45.9% in FPE 2025 to 43.9% in FPE 2026, mainly due to sales of affordable housing units from Phase 7.
 - GP margin from Taman Bukit Perdana township development decreased from 46.7% in FPE 2025 to 34.1% in FPE 2026. This was mainly attributed to Plot 2A Phase 3, where sales in FPE 2026 comprised completed industrial units with relatively lower margin, while sales in FPE 2025 comprised property mix including an industrial land with relatively higher margin. In addition, the decrease in GP margin was partly due to sales of affordable housing units from Plot 2B1 Phase 1 and Plot 2B1 Phase 2.

The decrease in GP margin was partially offset by the improvement in GP margin from Taman Kluang Perdana township development from 34.7% in FPE 2025 to 51.8% in FPE 2026, mainly attributed to the properties sold under Phase 6 and Phase 9 with GP margins of 53.8% and 62.2% in FPE 2026 respectively. In addition, the improvement in GP margin was partly attributed to higher selling prices of completed units for Phase 4.

- GP margin from property development improved from 29.3% in FPE 2025 to 39.3% in FPE 2026, mainly attributed to the following:
 - GP margin from Parkland Avenue by The Sea improved from 39.3% in FPE 2025 to 42.6% in FPE 2026, mainly attributed to higher selling prices for properties sold.
 - GP margin from Parkland Residence @ Kajang 2 improved from 30.2% in FPE 2025 to 32.4% in FPE 2026, mainly attributed to the decrease in budgeted development costs arising from lower construction costs incurred.

Other products and services

Our GP from the other products and services segment increased by RM0.7 million or 86.9% to RM1.4 million in FPE 2026 (FPE 2025: RM0.8 million), mainly due to higher GP from building construction services, which was also reflected in the increase in revenue from building construction services in FPE 2026.

The GP margin from the other products and services segment improved from 5.8% in FPE 2025 to 10.4% in FPE 2026, mainly due to improved GP margin from building construction services arising from the reversal of provision for defect costs. In addition, this was partly contributed by the improved GP margin from property leasing, as there were higher property-related, as well as upkeep and maintenance costs incurred in FPE 2025 compared to FPE 2026.

12. FINANCIAL INFORMATION (CONT'D)**12.3.6 Other income**

	FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%
Gain on bargain purchase	-	-	-	-	10,510	78.5
Interest income	728	6.2	757	38.4	1,186	8.9
Rental income	253	2.2	575	29.1	512	3.8
Refund of keyman insurance premium	-	-	-	-	263	2.0
Gains on disposal of property, plant and equipment	83	0.7	129	6.5	149	1.1
Fair value gain on short-term investments	-	-	-	-	128	1.0
Gain on disposal of investment property ⁽¹⁾	10,154	86.1	-	-	-	-
Sales of fresh fruit bunches and scrap ⁽²⁾	296	2.5	127	6.4	99	0.7
Others ⁽³⁾	273	2.3	386	19.6	542	4.0
Total	11,787	100.0	1,974	100.0	13,389	100.0

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Sales of fresh fruit bunches and scrap ⁽²⁾	95	6.2	4,344	70.2
Interest income	519	33.9	792	12.8
Rental income	279	18.3	264	4.2
Gain on disposal of property, plant and equipment	149	9.7	169	2.7
Fair value gain on short-term investments	79	5.2	73	1.2
Refund of keyman insurance premium	263	17.2	-	-
Others ⁽³⁾	145	9.5	550	8.9
Total	1,529	100.0	6,192	100.0

Notes:

- (1) For FYE 2023, there was a gain from the disposal of an international school to a third-party.
- (2) Includes sales of fresh fruit bunches from oil palm plantations from our agriculture lands in Johor as well as sale of scrap aluminium formwork that could no longer be reused.
- (3) Include mainly management fee income, forfeiture income pertaining to the cancellation of the signed SPA, and utility chargeback to tenant.

12. FINANCIAL INFORMATION (CONT'D)

Comparison between FYE 2024 and FYE 2023

Our other income decreased by RM9.8 million or 83.3% to RM2.0 million in FYE 2024 (FYE 2023: RM11.8 million). This was mainly due to the RM10.2 million gain on disposal of investment property in FYE 2023 arising from the disposal of an investment property relating to an international school, and none in FYE 2024.

The decrease was partially moderated by an increase in rental income by RM0.3 million or 127.3% to RM0.6 million in FYE 2024 (FYE 2023: RM0.3 million), mainly attributed to the rental of shoring system and a food court.

Comparison between FYE 2025 and FYE 2024

Our other income increased by RM11.4 million or 578.3% to RM13.4 million in FYE 2025 (FYE 2024: RM2.0 million). This was mainly attributed to the gain on bargain purchase of RM10.5 million in relation to the acquisition of AVE Engineering and Megaform Builders by TYT Builders during FYE 2025, arising from the higher fair value of the acquired entities' net assets compared to the consideration paid for the acquisitions.

Comparison between FPE 2026 and FPE 2025

Our other income increased by RM4.7 million or 305.0% to RM6.2 million in FPE 2026 (FPE 2025: RM1.5 million). This was mainly attributed to the sales of fresh fruit bunches from oil palm plantations on our agriculture land in Johor, as well as sales of scrap aluminium formwork that could no longer be reused.

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)**12.3.7 Administrative expenses**

	FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%
Staff costs ⁽¹⁾	14,771	54.3	14,747	47.9	18,066	45.0
Directors' remuneration	4,691	17.3	7,375	24.0	10,408	26.0
Bank and financial facility-related charges ⁽²⁾	1,574	5.8	2,130	6.9	4,044	10.1
Professional fees	1,590	5.9	1,468	4.8	2,276	5.7
Regulatory, tax and related expenses ⁽³⁾	1,613	5.9	1,089	3.5	1,464	3.6
Office expenses ⁽⁴⁾	1,254	4.6	2,289	7.4	1,243	3.1
Penalties	62	0.2	42	0.1	48	0.1
Others ⁽⁵⁾	1,631	6.0	1,651	5.4	2,564	6.4
Total	27,186	100.0	30,791	100.0	40,113	100.0

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Staff costs ⁽¹⁾	6,816	52.0	8,829	36.0
Penalties	34	0.3	⁽⁶⁾ 4,197	17.1
Directors' remuneration	2,297	17.5	3,167	12.9
Professional fees	678	5.2	2,635	10.8
Bank and financial facility-related charges ⁽²⁾	1,094	8.4	671	2.7
Regulatory, tax and related expenses ⁽³⁾	531	4.0	2,362	9.6
Office expenses ⁽⁴⁾	534	4.1	930	3.8
Others ⁽⁵⁾	1,115	8.5	1,731	7.1
Total	13,099	100.0	24,522	100.0

Notes:

- (1) Include salaries, wages and allowances, bonuses, statutory contributions, and other staff related expenses for administrative, and sales and marketing staff.
- (2) Include charges for bank guarantees, banks, and credit cards.
- (3) Include stamp duty, filing and processing fees, permit expenses, tax service fees and withholding tax expenses.
- (4) Include utilities and upkeep expenses as well as other administrative and office related expenses.
- (5) Include mainly insurance, gifts and donations, quit rent and assessment, travelling expenses, and other administrative expenses.
- (6) Include mainly the provision for Bumiputera quota penalty arising from the oversale of Bumiputera units.

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2024 and FYE 2023**

Our administrative expenses increased by RM3.6 million or 13.3% to RM30.8 million in FYE 2024 (FYE 2023: RM27.2 million). This was mainly attributed to the following:

- increase in directors' remuneration by RM2.7 million or 57.2% to RM7.4 million in FYE 2024 (FYE 2023: RM4.7 million), mainly attributed to the adjustment of the remuneration package and higher performance incentives.
- increase in office expenses by RM1.0 million or 82.5% to RM2.3 million in FYE 2024 (FYE 2023: RM1.3 million), mainly attributed to higher utilities and upkeep expenses.
- increase in bank and financial facility-related charges by RM0.6 million or 35.3% to RM2.1 million in FYE 2024 (FYE 2023: RM1.6 million), mainly arising from the charges for bank guarantees.

The increase was partially offset by the decrease in regulatory, tax and related expenses by RM0.5 million or 32.5%, mainly due to lower stamp duty fees incurred in connection with banking facilities.

Comparison between FYE 2025 and FYE 2024

Our administrative expenses increased by RM9.3 million or 30.3% to RM40.1 million in FYE 2025 (FYE 2024: RM30.8 million). This was mainly attributed to the following:

- increase in staff costs by RM3.3 million or 22.5% to RM18.1 million in FYE 2025 (FYE 2024: RM14.7 million), mainly attributed to the increase in headcount from 238 personnel in FYE 2024 to 283 personnel in FYE 2025;
- increase in directors' remuneration by RM3.0 million or 41.1% to RM10.4 million in FYE 2025 (FYE 2024: RM7.4 million), mainly attributed to the adjustment of the remuneration package and higher performance incentives;
- increase in bank and financial related charges by RM1.9 million or 89.9% to RM4.0 million in FYE 2025 (FYE 2024: RM2.1 million), mainly arising from an increase in bank guarantee charges; and
- increase in professional fees by RM0.8 million or 55.0% to RM2.3 million in FYE 2025 (FYE 2024: RM1.5 million), mainly due to legal fees for new banking facilities, as well as audit and property valuation fees.

Comparison between FPE 2026 and FPE 2025

Our administrative expenses increased by RM11.4 million or 87.2% to RM24.5 million in FPE 2026 (FPE 2025: RM13.1 million). This was mainly attributed to the following:

- increase in penalties by RM4.2 million to RM4.2 million in FPE 2026 (FPE 2025: approximately RM34,000), mainly due to the provision for Bumiputera quota penalty arising from the oversale of Bumiputera units;
- increase in staff costs by RM2.0 million or 29.5% to RM8.8 million in FPE 2026 (FPE 2025: RM6.8 million), mainly attributed to the increase in headcount from 256 personnel in FPE 2025 to 347 personnel in FPE 2026;
- increase in professional fees by RM2.0 million or 288.6% to RM2.6 million in FPE 2026 (FPE 2025: RM0.7 million), mainly attributed to listing expenses.

12. FINANCIAL INFORMATION (CONT'D)

- increase in regulatory, tax and related expenses by RM1.8 million or 344.8% to RM2.4 million in FPE 2026 (FPE 2025: RM0.5 million), mainly attributed to higher stamp duty fees incurred in connection with our banking facilities; and
- increase in directors' remuneration by RM0.9 million or 37.9% to RM3.2 million in FPE 2026 (FPE 2025: RM2.3 million), mainly attributed to the adjustment of the remuneration package for our directors and higher performance incentives.

12.3.8 Selling and promotion expenses

	FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%
Legal fees ⁽¹⁾	8,056	51.7	16,012	51.4	18,216	47.4
Commission ⁽²⁾	4,253	27.3	6,402	20.6	11,298	29.4
Bumiputera unit release expenses	1,112	7.1	4,405	14.2	4,318	11.2
Performance incentive ⁽³⁾	652	4.2	2,170	7.0	2,587	6.7
Advertisement	1,510	9.7	2,133	6.8	2,031	5.3
Total	15,583	100.0	31,122	100.0	38,450	100.0

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Legal fees ⁽¹⁾	10,204	48.2	10,748	54.0
Commission ⁽²⁾	5,368	25.3	6,800	34.1
Bumiputera unit release expenses	3,382	16.0	844	4.2
Performance incentive ⁽³⁾	1,171	5.5	346	1.7
Advertisement	1,049	5.0	1,205	6.0
Total	21,174	100.0	19,943	100.0

Notes:

- (1) Refers to legal and related fees in relation to the sales and purchase agreements and purchasers' loan documentation with end financiers for our integrated township and property development.
- (2) Refers to sales commission to our sales and marketing personnel and external agents.
- (3) Refers to performance incentives awarded to our project management personnel in recognition of their contributions to the planning and management of project developments including ensuring project quality, monitoring project progress and supporting timely project completion.

Comparison between FYE 2024 and FYE 2023

Our selling and promotion expenses increased by RM15.5 million or 99.7% to RM31.1 million in FYE 2024 (FYE 2023: RM15.6 million), which was mainly attributed to the following:

- increase in legal fees by RM8.0 million or 98.8% to RM16.0 million in FYE 2024 (FYE 2023: RM8.1 million), mainly arising from higher sales of our properties.
- increase in Bumiputera unit release expenses by RM3.3 million or 296.1% to RM4.4 million in FYE 2024 (FYE 2023: RM1.1 million), arising from the release of 73 units of Bumiputera units during FYE 2024.

12. FINANCIAL INFORMATION (CONT'D)

- increase in commission by RM2.1 million or 50.5% to RM6.4 million in FYE 2024 (FYE 2023: RM4.3 million), arising from higher sales of properties through external agents and our sales and marketing personnel in FYE 2024.
- increase in performance incentive by RM1.5 million or 232.8% to RM2.2 million in FYE 2024 (FYE 2023: RM0.7 million) for our project management personnel.

Comparison between FYE 2025 and FYE 2024

Our selling and promotion expenses increased by RM7.3 million or 23.5% to RM38.5 million in FYE 2025 (FYE 2024: RM31.1 million), which was mainly attributed to the following:

- increase in commission by RM4.9 million or 76.5% to RM11.3 million in FYE 2025 (FYE 2024: RM6.4 million), mainly arising from higher sales of properties through external agents in FYE 2025.
- increase in legal fees by RM2.2 million or 13.8% to RM18.2 million in FYE 2025 (FYE 2024: RM16.0 million), mainly arising from higher sales of our properties.

Comparison between FPE 2026 and FPE 2025

Our selling and promotion expenses decreased by RM1.2 million or 5.8% to RM19.9 million in FPE 2026 (FPE 2025: RM21.2 million), mainly arising from the decrease in Bumiputera unit release expenses by RM2.5 million or 75.0% to RM0.8 million in FPE 2026 (FPE 2025: RM3.4 million). This was reflected in the lower number of Bumiputera units released during FPE 2026 at 16 units, compared to 47 units in FPE 2025.

The decrease was partly offset by the increase in commission by RM1.4 million or 26.7% to RM6.8 million in FPE 2026 (FPE 2025: RM5.4 million), mainly arising from higher sales of properties through external agents and our sales and marketing personnel in FPE 2026.

12.3.9 Other expenses

	FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%
Depreciation expenses on:	2,124	99.8	3,024	97.9	4,072	99.8
<i>Property, plant and equipment</i>	1,575	74.0	2,164	70.1	3,130	76.7
<i>Right-of-use assets</i>	459	21.6	687	22.2	762	18.7
<i>Investment properties</i>	90	4.2	173	5.6	180	4.4
Others ⁽¹⁾	4	0.2	64	2.1	7	0.2
Total	2,128	100.0	3,088	100.0	4,079	100.0

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Depreciation expenses on:	2,033	99.7	2,934	99.0
<i>Property, plant and equipment</i>	1,564	76.7	2,486	83.9
<i>Right-of-use assets</i>	392	19.2	358	12.1
<i>Investment properties</i>	77	3.8	90	3.0
Others ⁽¹⁾	7	0.3	30	1.0
Total	2,040	100.0	2,964	100.0

Note:

- (1) Include plant, property and equipment written off, fair value loss on short term investment, deposit written off, and loss on disposal of plant, property and equipment.

12. FINANCIAL INFORMATION (CONT'D)**Comparison between FYE 2024 and FYE 2023**

Our other expenses increased by RM1.0 million or 45.1% to RM3.1 million in FYE 2024 (FYE 2023: RM2.1 million), mainly attributed to the increase in depreciation expenses. The depreciation expenses increased by RM0.9 million or 42.4% to RM3.0 million in FYE 2024 (FYE 2023: RM2.1 million), mainly arising from the depreciation of property, plant and equipment including plant and machinery, and tools and equipment, as well as right-of-use assets including leasehold land, and rented land and building.

Comparison between FYE 2025 and FYE 2024

Our other expenses increased by RM1.0 million or 32.1% to RM4.1 million in FYE 2025 (FYE 2024: RM3.1 million), mainly attributed to the increase in depreciation expenses. The depreciation expenses increased by RM1.0 million or 34.7% to RM4.1 million in FYE 2025 (FYE 2024: RM3.0 million), mainly arising from the depreciation of property, plant and equipment including plant and machinery, and tools and equipment.

Comparison between FPE 2026 and FPE 2025

Our other expenses increased by RM0.9 million or 45.3% to RM3.0 million in FPE 2026 (FPE 2025: RM2.0 million), mainly attributed to the increase in depreciation expenses. The depreciation expenses increased by RM0.9 million or 44.3% to RM2.9 million in FPE 2026 (FPE 2025: RM2.0 million), mainly arising from the depreciation of property, plant and equipment including plant and machinery, and tools and equipment.

12.3.10 Finance cost

	FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%
Interest expense on bank borrowings:	6,660	83.7	8,328	90.4	12,185	94.6
▪ <i>Term loans</i>	6,275	78.9	7,559	82.1	11,565	89.8
▪ <i>Bank overdrafts</i>	308	3.9	638	6.9	492	3.8
▪ <i>Hire purchase</i>	77	0.9	131	1.4	128	1.0
Interest expense on related parties ⁽¹⁾	372	4.7	649	7.0	327	2.5
Unwinding interest arising from trade payables ⁽²⁾	295	3.7	162	1.8	281	2.2
Others ⁽³⁾	625	7.9	71	0.8	86	0.7
Total	7,952	100.0	9,210	100.0	12,879	100.0

[The rest of this page has been intentionally left blank]

12. FINANCIAL INFORMATION (CONT'D)

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Interest expense on bank borrowings:	5,240	93.8	8,287	99.2
▪ Term loans	4,978	89.1	8,128	97.3
▪ Bank overdrafts	198	3.5	94	1.1
▪ Hire purchase	64	1.2	65	0.8
Interest expense on related parties ⁽¹⁾	194	3.5	8	0.1
Unwinding interest arising from trade payables ⁽²⁾	115	2.1	18	0.2
Others ⁽³⁾	37	0.6	42	0.5
Total	5,586	100.0	8,355	100.0

Notes:

- (1) Refers to interest expenses for advances from related parties, which are used for working capital purposes, bearing interest at a rate ranging from 5.16% to 8.15% per annum. The amount owing has been settled as at the LPD. Please refer to Note 12 of the Accountants' Report set out in **Section 13** of this Prospectus for further details on the amount owing to related parties.
- (2) Refers to interest arising from the deferred payments arrangement for landowner's entitlement in respect of the development land at Bandar Layangkasa.
- (3) Others mainly include interest expense on lease liabilities and interest arising from an instalment payment in relation to the acquisition of land bank for future development in Melaka.

Comparison between FYE 2024 and FYE 2023

Our finance cost increased by RM1.3 million or 15.8% to RM9.2 million in FYE 2024 (FYE 2023: RM8.0 million), mainly attributed to higher interest expense on bank borrowings. The interest expense on bank borrowings increased by RM1.7 million or 25.0% to RM8.3 million in FYE 2024 (FYE 2023: RM6.7 million). This was mainly arising from interest expenses on term loans drawn down for the development of Parkland Residence @ Kajang 2.

Comparison between FYE 2025 and FYE 2024

Our finance cost increased by RM3.7 million or 39.8% to RM12.9 million in FYE 2025 (FYE 2024: RM9.2 million), mainly attributed to higher interest expense on bank borrowings. The interest expense on bank borrowings increased by RM3.9 million or 46.3% to RM12.2 million in FYE 2025 (FYE 2024: RM8.3 million). This was mainly arising from interest expenses on term loans drawn down for the development of Parkland Avenue by The Sea.

Comparison between FPE 2026 and FPE 2025

Our finance cost increased by RM2.8 million or 49.6% to RM8.4 million in FPE 2026 (FPE 2025: RM5.6 million), mainly attributed to higher interest expense on bank borrowings. The interest expense on bank borrowings increased by RM3.0 million or 58.1% to RM8.3 million in FPE 2026 (FPE 2025: RM5.2 million). This was mainly arising from interest expenses on term loans drawn down for the development of Parkland Avenue by The Sea and Parkland by The River.

12. FINANCIAL INFORMATION (CONT'D)**12.3.11 PBT, PAT and taxation**

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2025</u>	<u>FPE 2026</u>
PBT (RM'000)	119,781	176,806	226,063	109,352	117,394
PBT margin	23.9%	28.6%	30.3%	28.3%	28.1%
Tax expenses (RM'000)	26,539	42,510	54,241	28,120	30,388
Effective tax rate	22.2%	24.0%	24.0%	25.7%	25.9%
Statutory tax rate	24.0%	24.0%	24.0%	24.0%	24.0%
PAT (RM'000)	93,242	134,296	171,822	81,232	87,006
PAT margin	18.6%	21.8%	23.0%	21.0%	20.8%

Comparison between FYE 2024 and FYE 2023

Our PBT increased by RM57.0 million or 47.6% to RM176.8 million in FYE 2024 (FYE 2023: RM119.8 million) and PAT increased by RM41.1 million or 44.0% to RM134.3 million in FYE 2024 (FYE 2023: RM93.2 million). This was mainly driven by the increase in GP which was mainly contributed by the integrated township and property development segment, as explained in **Section 12.3.5** of this Prospectus.

Our PBT margin improved from 23.9% in FYE 2023 to 28.6% in FYE 2024 and PAT margin improved from 18.6% in FYE 2023 to 21.8% in FYE 2024. This was mainly attributed to the improvement in GP margin from our business operations, as explained in **Section 12.3.5** of this Prospectus.

Our effective tax rate was 22.2% for FYE 2023, which was lower than the statutory tax rate of 24.0%. This was mainly attributed to non-taxable income including the gain on disposal of an investment property as well as over-provision of deferred tax liabilities in the previous financial year.

Our effective tax rate was 24.0% in FYE 2024, which was consistent with the statutory tax rate of 24.0%.

Comparison between FYE 2025 and FYE 2024

Our PBT increased by RM49.3 million or 27.9 % to RM226.1 million in FYE 2025 (FYE 2024: RM176.8 million) and PAT increased by RM37.5 million or 27.9% to RM171.8 million in FYE 2025 (FYE 2024: RM134.3 million). This was mainly driven by the increase in GP which was mainly contributed by our township and property development segment as explained in **Section 12.3.5** of this Prospectus, as well as increase in other income as explained in **Section 12.3.6** of this Prospectus.

Our PBT margin improved from 28.6% in FYE 2024 to 30.3% in FYE 2025 and PAT margin improved from 21.8% in FYE 2024 to 23.0% in FYE 2025. This was mainly attributed to the improvement in GP margin from our business operations, as well as higher other income recorded in FYE 2025.

Our effective tax rate was 24.0% in FYE 2025, which was consistent with the statutory tax rate of 24.0%.

Comparison between FPE 2026 and FPE 2025

Our PBT increased by RM8.0 million or 7.4 % to RM117.4 million in FPE 2026 (FPE 2025: RM109.4 million) and PAT increased by RM5.8 million or 7.1% to RM87.0 million in FPE 2026 (FPE 2025: RM81.2 million). This was mainly driven by the increase in GP which was mainly contributed by our township and property development segment as explained in **Section 12.3.5** of this Prospectus, as well as the higher other income recorded in FPE 2026 as explained in **Section 12.3.6** of this Prospectus.

12. FINANCIAL INFORMATION (CONT'D)

Our PBT margin remained relatively consistent at 28.1% in FPE 2026 (FPE 2025: 28.3%) and PAT margin remained relatively consistent at 20.8% in FPE 2026 (FPE 2025: 21.0%).

Our effective tax rate was 25.9% in FPE 2026, which was higher than the statutory tax rate of 24.0%, mainly due to non-deductible expenses such as penalties and professional fees, as well as the under-provision of income tax in previous financial years.

12.3.12 Significant factors**(i) Impact of unanticipated increase in development costs for our township and property development projects**

As an integrated township and property developer, we are responsible for the entire development. In this respect, we are subject to the risk of unanticipated increases in development costs, which could arise from, among others, increases in land costs, construction costs associated with construction services, labour, and building materials, all of which could adversely affect our profitability.

In addition, building materials such as steel and concrete are commodities where the prices are subject to local and global supply and demand conditions. If any adverse fluctuations in the prices of these commodities are not accurately accounted for in our budgeted development costs, it would negatively affect our profitability and financial conditions.

Our business may also be adversely affected by geopolitical tensions and conflicts in the Middle East, which may disrupt global energy markets and supply chains, leading to higher fuel, transportation, and construction material costs, thereby increasing development costs which may materially and adversely affect our business operations, financial condition and results of operations.

Please refer to **Section 9.1.1** of this Prospectus for further details.

(ii) Impact of achieving GDVs lower than estimated due to the take-up rate of our developments

The overall GDV for our developments is estimated based on prevailing market conditions as at the date of valuation. There is no assurance that the estimated GDVs will reflect the actual sales achieved, as they may be affected by various factors. If we are unable to sell all the units launched and developed as planned and/or based on the expected selling prices, this would negatively affect our initial projected GDVs, which would then adversely affect our financial performance.

Our revenue may be affected by the slower-than-expected take-up of our developments. Our revenue is mainly derived from the number of properties sold. In this respect, a slow take-up rate may result in a delay in revenue recognition, which could, in turn, impact our profitability and cash flow. In addition, a slow take-up may also lead to increased holding costs as we may have to incur additional marketing expenses or offer discounts to drive sales, which could reduce our overall profitability. The take-up of our developments may also be adversely affected by geopolitical tensions and conflicts in the Middle East, which may disrupt economic activity and contribute to higher unemployment levels and inflation, which may reduce household disposable income. Please refer to **Section 9.1.3** of this Prospectus for further details.

12. FINANCIAL INFORMATION (CONT'D)

(iii) Impact of liquidity and interest rate risks, which may result in financial distress if we fail to meet our financial obligations

As an integrated township and property developer, our business is capital-intensive and requires substantial funding to finance land acquisitions, development costs and working capital requirements. As such, we are exposed to liquidity risks if we are unable to generate sufficient cash flow to meet our obligations, including repayment of borrowings and payments to our contractors and other suppliers. This arises mainly from the timing differences between the costs incurred for our development and the collections from buyers of our properties.

For the Financial Periods Under Review and up to the LPD, we have not defaulted on any payments of either principal/or interest in relation to our borrowings. Although we will continue to monitor our cash flow closely, there is no assurance that we will not experience any adverse liquidity conditions, which may affect the results of our operations and financial performance. Please refer to **Section 9.1.4** of this Prospectus for further details.

(iv) Impact of delays in our projects

As an integrated township and property developer, we must adhere to the agreed-upon timeline stipulated in our SPAs. While we closely monitor and manage our project schedules, there is a risk that we may not complete our project on time due to internal issues and/or external factors beyond our control.

In the event of any delays in completing our projects, we will be liable for LAD claims and/or penalties from customers, which may adversely affect our financial performance and reputation. Additionally, any project delay may also lead to cost overruns, which would further impact our financial performance for the project. Please refer to **Section 9.1.5** of this Prospectus for further details.

(v) Impact of material litigation, claims, arbitration or penalties imposed by regulatory authorities

For the Financial Years Under Review, we have not been involved in any material litigation, claims, arbitration, or penalties that have materially affected our business, save as disclosed in **Section 7.26** and **Section 9.1.8** of this Prospectus. However, there can be no assurance that we will not be subject to such matters in the future. Any adverse outcome arising from such proceedings or actions may have a material adverse effect on our financial performance.

(vi) Impact of defect liability claims from our customers

The DLP for our projects ranges from 3 to 24 months, depending on the type of property development. During this period, we are required to address and rectify any structural defects or building deficiencies that may occur or arise. As such, we will have to incur rectification costs for the repair and rectify all defects. In this respect, any material rectification costs incurred and/or claims would have an adverse impact on our financial condition and performance. Please refer to **Section 9.1.11** of this Prospectus for further details.

12. FINANCIAL INFORMATION (CONT'D)

(vii) Impact of inflation

For the Financial Periods Under Review, our financial performance was not materially affected by the impact of inflation. However, there can be no assurance that our business and financial performance would not be affected by inflation in the future.

(viii) Change in political, economic, social, market and regulatory considerations and the occurrence of force majeure events

Our business is subject to developments in the political, economic, social, market and regulatory conditions in Malaysia or foreign markets that we served which could adversely affect our business operations and financial performance. Increasing volatility in financial markets may also cause these factors to change with a greater degree of frequency and magnitude. Unfavourable developments in the socio-political environment in Malaysia and/or the foreign markets that we serve may materially and adversely affect our business operations, financial performance and prospects. Please refer to **Section 9.2.3** of this Prospectus for further details.

12.4 LIQUIDITY AND CAPITAL RESOURCES**12.4.1 Working capital**

Our business is financed by both internal and external sources of funds. Our internal sources of funds comprise cash generated from our business operations and shareholders' equity, while our external sources of funds mainly consist of banking facilities from financial institutions. These funds are mainly used to finance our business operations and growth.

Based on our audited consolidated statements of financial positions as at 31 December 2025, we have:

- cash and bank balances of RM104.4 million, out of which RM23.8 million is held under Housing Development Accounts; and
- working capital of RM664.8 million, being the difference between current assets of RM1,194.9 million and current liabilities of RM530.1 million.

As at the LPD, we have bank borrowing facilities of RM1.3 billion including term loans, bank overdrafts, and hire purchases, of which RM0.4 billion has yet to be utilised.

Based on the above and taking into consideration of our funding requirements for our committed capital expenditures, our future plans as set out in **Section 7.18** of this Prospectus, our existing level of cash and bank balances with licensed banks, expected cash to be generated from our operations, credit facilities available and estimated net proceeds to be raised from the Public Issue, our Board is of the view that we will have sufficient working capital for 12 months from the date of this Prospectus.

12. FINANCIAL INFORMATION (CONT'D)**12.4.2 Cash flow**

The table below sets out the summary of our combined and consolidated statements of cash flows for the Financial Periods Under Review and should be read in conjunction with the Accountants' Report as set out in **Section 13** of the Prospectus.

	<----- Audited ----->			
	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Net cash from operating activities	139,641	177,001	30,163	89,957
Net cash for investing activities	(190,634)	(153,642)	(148,302)	(51,701)
Net cash from/ (for) financing activities	58,809	(6,387)	167,135	(26,922)
Net increase in cash and cash equivalents	7,816	16,972	48,996	11,334
Cash and cash equivalents at the beginning of the financial year/period	19,952	27,768	44,740	93,736
Cash and cash equivalents at the end of the financial year/period	27,768	44,740	93,736	105,070

Our cash and cash equivalents are held in RM. There are no legal, financial or economic restrictions on our Subsidiaries', Joint Ventures', and Associate's ability to transfer funds to our Company in the form of cash dividends, loans or advances subject to the availability of distributable profits and reserves, and any applicable financial covenants.

(a) Net cash from operating activities**FYE 2023**

For FYE 2023, our operating profit before working capital changes was RM120.7 million. Our net cash from operating activities was RM139.6 million after taking into consideration the following changes in working capital:

- increase of RM38.2 million in payables and contract liabilities mainly attributed higher trade payables for amount owing to contractors and suppliers for construction works and purchases of building materials.
- decrease of RM22.1 million in inventories mainly attributed to the sales of properties under development for sale, including Bandar Botani Parkland township development (Plot 1 Phase 1A and Plot 2 Phase 2A) and B11 Parkland Residence @ Cheras South.
- decrease of RM1.1 million in receivables and contract assets mainly attributed to the decrease in contract assets resulting from progress billings issued during the FYE 2023.
- a net tax payment of RM41.8 million made in FYE 2023.

12. FINANCIAL INFORMATION (CONT'D)**FYE 2024**

For FYE 2024, our operating profit before working capital changes was RM187.8 million. Our net cash from operating activities was RM177.0 million after taking into consideration the following changes in working capital:

- increase of RM140.6 million in inventories arising from a higher proportion of works completed for property under development for sale, comprising mainly Parkland Avenue by The Sea, Bandar Botani Parkland township development (Plot 2 Phase 4A), Parkland Residence @ Kajang 2, Taman Kluang Perdana township development (Phase 5), Parkland by The River, as well as land costs incurred for planned development, namely Parkland by the Hill.
- increase of RM106.7 million in payables and contract liabilities, mainly attributed to the following:
 - increase in accrued development costs mainly due to the RM49.7 million landowner's entitlement in relation to the development of Parkland Avenue by The Sea; and
 - increase in contract liabilities arising from progress billings issued for Taman Bukit Perdana (Plot 2A Phase 3 and Plot 2A Phase 4), Bandar Layangkasa (Phase 3), and various phases of the Bandar Botani Parkland township developments, following the issuance of architect certificates. This was reflected in the higher contract liabilities as at 30 June 2024 of RM53.5 million (As at 30 June 2023: RM18.3 million).
- decrease of RM57.9 million in receivables and contract assets mainly attributed to the decrease in contract assets resulting from progress billings issued during the FYE 2024.
- a net tax payment of RM35.5 million made in FYE 2024.

FYE 2025

For FYE 2025, our operating profit before working capital changes was RM231.3 million. Our net cash from operating activities was RM30.2 million after taking into consideration the following changes in working capital:

- increase of RM92.6 million in inventories arising from a higher proportion of works completed for property under development for sale, comprising mainly Parkland Avenue by The Sea, Parkland by The River, and Taman Bukit Perdana township development (Plot 2B1 Phase 4).
- decrease of RM26.7 million in payables and contract liabilities, mainly attributed to repayment of landowner's entitlement for the Bandar Layangkasa township development.
- increase of RM20.2 million in receivables and contract assets, mainly attributed to the increase in other receivables resulting from the incremental costs to secure contracts. These costs include sales agent commissions and legal costs arising from the sales of properties.
- a net tax payment of RM61.4 million made in FYE 2025.

12. FINANCIAL INFORMATION (CONT'D)**FPE 2026**

For FPE 2026, our operating profit before working capital changes was RM127.6 million. Our net cash from operating activities was RM90.0 million after taking into consideration the following changes in working capital:

- increase of RM21.1 million in inventories arising from a higher proportion of works completed for property under development for sale, comprising mainly Parkland Avenue by The Sea, Bandar Layangkasa township development (Phase 8) and Taman Bukit Perdana township development (Plot 2B1 Phase 4).
- increase of RM45.8 million in payables and contract liabilities, mainly attributed to the following:
 - increase in contract liabilities arising from progress billings issued for Parkland Avenue by The Sea, Bandar Botani Parkland township development (Plot 2 Phase 4B), Parkland by The River, Bandar Layangkasa township development (Phase 8), Taman Kluang Perdana township development (Phase 5 and 9), and Taman Bukit Perdana township development (Plot 2A Phase 4), following the issuance of architect certificates. This was reflected in the higher contract liabilities as at 31 December 2025 of RM85.3 million (As at 30 June 2025: RM55.4 million); and
 - increase in trade payables mainly attributed to higher amount owing to contractors and suppliers for construction works and purchases of building materials.
- increase of RM16.9 million in receivables and contract assets, mainly attributed to the increase in other receivables resulting from the incremental costs to secure contracts. These costs include sales agent commissions and legal costs arising from the sales of properties.
- a net tax payment of RM45.9 million made in FPE 2026.

(b) Net cash for investing activities**FYE 2023**

For FYE 2023, our net cash for investing activities was RM190.6 million, mainly attributed to:

- RM188.7 million of inventories, including development costs incurred for Bandar Layangkasa township development, Taman Bukit Perdana township development, and Bandar Botani Parkland township development, as well as purchase of land bank in Melaka for future development and land in Johor for Parkland by The River.
- RM14.3 million for the acquisition of right-of-use assets, mainly attributed to the acquisition of a land in Melaka.
- RM6.6 million for the investment in an associate company, Floracode.

12. FINANCIAL INFORMATION (CONT'D)

- RM4.2 million for the purchase of property, plant and equipment, comprising mainly plant and machinery, as well as the building in progress for the construction of clubhouse in Taman Parkland township development.
- RM3.0 million for the purchase of investment properties for the construction of supermarket in Taman Kluang Perdana township development.

The above cash outflow was partially offset by the following cash inflow:

- proceeds of RM18.8 million received from the disposal of an investment property comprising an international school;
- repayment of advances from related parties amounting to RM5.2 million; and
- RM1.4 million from the withdrawal of pledged fixed deposits with licensed banks.

FYE 2024

For FYE 2024, our net cash for investing activities was RM153.6 million, mainly attributed to:

- RM96.8 million of inventories, including development costs incurred for Parkland Avenue by The Sea, Parkland by The River, Bandar Botani Parkland township development, Taman Bukit Indah township development, and Bandar Layangkasa township development.
- advances to related parties amounting to RM29.8 million mainly in relation to a solar PV project, which was settled as at LPD.
- RM11.0 million for the purchase of property, plant and equipment, comprising mainly tools and equipment for our property development, as well as the building in progress for the construction of clubhouse in Taman Parkland township development.
- deposits paid of RM10.5 million for the acquisition of a land for Bandar Lestari Parkland township development;
- pledged fixed deposits with licensed banks amounting to RM4.5 million; and
- RM1.2 million of deposit paid for the acquisition of development right for future development in Melaka.

FYE 2025

For FYE 2025, our net cash for investing activities was RM148.3 million, mainly attributed to:

- RM165.1 million of inventories, including the purchase of a land for development of Bandar Lestari Parkland township development, as well as development costs incurred for Bandar Botani Parkland and Taman Bukit Perdana township developments.
- RM43.4 million purchase of short-term investments.

12. FINANCIAL INFORMATION (CONT'D)

- pledged fixed deposits with licensed banks amounting to RM10.6 million.
- RM4.2 million of deposit paid for the acquisition of development right for future development in Melaka.
- RM2.5 million for the purchase of property, plant and equipment, comprising mainly plant and machinery.

The above cash outflow was partially offset by the following cash inflow:

- proceeds of RM43.8 million from the disposal of short-term investments;
- repayment of advances from related parties amounting to RM30.3 million;
- net cash and cash equivalents of RM2.1 million arising from the acquisition of subsidiaries, namely SKL Realty, AVE Engineering, and Megaform Builders; and
- interest received of RM1.2 million.

FPE 2026

For FPE 2026, our net cash for investing activities was RM51.7 million, mainly attributed to:

- RM49.0 million for the purchase of short-term investments.
- RM33.1 million of inventories for our township and property developments, including development costs incurred for Bandar Lestari Parkland, Taman Bukit Perdana and Bandar Layangkasa township developments.
- RM12.1 million for the purchase of property, plant and equipment, comprising mainly building in progress for the construction of a retail area and a block of office tower for Parkland Avenue by The Sea, land conversion premiums for lands in Melaka, as well as plant and machinery.
- advances to related parties amounting to RM6.4 million mainly for working capital purposes.
- RM3.0 million of deposit paid for the acquisition of development right for future development in Melaka.

The above cash outflow was partially offset by the following cash inflow:

- proceeds of RM48.6 million from the disposal of short-term investments; and
- withdrawal of pledged fixed deposits with licensed banks amounting to RM2.4 million.

12. FINANCIAL INFORMATION (CONT'D)**(c) Net cash from/(for) financing activities****FYE 2023**

For FYE 2023, our net cash from financing activities was RM58.8 million, mainly attributed to:

- drawdown of RM181.3 million from term loans mainly for the purchase of land in Johor for the development of Parkland by The River, as well as for working capital purposes.
- RM7.9 million of advances from related parties for working capital purposes; and
- RM2.4 million of advances from non-controlling shareholders for working capital purposes.

The above cash inflow was partially offset by the following cash outflow:

- repayment of RM105.9 million in borrowings including RM105.2 million of repayment of term loans and RM0.6 million of repayment of hire purchase obligations;
- RM21.7 million of interest payments; and
- RM4.8 million of dividends paid to shareholders and non-controlling interests.

FYE 2024

For FYE 2024, our net cash for financing activities was RM6.4 million, mainly attributed to:

- repayment of RM120.3 million in borrowings including RM119.1 million of repayment of term loans and RM1.2 million of repayment of hire purchase obligations;
- RM28.5 million of interest payments;
- RM1.1 million of repayment of advances to related parties; and
- RM1.1 million of dividends paid to shareholders.

The above cash outflow was partially offset by the following cash inflow:

- drawdown of RM143.6 million from term loans mainly for the development of Parkland Avenue by The Sea, Parkland Residence @ Kajang 2 and Bandar Botani Parkland township development, as well as the purchase of lands in Selangor and Johor for the development of Parkland by the Hill and Taman Bukit Perdana township development respectively.
- RM1.9 million of advances from non-controlling shareholders for working capital purposes.

12. FINANCIAL INFORMATION (CONT'D)**FYE 2025**

For FYE 2025, our net cash from financing activities was RM167.1 million, mainly attributed to drawdown of RM357.1 million from term loans for the purchase of a land in Johor for the development of Bandar Lestari Parkland township development, payment of landowner's entitlement cost for Bandar Layangkasa township development, as well as for the development of Parkland Avenue by The Sea and for working capital purposes.

This was partially offset by the following:

- repayment of RM95.1 million in borrowings including RM94.2 million of repayment of term loans and RM0.9 million of repayment of hire purchase obligations;
- RM33.1 million of dividends paid to shareholders and non-controlling interests;
- RM25.9 million of interest payments;
- RM13.6 million of repayment of advances to shareholders;
- RM12.1 million of repayment of advances to related parties;
- RM5.0 million for the redemption of non-convertible non-cumulative preference shares;
- RM3.8 million of repayment of advances to directors;
- RM0.7 million repayment of advances to non-controlling shareholders.

FPE 2026

For FPE 2026, our net cash for financing activities was RM26.9 million, mainly attributed to the following:

- repayment of RM82.7 million in borrowings including RM82.2 million of repayment of term loans and RM0.5 million of repayment of hire purchase obligations;
- RM21.2 million of repayment of advances to shareholders;
- RM20.4 million of repayment of advances to directors;
- RM17.5 million of interest payments;
- RM9.0 million of dividends paid to shareholders; and
- RM2.1 million of repayment of advances to related parties.

This was partially offset by drawdown of RM126.2 million from term loans mainly for the development of Parkland Avenue by The Sea, Bandar Layangkasa township development, Parkland by The River, Bandar Lestari Parkland township development and Taman Bukit Indah township development, as well as for working capital purposes.

12. FINANCIAL INFORMATION (CONT'D)**12.4.3 Bank borrowings**

As at 31 December 2025, our total bank borrowings were set out below:

Types of bank borrowings	<----- As at 31 December 2025 ----->		
	Repayable within 12 months	Repayable after 12 months	Total
	RM'000	RM'000	RM'000
Term loans ⁽¹⁾	64,903	616,435	681,338
Bank overdrafts ⁽²⁾	183	-	183
Hire purchase payables ⁽³⁾	1,006	1,604	2,610
Total	66,092	618,039	684,131
Gearing ratio⁽⁴⁾			0.8

Notes:

- (1) Term loans were mainly utilised for our township and property development operations, working capital, construction of supermarket and clubhouse, as well as plant and machinery.
- (2) Bank overdrafts were mainly utilised for our working capital purposes.
- (3) Hire purchase payables were mainly used to purchase motor vehicles, and plant and machinery.
- (4) Calculated based on total bank borrowings divided by total equity.

Our Group has not defaulted on any payment of either principal sums and/or interest in relation to the borrowings for the Financial Periods Under Review and up to the LPD.

As at 31 December 2025, all of our total bank borrowings are interest-bearing, including RM681.4 million in floating rate borrowings and RM2.8 million in fixed rate borrowings.

The maturity profile of the bank borrowings as at 31 December 2025 is set out below:

Maturity profile	Term loans	Bank overdraft	Hire purchases	Total
	RM'000	RM'000	RM'000	RM'000
Less than 1 year	64,903	183	1,006	66,092
More than 1 to 5 years	415,221	-	1,604	416,825
More than 5 years	201,214	-	-	201,214
Total	681,338	183	2,610	684,131
Contractual interest rates (%)	3.50 – 7.14	6.42 – 6.60	3.82 – 7.51	

12. FINANCIAL INFORMATION (CONT'D)

	Term loans	Bank overdraft	Hire purchases	Total
	RM'000	RM'000	RM'000	RM'000
Facilities limit as at LPD	1,254,782	34,338	6,734	1,295,854
Balance unutilised as at LPD	387,910	26,038	1,303	415,251

As at the LPD, our Group is not in breach of any terms and conditions or covenants associated with the credit arrangements or bank loans, which can materially affect our financial position and results of business operations or investments by holders of securities in our Company.

We also do not encounter seasonality in the trend of our borrowings and there is no restriction on the use of our committed banking facilities.

12.4.4 Financial instruments used, treasury policies and objectives

As at the LPD, we do not utilise any other financial instruments.

Our main treasury policy is to maintain sufficient working capital to meet our operational expenditures and financial liabilities. Our Group's operations have been funded through shareholders' equity, cash generated from our operations and external sources of funds such as credit facilities (comprising term loans and bank overdrafts) and credit terms extended by our trade payables (including landowner, suppliers and sub-contractors). For the Financial Periods Under Review, the normal credit term granted to us by suppliers and sub-contractors ranged from 30 days to 90 days. We review and manage our capital structure to maintain our gearing ratio at an optimal level based on our business requirements and prevailing economic conditions.

12.4.5 Capital commitments

As at the LPD, our material capital commitments for capital expenditure are summarised as below:

	Source of funds		
	Commitment for capital expenditure	Internally generated funds/bank borrowings	Proceeds from the Public Issue
	RM'000	RM'000	RM'000
Approved and contracted for:			
Future developments ⁽¹⁾	133,000	[•]	[•]
Construction of LSS5 Plant	88,130	88,130	-
Approved but not contracted for:			
Planned developments ⁽²⁾	2,837,024	[•]	[•]
Ongoing developments ⁽³⁾	359,712	[•]	[•]
Acquisition of landbanks	150,000	[•]	[•]
Building In progress ⁽⁴⁾	44,651	44,651	-
Future developments ⁽⁵⁾	9,776	[•]	[•]
	3,622,293	[•]	[•]

12. FINANCIAL INFORMATION (CONT'D)**Notes:**

- (1) *Comprises mainly the landowner's entitlement arising from the acquisition of landbank for future development, namely the 248.0 acres freehold land from a non-related party landowner, Cahaya Bumimas, which will be settled via 10 instalments ("JVA Land").*
- (2) *Include Bandar Layangkasa (18 phases), Bandar Botani Parkland (11 phases), Taman Bukit Perdana (11 phases), Bandar Lestari Parkland (10 phases), Parkland by The Hill, Taman Bukit Indah (2 phases), Taman Parkland (2 phases), Taman Kluang Perdana (2 phases), and Ayer Hitam.*
- (3) *Refer to Parkland by The Sea and Parkland by The River.*
- (4) *Refer to building in progress for the construction of a retail area and a block of office tower for Parkland Avenue by The Sea.*
- (5) *Refer to infrastructure works to be carried out on the landbank for future development, namely the JVA Land.*

12.4.6 Material litigation and contingent liabilities

Save as disclosed below, as at the LPD, we have no other material litigation or contingent liabilities that could have a material adverse impact on our results of operations and financial position.

Parkland City, through its subsidiary Millennium Tulips, which is involved in coconut plantation activities, has applied for a tax deduction pursuant to the Income Tax (Deduction for Investment in Approved Food Production Project) Rules 2011 ("Food Production Incentive"). Parkland City had earlier on 22 February 2016 received the Ministry of Agriculture and Food Security's confirmation, among others, that the Minister of Finance Malaysia had approved Parkland City's eligibility for tax deductions up to RM49.5 million.

During YA 2016 to YA 2019, Parkland City claimed total deductions amounting to RM42.4 million in connection with this incentive. However, pursuant to a tax investigation conducted by the IRB, this claim was disallowed and the IRB issued notices of additional assessment and penalties amounting to a total of RM10.2 million. Parkland City has taken the necessary actions to appeal against the additional assessments issued by the IRB, and the case hearing is pending before the judiciary.

The solicitors advising on the judicial application are of the view that the IRB had acted wrongly and exceeded their jurisdiction in raising the Assessments. Our Board is also of the view that the IRB's assessment is incorrect and is of the opinion that no provision is required in respect of this contingent additional tax liability and penalty.

12.4.7 Key financial ratios

Our key financial ratios for the Financial Periods Under Review are as follows:

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
Trade receivables turnover period (days) ⁽¹⁾	60	49	37	33
Trade payables turnover period (days) ⁽²⁾	103	120	88	69
Current ratio (times) ⁽³⁾	1.9	1.7	2.3	2.3
Gearing ratio (times) ⁽⁴⁾	0.7	0.6	0.8	0.8

12. FINANCIAL INFORMATION (CONT'D)**Notes:**

- (1) Computed based on average trade receivables over total revenue and multiplied by 365/184 days. Average trade receivables are calculated by adding the closing balance of trade receivables of the financial year/period with that of the previous financial year/period, and dividing the total by 2.
- (2) Computed based on average trade payables over the total cost of sales and multiplied by 365/184 days. Average trade payables are calculated by adding the closing balance of trade payables of the financial year/period with that of the previous financial year/period, and dividing the total by 2.
- (3) Computed based on current assets over current liabilities as at the respective financial year/period.
- (4) Computed based on the total bank borrowings over the total equity as at the respective financial year/period.

(i) Trade receivables turnover period

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Opening trade receivables	74,187	89,371	77,586	72,062
Closing trade receivables	89,371	77,586	72,062	76,883
Average trade receivables ⁽¹⁾	81,779	83,479	74,824	74,473
Revenue	500,172	617,384	745,792	417,949
Trade receivables turnover period (days) ⁽²⁾	60	49	37	33

Notes:

- (1) Average trade receivables are calculated by adding the closing balance of trade receivables of the financial year/period with that of the previous financial year/period, and dividing the total by 2.

The computation of average trade receivables is set out below:

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
<u>Trade receivables</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Trade receivables - third parties	79,995	95,387	79,876	73,876
Trade receivables - related parties	124	22	16	-
Less: retention sum	(5,824)	(5,915)	(2,306)	(1,814)
Less: allowance for impairment losses	(108)	(123)	-	-
Adjusted opening balance:	<u>74,187</u>	<u>89,371</u>	<u>77,586</u>	<u>72,062</u>

12. FINANCIAL INFORMATION (CONT'D)

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
<u>Trade receivables</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
<i>Trade receivables - third parties</i>	95,387	79,876	73,876	79,122
<i>Trade receivables - related parties</i>	22	16	-	6
<i>Less: retention sum</i>	(5,915)	(2,306)	(1,814)	(2,245)
<i>Less: allowance for impairment losses</i>	(123)	-	-	-
<u>Adjusted closing balance:</u>	<u>89,371</u>	<u>77,586</u>	<u>72,062</u>	<u>76,883</u>
<u>Average trade receivables</u>	<u>81,779</u>	<u>83,479</u>	<u>74,824</u>	<u>74,473</u>

(2) Computed based on average trade receivables over total revenue and multiplied by 365/184 days. Average trade receivables are calculated by adding the closing balance of trade receivables of the financial year/period with that of the previous financial year/period, and dividing the total by 2.

We deal with our customers on credit terms. The normal credit terms that we grant to our customers is between 30 to 90 days. Other credit terms are assessed and approved on a case-by-case basis.

For the Financial Periods Under Review, our trade receivables turnover period ranges from 33 days to 60 days.

Our trade receivables turnover period decreased from 60 days as at 30 June 2023 to 49 days as at 30 June 2024, 37 days as at 30 June 2025 and 33 days as at 31 December 2025, mainly attributed to timely collections from disbursement of receivables from financial institutions for our property sales.

The ageing analysis of our Group's trade receivables as at 31 December 2025 is as follows:

	<u>Trade receivables as at 31 December 2025</u>	<u>Subsequent collections as at the LPD</u>	<u>Net trade receivables after subsequent collections up to the LPD</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Not past due	45,658	32,658	13,000
Past due:			
▪ 1 to 30 days	15,315	13,348	1,967
▪ 31 to 60 days	7,456	7,125	331
▪ 61 to 90 days	2,143	1,843	300
▪ more than 90 days	6,311	3,784	2,527
	<u>76,883</u>	<u>58,758</u>	<u>18,125</u>

As at the LPD, we have collected RM58.8 million or 76.4% of the total trade receivables outstanding as at 31 December 2025. The past due balance outstanding of RM5.1 million was mainly attributable to collection matters involving certain customers, as well as the timing of payment receipts arising from factors such as revised payment schedules for certain buyers, administrative processing requirements and pending loan disbursements by banks.

12. FINANCIAL INFORMATION (CONT'D)**(ii) Trade payables turnover period**

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Opening trade payables	70,122	120,172	122,721	89,323
Closing trade payables	120,172	122,721	89,323	98,741
Average trade payables ⁽¹⁾	95,147	121,447	106,022	94,032
Cost of sales	337,657	368,949	437,404	251,053
Trade payable turnover period (days) ⁽²⁾	103	120	88	69

Notes:

(1) Average trade payables are calculated by adding the closing balance of trade payables of the financial year/period with that of the previous financial year/period, and dividing the total by 2. The computation of average trade payables is set out below:

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
Trade payables	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Trade payables - third parties*	67,739	119,222	121,032	110,348
Trade payables - related parties	27,419	34,195	48,969	19,676
Less: retention sum	(25,036)	(33,245)	(47,280)	(40,701)
Adjusted opening balance:	70,122	120,172	122,721	89,323
Trade payables - third parties*	119,222	121,032	110,348	126,702
Trade payables - related parties	34,195	48,969	19,676	16,208
Less: retention sum	(33,245)	(47,280)	(40,701)	(44,169)
Adjusted closing balance:	120,172	122,721	89,323	98,741
Average trade payables	95,147	121,447	106,022	94,032

* Excluding non-current trade payables to the landowner.

(2) Computed based on average trade payables over total cost of sales and multiplied by 365/184 days. Average trade payables are calculated by adding the closing balance of trade payables of the financial year/period with that of the previous financial year/period, and dividing the total by 2.

The credit terms granted by our suppliers generally range from 30 to 90 days. For the Financial Periods Under Review, our trade payables turnover period ranges from 69 days to 120 days.

Our trade payables turnover period increased from 103 days as at 30 June 2023 to 120 days as at 30 June 2024. This was mainly attributed to higher outstanding balances on amount owing to AVE Engineering, mainly for construction works done for Parkland Residence @ Kajang 2.

12. FINANCIAL INFORMATION (CONT'D)

Our trade payables turnover period decreased from 120 days as at 30 June 2024 to 88 days as at 30 June 2025 and 69 days as at 31 December 2025, mainly attributed to timely payments to suppliers.

The ageing analysis of our Group's trade payables as at 31 December 2025 is as follows:

	Trade payables as at 31 December 2025	Subsequent payments as at the LPD	Net trade payables after subsequent payments up to the LPD
	RM'000	RM'000	RM'000
Not past due	75,587	75,223	364
Past due:			
▪ 1 to 30 days	17,981	17,981	-
▪ 31 to 60 days	987	987	-
▪ 61 to 90 days	706	706	-
▪ more than 90 days	3,480	2,035	1,445
	98,741	96,932	1,809

As at the LPD, we have paid RM96.9 million or 98.2% of the total trade payables which were outstanding as at 31 December 2025. The past due balance of RM1.4 million was mainly attributed to an amount owing to a landowner which is pending finalisation of billings.

(iii) Current ratio

	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000
Current assets	561,265	816,889	1,143,237	1,194,875
Current liabilities	297,768	485,255	506,599	530,145
Current ratio (times) ⁽¹⁾	1.9	1.7	2.3	2.3

Note:

(1) Computed based on the current assets over the current liabilities as at the respective financial year/period.

For the Financial Periods Under Review, our current ratio ranges from 1.7 times to 2.3 times.

Our current ratio decreased from 1.9 times as at 30 June 2023 to 1.7 times as at 30 June 2024. This was mainly attributed to the higher current liabilities arising from the following:

- higher accrued development costs in relation to landowner entitlement for Parkland Avenue by The Sea. This was reflected in the accrued development costs as at 30 June 2024 of RM87.9 million (As at 30 June 2023: RM18.4 million);
- higher contract liabilities arising from progress billings issued for Taman Bukit Perdana (Plot 2A Phase 3 and Plot 2A Phase 4), Bandar Layangkasa (Phase 3), and Bandar Botani Parkland (Plot 2 Phase 4A) township developments, following the issuance of architect certificates. This was reflected in the higher contract liabilities as at 30 June 2024 of RM53.5 million (As at 30 June 2023: RM18.3 million); and

12. FINANCIAL INFORMATION (CONT'D)

- higher outstanding term loans of RM63.6 million as at 30 June 2024 (As at 30 June 2023: RM56.6 million), mainly for the development of Parkland Avenue by The Sea, Parkland Residence @ Kajang 2 and Bandar Botani Parkland township development, as well as the purchase of lands in Selangor and Johor for the development of Parkland by the Hill and Taman Bukit Perdana township development respectively.

Our current ratio increased from 1.7 times as at 30 June 2024 to 2.3 times as at 30 June 2025. This was mainly attributed to the higher current assets arising from the following:

- higher inventories arising from a higher proportion of works completed for property under development for sale. This was reflected in the inventory of RM853.2 million as at 30 June 2025 (As at 30 June 2024: RM591.0 million);
- higher cash and bank balances of RM107.3 million as at 30 June 2025 (As at 30 June 2024: RM48.5 million); and
- higher fixed deposits with licensed banks of RM28.1 million as at 30 June 2025 (As at 30 June 2024: RM17.6 million).

Our current ratio remained consistent at 2.3 times as at 30 June 2025 and 31 December 2025.

(iv) Gearing ratio

	<u>FYE 2023</u>	<u>FYE 2024</u>	<u>FYE 2025</u>	<u>FPE 2026</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Total bank borrowings	368,704	388,760	665,850	684,131
Total equity	495,123	617,689	800,277	887,283
Gearing ratio (times) ⁽¹⁾	0.7	0.6	0.8	0.8

Note:

- (1) Computed based on the total bank borrowings over total equity as at the respective financial year/period.

For the Financial Periods Under Review, our gearing ratio ranges from 0.6 times to 0.8 times.

Our gearing ratio decreased from 0.7 times as at 30 June 2023 to 0.6 times as at 30 June 2024. As at 30 June 2024, our total bank borrowings were higher at RM388.8 million, following the drawdown of term loans mainly for the development of Parkland Avenue by The Sea, Parkland Residence @ Kajang 2 and Bandar Botani Parkland township development, as well as the purchase of lands in Selangor and Johor for the development of Parkland by the Hill and Taman Bukit Perdana township development respectively. Meanwhile, our total equity was also higher as at 30 June 2024, resulting from the issuance of 420.0 million new shares.

Our gearing ratio increased from 0.6 times as at 30 June 2024 to 0.8 times as at 30 June 2025, mainly attributed to the higher bank borrowings. As at 30 June 2025, our total bank borrowings were higher at RM665.9 million, following the purchase of a land in Johor for the development of Bandar Lestari Parkland township development, payment of landowner's entitlement cost for Bandar Layangkasa township development, as well as for the development of Parkland Avenue by The Sea and for working capital purposes.

Our gearing ratio remained consistent at 0.8 times as at 30 June 2025 and 31 December 2025.

12. FINANCIAL INFORMATION (CONT'D)**(v) Inventory ageing analysis**

Our inventories mainly comprise properties under development, properties held for future development, and completed properties held for sale. We only consider the completed properties held for sale in the inventory ageing analysis. For the Financial Periods Under Review, our inventories of completed properties held for sale are set out below:

	Inventories of completed properties			
	30 June 2023	30 June 2024	30 June 2025	31 Dec 2025
By development	RM'000	RM'000	RM'000	RM'000
Township development	22,168	55,034	52,548	36,579
<i>Taman Bukit Perdana</i>	6,250	24,020	8,188	3,496
<i>Taman Kluang Perdana</i>	2,435	18,779	30,215	21,983
<i>Taman Parkland</i>	12,642	5,197	2,887	2,134
<i>Bandar Layangkasa</i>	841	375	1,283	727
<i>Bandar Botani Parkland</i>	-	6,663	9,975	8,239
Property development	3,786	7,912	2,016	3,620
<i>B11 Parkland Residence @ Cheras South</i>	2,763	510	325	325
<i>Taman Sungai Abong Indah</i>	-	6,379	986	-
<i>Taman Bakri Indah</i>	1,023	1,023	705	341
<i>Taman Chin Chin Emas</i>	-	-	-	2,954
Total	25,954	62,946	54,564	40,199

	Number of completed properties			
	30 June 2023	30 June 2024	30 June 2025	31 Dec 2025
By development				
Township development	70	148	164	117
<i>Taman Bukit Perdana</i>	29	64	26	17
<i>Taman Kluang Perdana</i>	16	53	89	63
<i>Taman Parkland</i>	22	9	5	5
<i>Bandar Layangkasa</i>	3	1	5	3
<i>Bandar Botani Parkland</i>	-	21	39	29
Property development	12	13	4	20
<i>B11 Parkland Residence @ Cheras South</i>	9	2	1	1
<i>Taman Sungai Abong Indah</i>	-	8	1	-
<i>Taman Bakri Indah</i>	3	3	2	1
<i>Taman Chin Chin Emas</i>	-	-	-	18
Total	82	161	168	137

12. FINANCIAL INFORMATION (CONT'D)

Our completed properties held for sale increased by RM37.0 million or 142.5% to RM62.9 million as at 30 June 2024 (30 June 2023: RM26.0 million). This was mainly attributed to the completed units from various developments in Johor, including Taman Kluang Perdana township development, Taman Bukit Perdana township development, Taman Sungai Abong Indah, as well as completed units from Bandar Botani Parkland township development in Melaka.

Our completed properties held for sale decreased by RM8.4 million or 13.3% to RM54.6 million as at 30 June 2025 (as at 30 June 2024: RM62.9 million). This was mainly attributed to the sales of completed properties in Johor, including Taman Bukit Perdana township development and Taman Sungai Abong Indah.

Our completed properties held for sale decreased by RM14.4 million or 26.3% to RM40.2 million as at 31 December 2025 (as at 30 June 2025: RM54.6 million). This was mainly attributed to the sales of completed units from various developments in Johor, including Taman Kluang Perdana township development, Taman Bukit Perdana township development, Taman Sungai Abong Indah and Taman Parkland township development, as well as completed units from Bandar Botani Parkland township development in Melaka.

The ageing analysis of our inventories of completed properties as at 31 December 2025 is as follows:

	Inventories of completed properties			
	Less than 1 year	1 year to less than 2 years	More than 2 years	Total
	RM'000	RM'000	RM'000	RM'000
Inventories of completed properties as at 31 December 2025	21,729	14,029	4,441	40,199
<i>% of the total inventories</i>	<i>54.1</i>	<i>34.9</i>	<i>11.0</i>	<i>100.0</i>
Inventories by development	21,729	14,029	4,441	40,199
Township development	18,775	14,029	3,775	36,579
<i>Taman Kluang Perdana</i>	<i>13,037</i>	<i>8,481</i>	<i>465</i>	<i>21,983</i>
<i>Bandar Botani Parkland</i>	<i>2,691</i>	<i>5,548</i>	<i>-</i>	<i>8,239</i>
<i>Taman Bukit Perdana</i>	<i>1,919</i>	<i>-</i>	<i>1,577</i>	<i>3,496</i>
<i>Taman Parkland</i>	<i>401</i>	<i>-</i>	<i>1,733</i>	<i>2,134</i>
<i>Bandar Layangkasa</i>	<i>727</i>	<i>-</i>	<i>-</i>	<i>727</i>
Property development	2,954	-	666	3,620
<i>Taman Chin Chin Emas</i>	<i>2,954</i>	<i>-</i>	<i>-</i>	<i>2,954</i>
<i>Taman Bakri Indah</i>	<i>-</i>	<i>-</i>	<i>341</i>	<i>341</i>
<i>B11 Parkland Residence @ Cheras South</i>	<i>-</i>	<i>-</i>	<i>325</i>	<i>325</i>
Subsequent sales of inventories as at the LPD	5,995	3,341	2,039	11,375
Township development	4,083	3,341	2,039	9,463
<i>Taman Kluang Perdana</i>	<i>1,917</i>	<i>1,887</i>	<i>465</i>	<i>4,269</i>
<i>Bandar Botani Parkland</i>	<i>542</i>	<i>1,454</i>	<i>-</i>	<i>1,996</i>
<i>Taman Bukit Perdana</i>	<i>1,624</i>	<i>-</i>	<i>419</i>	<i>2,043</i>
<i>Taman Parkland</i>	<i>-</i>	<i>-</i>	<i>1,155</i>	<i>1,155</i>
<i>Bandar Layangkasa</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>

12. FINANCIAL INFORMATION (CONT'D)

	Inventories of completed properties			
	Less than 1 year	1 year to less than 2 years	More than 2 years	Total
	RM'000	RM'000	RM'000	RM'000
Property development	1,912	-	-	1,912
<i>Taman Chin Chin Emas</i>	1,912	-	-	1,912
<i>Taman Bakri Indah</i>	-	-	-	-
<i>B11 Parkland Residence @ Cheras South</i>	-	-	-	-
Net inventories as at the LPD	15,734	10,688	2,402	28,824
Township development	14,692	10,688	1,736	27,116
<i>Taman Kluang Perdana</i>	11,120	6,594	-	17,714
<i>Bandar Botani Parkland</i>	2,149	4,094	-	6,243
<i>Taman Bukit Perdana</i>	295	-	1,158	1,453
<i>Taman Parkland</i>	401	-	578	979
<i>Bandar Layangkasa</i>	727	-	-	727
Property development	1,042	-	666	1,708
<i>Taman Chin Chin Emas</i>	1,042	-	-	1,042
<i>Taman Bakri Indah</i>	-	-	341	341
<i>B11 Parkland Residence @ Cheras South</i>	-	-	325	325

	Number of completed properties			
	Less than 1 year	1 year to less than 2 years	More than 2 years	Total
Inventories of completed properties as at 31 December 2025	79	48	10	137
% of the total inventories	57.7%	35.0%	7.3%	100.0

Inventories by development	79	48	10	137
Township development	61	48	8	117
<i>Taman Kluang Perdana</i>	34	28	1	63
<i>Bandar Botani Parkland</i>	9	20	-	29
<i>Taman Bukit Perdana</i>	13	-	4	17
<i>Taman Parkland</i>	2	-	3	5
<i>Bandar Layangkasa</i>	3	-	-	3
Property development	18	-	2	20
<i>Taman Chin Chin Emas</i>	18	-	-	18
<i>Taman Bakri Indah</i>	-	-	1	1
<i>B11 Parkland Residence @ Cheras South</i>	-	-	1	1
Subsequent sales of inventories as at the LPD	31	15	4	50

12. FINANCIAL INFORMATION (CONT'D)

	Number of completed properties			Total
	Less than 1 year	1 year to less than 2 years	More than 2 years	
Township development	19	15	4	38
<i>Taman Kluang Perdana</i>	5	9	1	15
<i>Bandar Botani Parkland</i>	3	6	-	9
<i>Taman Bukit Perdana</i>	11	-	1	12
<i>Taman Parkland</i>	-	-	2	2
<i>Bandar Layangkasa</i>	-	-	-	-
Property development	12	-	-	12
<i>Taman Chin Chin Emas</i>	12	-	-	12
<i>Taman Bakri Indah</i>	-	-	-	-
<i>B11 Parkland Residence @ Cheras South</i>	-	-	-	-
Net inventories as at the LPD	48	33	6	87
Township development	42	33	4	79
<i>Taman Kluang Perdana</i>	29	19	-	48
<i>Bandar Botani Parkland</i>	6	14	-	20
<i>Taman Bukit Perdana</i>	2	-	3	5
<i>Taman Parkland</i>	2	-	1	3
<i>Bandar Layangkasa</i>	3	-	-	3
Property development	6	-	2	8
<i>Taman Chin Chin Emas</i>	6	-	-	6
<i>Taman Bakri Indah</i>	-	-	1	1
<i>B11 Parkland Residence @ Cheras South</i>	-	-	1	1

12.5 TREND INFORMATION

As at the LPD, save as disclosed in this Prospectus, our operations have not been and are not expected to be affected by any of the following:

- (i) known trends, demands, commitments, events or uncertainties that have had or that we reasonably expect to have, a material favourable or unfavourable impact on our financial performance, position, operations, liquidity and capital resources, save as set out in **Sections 7, 8, 9** and **12.3** of this Prospectus;
- (ii) material commitment for capital expenditure, as set out in this **Section 12.4.5** of this Prospectus;
- (iii) unusual, infrequent events or transactions or any significant economic changes that have materially affected the financial performance, position and operations of our Group;
- (iv) known trends, demands, commitments, events or uncertainties that had resulted in a material impact on our revenue and/or profits as set out in this section and risk factors in **Section 9** of this Prospectus; and
- (v) known trends, demands, commitments, events or uncertainties that are reasonably likely to make our Group's historical financial statements not indicative of the future financial performance and position.

12. FINANCIAL INFORMATION (CONT'D)

12.6 ORDER BOOK

Due to the nature of our business as an integrated township and property developer, we do not maintain an order book for our property development operations. Revenue generated from our property development operations is derived from the sales of properties from development in progress and inventory sales of completed properties upon the completion of SPA, which is commonly one-off.

As at the LPD, we do not have an order book for our building construction services.

12.7 SIGNIFICANT CHANGES AND EVENTS

The significant events after the relevant reporting periods are as follows:

- (i) The Company had declared the following dividends for the financial year ending 30 June 2026:
- A single-tier interim dividend of RM0.07 per ordinary share was declared on 22 January 2026, amounting to RM30,560,775, which was fully paid on 26 May 2026; and
 - A second interim single-tier dividend of RM0.0115 per ordinary share was declared on 15 April 2026, amounting to approximately RM5,020,699, which was fully paid on 26 May 2026.

- (ii) On 5 February 2026, Parkland City and Parkland Residence entered into sale and purchase agreements with Shareholders of Excel VC for the disposal of its entire equity interests in Pentagon Petro, Pentagon Fuels and Pentagon Hybrid for total cash considerations of RM900,000, RM20,000 and RM20,000 respectively. The disposals were completed on the same date.

Following the completion of the disposals, the aforesaid companies ceased to be subsidiaries of the Group. The financial effects arising from the disposals will be recognised in the financial year ending 30 June 2026.

- (iii) On 21 April 2026, the Company completed a share split exercise involving the subdivision of 6 existing ordinary shares held by the shareholders whose name appeared in the Register of Members of the Company on 15 April 2026 into 13 ordinary shares.

Upon completion of the share split exercise, the number of ordinary shares of the Company increased from 436,582,500 to 945,928,750 ordinary shares.

- (iv) On 21 April 2026, the Company has issued and allotted 945,928,750 new ordinary shares at an issue price of RM0.001 per share to Excel VC for a total cash consideration of approximately RM945,929.

Upon completion of allotment of shares, Excel VC became the holding company of the Company.

12. FINANCIAL INFORMATION (CONT'D)

- (v) On 10 June 2026, Parkland Techpark entered into a JVA with Cahaya Bumimas Sdn.Bhd (the "Landowner") for the sole and exclusive rights to develop a parcel of vacant land held under H.S.(M) 5672, PTD 206735, Mukim Plentong, Daerah Johor Bahru, Negeri Johor, measuring approximately 248.0 acres. Pursuant to the JVA, the total consideration payable to the Landowner as landowner's entitlement comprises:
- land cost of 25% of net development value or a minimum of RM219,500,000 ("Minimum Land Cost"), whichever is higher; and
 - relevant profit entitlement ranging from 10% to 20%.

As at the date of JVA, Parkland City had, on behalf of Parkland Techpark, made a payment of RM5,000,000 to the Landowner which represented the partial payment of the Minimum Land Cost.

12.8 DIVIDEND

Our Board intends to recommend and distribute a dividend of at least 30% of our PAT of each financial period on a consolidated basis after taking into account our Group's working capital requirements, subject to any applicable law, licence conditions and contractual obligations and provided that such distribution will not be detrimental to our cash requirements or any plans approved by our Board.

Our Group's ability to distribute dividends to our shareholders is subject to various factors, such as profits recorded and excess funds not required to be retained for the working capital of our business. Our ability to declare and pay dividends is subject to the discretion of our Board. Our Directors will take into consideration, amongst others, the following factors when recommending or declaring any dividends:

- (i) the availability of adequate reserves and cash flows;
- (ii) our operating cash flow requirements and financing commitments;
- (iii) our anticipated future operating conditions and expansion, taking into consideration projected capital expenditure and investment plans;
- (iv) our working capital requirements;
- (v) any contractual restrictions and/or commitments; and
- (vi) prior written consent from financial institutions, where required.

As at the LPD, save for any applicable financial covenants and the Act, and subject to the availability of distributable profits and reserves, there are no dividend restrictions imposed on us or our Subsidiaries.

Investors should note that this dividend policy merely describes our present intention and shall not constitute legally binding statements in respect of our future dividends, which are subject to modifications (including non-declaration thereof) at our Board's discretion. We cannot assure you that we will be able to pay dividends or that our Board will declare dividends in the future. There can also be no assurance that future dividends declared by our Board, if any, will not differ materially from historical dividend levels. Please refer to **Section 12.3.12** of this Prospectus for factors which may affect or restrict our ability to pay dividends.

No inference should or can be made from any of the statements above as to our actual future profitability and our ability to pay dividends in the future.

12. FINANCIAL INFORMATION (CONT'D)

The following table sets out the dividends declared and paid by our subsidiaries for the Financial Periods Under Review, and the corresponding dividend payout ratio:

	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000
Dividends declared	26,822	371,325	492	-
Dividends paid ⁽¹⁾	4,838	360,695	33,106	9,002
▪ <i>cash consideration</i>	4,838	1,140	33,106	⁽⁴⁾ 9,002
▪ <i>in specie</i>	-	⁽³⁾ 359,555	-	-
PAT	93,242	134,296	171,822	87,006
Dividend payout ratio ⁽²⁾	28.8%	276.5%	0.3%	-

Notes:

- (1) *The dividends were funded entirely from internally generated funds and paid out of the retained earnings of our Group.*
- (2) *Computed based on dividends declared divided by PAT.*
- (3) *The dividends were paid in specie to the former individual shareholders of Parkland City and Parkland Residence by way of issuance of new ordinary shares in Parkland.*
- (4) *The dividends paid were declared by AVE Engineering and Megaform Builders prior to their acquisition in FYE 2025.*

During the Financial Periods Under Review and up to the LPD, dividends paid were funded via internally generated funds. The declaration and payment of such dividends would not affect the execution and implementation of our strategies and plans as set out in **Section 7.18** of this Prospectus.

Subsequent to the Financial Periods Under Review and up to the LPD, our Group has also declared the following dividends for the FYE 2026:

- a single-tier interim dividend of approximately RM30.6 million declared on 22 January 2026, which has been paid on 26 January 2026, 13 April 2026, and 26 May 2026; and
- a second interim single-tier dividend of approximately RM5.0 million declared on 15 April 2026 which has been paid on 26 May 2026.

The above dividends declared were funded entirely from internally generated funds and paid out of the retained earnings of the Group, and will be reflected in the financial statements of the Group for the FYE 2026.

12. FINANCIAL INFORMATION (CONT'D)**12.9 REPORTING ACCOUNTANTS' REPORT ON PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION****23 JUN 2026**

The Board of Directors
Parkland Berhad
No.112, Jalan Tun Perak
75300 Melaka

Dear Sirs/Madam

**PARKLAND BERHAD ("THE COMPANY" OR "PARKLAND")
REPORT ON THE COMPILATION OF PRO FORMA CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION AS AT 31 DECEMBER 2025**

We have completed our assurance engagement to report on the compilation of Pro Forma Consolidated Statements of Financial Position of the Company and its subsidiaries (collectively known as the "Group") as at 31 December 2025 and related notes as set out in Appendix A for which we have stamped for the purpose of identification. The Pro Forma Consolidated Statements of Financial Position have been prepared by the Board of Directors for inclusion in the Prospectus to be issued in connection with the listing of and quotation for the entire enlarged issued share capital of the Company on the Main Market of Bursa Malaysia Securities Berhad ("the Listing").

The applicable criteria on the basis of which the Board of Directors have compiled the Pro Forma Consolidated Statements of Financial Position are set out in the notes thereon to the Pro Forma Consolidated Statements of Financial Position. The Pro Forma Consolidated Statements of Financial Position are prepared in accordance with the Prospectus Guidelines issued by the Securities Commission Malaysia ("Prospectus Guidelines") and the Guidance Note for Issuers of Pro Forma Financial Information issued by the Malaysian Institute of Accountants ("Guidance Note").

The Pro Forma Consolidated Statements of Financial Position have been compiled by the Board of Directors to illustrate the impact of the events or transactions as set out in notes thereon to the Pro Forma Consolidated Statements of Financial Position as at 31 December 2025 as if the events have occurred or the transactions have been undertaken throughout the financial period. As part of this process, information about the Group's financial position as at 31 December 2025 has been extracted by the Board of Directors from the Group's audited consolidated financial statements as at 31 December 2025.

THE BOARD OF DIRECTORS' RESPONSIBILITIES

The Board of Directors of the Company is responsible for compiling the Pro Forma Consolidated Statements of Financial Position on the basis as described in notes thereon to the Pro Forma Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines.

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants
52 Jalan Kota Laksamana 2/15
Taman Kota Laksamana, Seksyen 2
75200 Melaka
Malaysia
Main +6 06 282 5995
Fax +6 06 283 6449
www.crowe.my

12. FINANCIAL INFORMATION (CONT'D)**REPORTING ACCOUNTANTS' INDEPENDENCE AND QUALITY CONTROL**

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

Our firm applies International Standard on Quality Management 1 (ISQM 1), *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements* issued by the International Auditing and Assurance Standards Board and adopted by the Malaysian Institute of Accountants and accordingly maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal regulatory requirements.

REPORTING ACCOUNTANTS' RESPONSIBILITIES

Our responsibility is to express an opinion, as required by the Prospectus Guidelines issued by the Securities Commission Malaysia, about whether the Pro Forma Consolidated Statements of Financial Position have been compiled, in all material respects, by the Board of Directors of the Company on the basis as described in the notes thereon to the Pro Forma Consolidated Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines.

We conducted our engagement in accordance with the International Standard on Assurance Engagement (ISAE) 3420, *Assurance Engagement to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus*, issued by the International Auditing and Assurance Standards as adopted by the Malaysian Institute of Accountants. This standard requires that we plan and perform procedures to obtain reasonable assurance about whether the Board of Directors has compiled, in all material respects, the Pro Forma Consolidated Statements of Financial Position on the basis as set out in the notes thereon to the Pro Forma Consolidated Statements of Financial Position and in accordance with the requirement of the Prospectus Guidelines and the Guidance Note.

For purpose of this engagement, we are not responsible for updating or reissuing any reports or opinion on any historical financial information used in compiling the Pro Forma Consolidated Statements of Financial Position, nor have we, in the course of this engagement, performed an audit or review of the financial information used in compiling the Pro Forma Consolidated Statements of Financial Position.

The purpose of Pro Forma Consolidated Statements of Financial Position included in a prospectus is solely to illustrate the effect of a significant event or transaction on unadjusted financial information of the entity as if the event had occurred or the transaction had been undertaken at an earlier date selected for purposes of the illustration. Accordingly, we do not provide any assurance that the actual outcome of the event or transaction would have been as presented.

12. FINANCIAL INFORMATION (CONT'D)**REPORTING ACCOUNTANTS' RESPONSIBILITIES (CONT'D)**

A reasonable assurance engagement to report on whether the Pro Forma Consolidated Statements of Financial Position has been compiled, in all material respects, on the basis of the applicable criteria involves performing procedures to assess whether the applicable criteria used by the Board of Directors in the compilation of the Pro Forma Consolidated Statements of Financial Position provide a reasonable basis for presenting the significant effects directly attributable to the events or transactions, and to obtain sufficient appropriate evidence about whether:

- The related pro forma adjustments give appropriate effect to those criteria; and
- The Pro Forma Consolidated Statements of Financial Position reflects the proper application of those adjustments to the unadjusted financial information.

The procedures selected depend on our judgement, having regard to our understanding of the nature of the Group, the events or transactions in respect of which the Pro Forma Consolidated Statements of Financial Position has been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of the Pro Forma Consolidated Statements of Financial Position.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

OPINION

In our opinion, the Pro Forma Consolidated Statements of Financial Position of the Group have been compiled, in all material respects, on the basis as set out in the notes thereon to the Pro Forma Consolidated Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines and Guidance Note.

OTHER MATTER

This report has been prepared solely for the purpose stated above, in connection with the Listing. As such, this report should not be used for any other purpose without our prior written consent. Neither the firm nor any member or employee of the firm undertakes responsibility arising in any way whatsoever to any party in respect of this letter contrary to the aforesaid purpose.

Yours faithfully

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

Melaka

Chin Siew Choo
03720/03/2027 J
Chartered Accountant

12. FINANCIAL INFORMATION (CONT'D)

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

For Identification Only

 **Crowe** APPENDIX A

 Crowe Malaysia PLT
 201906000005 (LLP0018817-LCA) & AF 1018
 Chartered Accountants

	<u>Audited</u>	Adjustment for Material Subsequent Events	<u>Pro Forma I</u> After Adjustment for Material Subsequent Events	Public Issue RM'000	<u>Pro Forma II</u> After Pro Forma I and Public Issue RM'000	Utilisation of Proceeds RM'000	<u>Pro Forma III</u> After Pro Forma II and Utilisation of Proceeds RM'000
Note	As at 31.12.2025* RM'000	RM'000	RM'000				
ASSETS							
NON-CURRENT ASSETS							
Investment in joint ventures	35	-	35	-	35	-	35
Investment in associates	6,398	-	6,398	-	6,398	-	6,398
Property, plant and equipment	140,807	-	140,807	-	140,807	-	140,807
Investment properties	9,837	-	9,837	-	9,837	-	9,837
Right-of-use assets	16,874	-	16,874	-	16,874	-	16,874
Inventories	7.1 627,622	219,500	847,122	-	847,122	-	847,122
Other receivables, deposits and prepayments	18,251	-	18,251	-	18,251	-	18,251
Amount owing by related parties	13,267	-	13,267	-	13,267	-	13,267
Deferred tax assets	36,349	-	36,349	-	36,349	-	36,349
	<u>869,440</u>		<u>1,088,940</u>		<u>1,088,940</u>		<u>1,088,940</u>
CURRENT ASSETS							
Inventories	880,962	-	880,962	-	880,962	-	880,962
Trade receivables and contract assets	78,702	-	78,702	-	78,702	-	78,702
Other receivables, deposits and prepayments	7.2 89,840	-	89,840	-	89,840	[•]	[•]
Amount owing by related parties	76	-	76	-	76	-	76
Short-term investments	2,503	-	2,503	-	2,503	-	2,503
Fixed deposits with licensed banks	25,611	-	25,611	-	25,611	-	25,611
Cash and bank balances	7.3 104,442	(39,635)	64,807	[•]	[•]	[•]	[•]
Assets of disposal group classified as held for sale	4(ii) 12,739	-	12,739	-	12,739	-	12,739
	<u>1,194,875</u>		<u>1,155,240</u>		<u>[•]</u>		<u>[•]</u>
TOTAL ASSETS	<u>2,064,315</u>		<u>2,244,180</u>		<u>[•]</u>		<u>[•]</u>

12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A


PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025 (CONT'D)

		<u>Audited</u>	Adjustment for Material Subsequent Events	<u>Pro Forma I</u> After Adjustment for Material Subsequent Events	Public Issue	<u>Pro Forma II</u> After Pro Forma I and Public Issue	Utilisation of Proceeds	<u>Pro Forma III</u> After Pro Forma II and Utilisation of Proceeds
	Note	As at 31.12.2025* RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
EQUITY AND LIABILITIES								
EQUITY								
Share capital	7.4	499,083	946	500,029	[•]	[•]	[•]	[•]
Merger deficit		(53,395)	-	(53,395)	-	(53,395)	-	(53,395)
Retained profits	7.5	413,583	(35,581)	378,002	-	378,002	[•]	[•]
Equity attributable to owners of the Company		859,271		824,636		[•]		[•]
Non-controlling interests		28,012	-	28,012	-	28,012	-	28,012
TOTAL EQUITY		887,283		852,648		[•]		[•]
NON-CURRENT LIABILITIES								
Trade payables, provisions and contract liabilities	7.6	28,219	207,500	235,719	-	235,719	[•]	[•]
Lease liabilities		629	-	629	-	629	-	629
Hire purchase payables		1,604	-	1,604	-	1,604	-	1,604
Term loans		616,435	-	616,435	-	616,435	-	616,435
		646,887		854,387		854,387		[•]

For Identification Only



Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

12. FINANCIAL INFORMATION (CONT'D)**PARKLAND BERHAD**

Registration No: 202101008874 (1409173-M)

PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025 (CONT'D)

For Identification Only



APPENDIX A

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

		<u>Audited</u>	Adjustment for	<u>Pro Forma I</u>		<u>Pro Forma II</u>		<u>Pro Forma III</u>
	Note	As at 31.12.2025* RM'000	Material Subsequent Events RM'000	After Adjustment for Material Subsequent Events RM'000	Public Issue RM'000	After Pro Forma I and Public Issue RM'000	Utilisation of Proceeds RM'000	After Pro Forma II and Utilisation of Proceeds RM'000
EQUITY AND LIABILITIES (CONT'D)								
CURRENT LIABILITIES								
Trade payables, provision and contract liabilities	7.6	330,597	7,000	337,597	-	337,597	-	337,597
Other payables, accruals and provision		38,197	-	38,197	-	38,197	-	38,197
Amount owing to related parties		16,208	-	16,208	-	16,208	-	16,208
Amount owing to directors		15,000	-	15,000	-	15,000	-	15,000
Amount owing to shareholders		38,046	-	38,046	-	38,046	-	38,046
Lease liabilities		422	-	422	-	422	-	422
Hire purchase payables		1,006	-	1,006	-	1,006	-	1,006
Term loans		64,903	-	64,903	-	64,903	-	64,903
Bank overdrafts		183	-	183	-	183	-	183
Current tax liabilities		11,305	-	11,305	-	11,305	-	11,305
Liabilities of disposal group classified as held for sale	4(ii)	14,278	-	14,278	-	14,278	-	14,278
		<u>530,145</u>		<u>537,145</u>		<u>537,145</u>		<u>537,145</u>
TOTAL LIABILITIES		<u>1,177,032</u>		<u>1,391,532</u>		<u>1,391,532</u>		<u>[•]</u>
TOTAL EQUITY AND LIABILITIES		<u>2,064,315</u>		<u>2,244,180</u>		<u>[•]</u>		<u>[•]</u>
Number of ordinary shares in issue ('000)	7.4	436,583	1,455,274	1,891,857	[•]	[•]	-	[•]
Net assets ("NA") attributable to owners of the Company (RM'000)		859,271		824,636		[•]		[•]
NA per ordinary share attributable to owners of the Company (RM)		1.97		0.44		[•]		[•]

Note:

* Extracted from the Group's audited consolidated financial statements for the financial period ended 31 December 2025

12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025****1. ABBREVIATIONS**

Parkland or the Company	Parkland Berhad (Registration No: 202101008874 (1409173-M))
Parkland Group or the Group	Parkland and its subsidiaries, joint ventures and associate
Excel VC	Excel Venture Capital Sdn. Bhd. (Registration No: 202601001391 (1663488-U))
Guidance Note	the Guidance Note for Issuers of Pro Forma Financial Information issued by the Malaysian Institute of Accountants
IPO	Initial public offering comprising the Public Issue and the Offer for Sale, collectively
IPO Price	IPO price of RM[●] per IPO share
IPO Shares	Issue Shares and Offer Shares, collectively
Issue Shares	New Shares to be issued by the Company under the Public Issue
JVA	Joint Venture Agreement
Listing	Listing of and quotation for the entire enlarged number of ordinary shares in Parkland on the Main Market of Bursa Malaysia Securities Berhad
Malaysian Public	Malaysian citizens, companies, societies, cooperatives and institutions incorporated and organised under the laws of Malaysia
MITI	Ministry of Investment, Trade and Industry
Offerors	Shareholders of Excel VC, collectively
Offer for Sale	Offer for sale of up to 153,400,000 Offer Shares by the Offerors at IPO Price
Offer Shares	Existing Shares to be offered by the Offerors pursuant to the Offer for Sale
Official List	A list specifying all securities which have been admitted for listing and have not been removed from Bursa Malaysia Securities Berhad
Parkland City	Parkland City Sdn. Bhd., a wholly owned subsidiary of Parkland (Registration No: 201201031906 (1016393-K))
Parkland Residence	Parkland Residence Sdn. Bhd., a wholly owned subsidiary of Parkland (Registration No: 201501021313 (1146641-X))
Parkland Techpark	Parkland Techpark Sdn. Bhd., a 60%-owned subsidiary of Parkland City (Registration No: 202601015995 (1678092-A))

For Identification Only



Crowe Malaysia PLT
201906900005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

12. FINANCIAL INFORMATION (CONT'D)

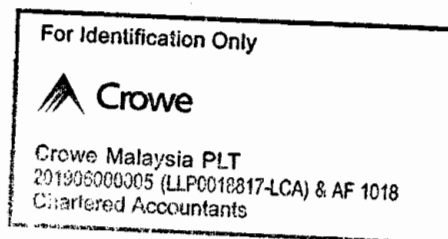
APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025****1. ABBREVIATIONS (CONT'D)**

Pentagon Petro	Pentagon Petro Sdn. Bhd. <i>(formerly known as Parkland Energy Sdn. Bhd.)</i> (Registration No: 201801021954 (1283973-V))
Pentagon Fuels	Pentagon Fuels Sdn. Bhd. <i>(formerly known as Parkland Fuels Sdn. Bhd.)</i> (Registration No: 202301001838 (1495757-D))
Pentagon Hybrid	Pentagon Hybrid Sdn. Bhd. <i>(formerly known as Parkland Hybrid Sdn. Bhd.)</i> (Registration No: 202301010409 (1504330-D))
Prospectus Guidelines	Prospectus Guidelines issued by the Securities Commission Malaysia
Public Issue	Public issue of 468,142,500 Issue Shares by the Company
Shares	Ordinary shares in Parkland
Subdivision	Subdivision of 436,582,500 shares into 945,928,750 shares
Subscription	Subscription of 945,928,750 Shares at an issue price of RM0.001 per share
Shareholders of Excel VC	Direct shareholders of Parkland before the Subscription by Excel VC, collectively Datuk Tan See Sen, Datuk Yap Kim Huat, Poh Seng Kian, Ching Ah Lai, Ting Kah Kin, Poh Giok Kai, Datuk Liem Ah Pau, Tai Meow Pang, Jacky Toh Kie Chieh, Chu Hwee Boon, Tee Kai Loon, Lim Ah Yew, Lim Yee Huat, Yap Boon Ta, Ting Kah Chun, Tan Seng Heng, Lim Hau Long, Kerk Lin Siong, Lim Poh Thong, Yong Kok Hin, Wong Tark Keong, Tan Chin Giap and Wee Sue Woon



12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****2. INTRODUCTION**

The Pro Forma Consolidated Statements of Financial Position of the Group as at 31 December 2025 ("the Pro Forma Consolidated Statements of Financial Position") together with the notes thereon, for which the Board of Directors of the Company are solely responsible, have been prepared for illustrative purposes only for the purpose of inclusion in the Prospectus to be issued by the Company in connection with the Listing and should not be relied upon for any other purposes.

3. BASIS OF PREPARATION

The Pro Forma Consolidated Statements of Financial Position are prepared based on the audited consolidated statements of financial position of the Group as at 31 December 2025, which are prepared in accordance with Malaysian Financial Reporting Standards and IFRS Accounting Standards, and in a manner consistent with the format of the financial statements and accounting policies of the Group.

The Pro Forma Consolidated Statements of Financial Position together with the related notes thereon, are prepared solely to illustrate the effect of the events and transactions set out in Notes 4, 5, 6 and 7 to the Pro Forma Consolidated Statements of Financial Position as at 31 December 2025 had the events or transactions been effected as at 31 December 2025.

The Pro Forma Consolidated Statements of Financial Position are not necessarily indicative of the financial position that would have been attained had the Listing actually occurred at the respective dates.

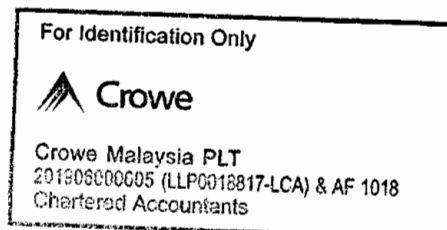
The audited consolidated financial statements used in the preparation of the Pro Forma Consolidated Statements of Financial Position as at 31 December 2025 are not subject to any qualification, modification or disclaimer of opinion.

4. MATERIAL SUBSEQUENT EVENTS OCCURRED AFTER 31 DECEMBER 2025

(i) Pre-IPO Dividend

The Company had declared the following dividends for the financial year ending 2026:

- (a) A single-tier interim dividend of RM0.07 per ordinary share was declared on 22 January 2026, amounting to RM30,560,775 was fully paid on 26 May 2026; and
- (b) A second interim single-tier dividend of RM0.0115 per ordinary share was declared on 15 April 2026, amounting to approximately RM5,020,699, was fully paid on 26 May 2026.



12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****4. MATERIAL SUBSEQUENT EVENTS OCCURRED AFTER 31 DECEMBER 2025 (CONT'D)**

(ii) Disposal of Subsidiaries

On 5 February 2026, Parkland City and Parkland Residence entered into sale and purchase agreements with Shareholders of Excel VC for the disposal of their entire equity interests in Pentagon Petro, Pentagon Fuels and Pentagon Hybrid for total cash considerations of RM900,000, RM20,000 and RM20,000 respectively. The disposals were completed on the same date. Following the completion of the disposals, the aforesaid companies ceased to be subsidiaries of the Group.

However, the disposal of subsidiaries is not adjusted for in the Pro Forma Consolidated Statements of Financial Position as it is not material to the financial position of the Group.

(iii) The Subdivision

On 21 April 2026, the Company completed a share split exercise involving the subdivision of 6 existing ordinary shares held by the shareholders whose name appeared in the Register of Members of the Company on 15 April 2026 into 13 ordinary shares. Upon completion of the share split exercise, the number of ordinary shares of the Company increased from 436,582,500 to 945,928,750 ordinary shares.

(iv) The Subscription

On 21 April 2026, the Company has issued and allotted 945,928,750 new ordinary shares at an issue price of RM0.001 per share to Excel VC for a total cash consideration of approximately RM945,929. Upon completion of the share allotment, Excel VC became the holding company of the Company.

(v) JVA for land development

On 10 June 2026, Parkland Techpark entered into a JVA with Cahaya Bumimas Sdn. Bhd. (the "Landowner") for the sole and exclusive rights to develop a parcel of vacant land held under H.S.(M) 5672, PTD 206735, Mukim Plentong, Daerah Johor Bahru, Negeri Johor, measuring approximately 248.04 acres. Pursuant to the JVA, the total consideration payable to the Landowner as landowner's entitlement comprises:

- (i) land cost of 25% of net development value or a minimum of RM219,500,000 ("Minimum Land Cost"), whichever is higher; and
- (ii) relevant profit entitlement ranging from 10% to 20% ("Profit Entitlement").

As at the date of JVA, Parkland City had, on behalf of Parkland Techpark, made a payment of RM5,000,000 to the Landowner which represented the partial payment of Minimum Land Cost.

For Identification Only



Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****5. LISTING SCHEME**

In conjunction with and as an integral part of the Listing, the Company intends to undertake the following:

5.1 IPO

Parkland will undertake an IPO of 621,542,500 IPO Shares, comprising a Public Issue of 468,142,500 Issue Shares and Offer for Sale of 153,400,000 Offer Shares, at IPO Price, to be allocated in the following manner:

5.1.1 Retail Offering

- (i) 47,200,000 Issue Shares, representing 2.00% of the enlarged total number of Shares, made available for application by the Malaysian Public via a balloting, of which 50.00% to be set aside strictly for Bumiputera public investors; and
- (ii) 23,600,000 Issue Shares, representing 1.00% of the enlarged total number of Shares, made available for application by Eligible Persons.

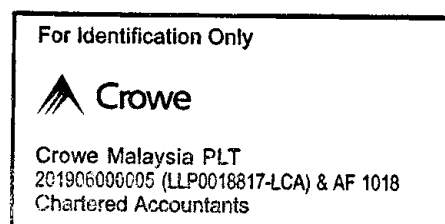
5.1.2 Institutional Offering

- (i) 141,600,000 Issue Shares, representing 6.00% of the enlarged total number of Shares, made available by way of private placement to Bumiputera investors approved by MITI;
- (ii) 255,742,500 Issue Shares, representing approximately 10.80% of the total number of Shares, made available by way of private placement to other institutional and selected investors; and
- (iii) 153,400,000 Offer Shares, representing 6.50% of the enlarged total number of Shares, made available by way of private placement for selected Bumiputera investors approved by MITI.

The Offer for Sale does not have any impact on the Pro Forma Consolidated Statements of Financial Position as at 31 December 2025.

5.2 Listing

The admission of Parkland to the Official List and the listing of and quotation for the entire enlarged issued share capital of Parkland of RM[●] (after deducting the estimated listing expenses directly attributable to the issuance of new Shares of RM[●]) comprising 2,360,000,000 Shares on the Main Market of Bursa Securities.



12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****6. PRO FORMA ADJUSTMENTS TO THE PRO FORMA CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION****6.1 PRO FORMA I**

Pro Forma I incorporates the effects of the material subsequent events as set out in Notes 4(i), (iii), (iv) and (v) to the Pro Forma Consolidated Statements of Financial Position.

6.2 PRO FORMA II

Pro Forma II incorporates the effects of Pro Forma I and the Public Issue as set out in Note 5.1 to the Pro Forma Consolidated Statements of Financial Position.

6.3 PRO FORMA III

Pro Forma III incorporates the effects of Pro Forma II and the utilisation of proceeds from the Public Issue. The proceeds from Public Issue will be utilised in the following manner:-

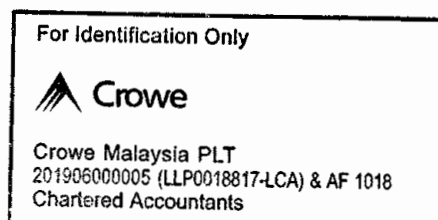
Purposes	Note	Amount of proceeds		Estimated timeframe for utilisation from the date of Listing
		RM'000	%	
Acquisition of landbanks	6.3.1	[●]	[●]	Within 36 months
Working capital	6.3.1	[●]	[●]	Within 24 months
Estimated listing expenses	6.3.2	[●]	[●]	Within 2 months
		[●]	[●]	

6.3.1 The Group has entered into a JVA for the sole and exclusive rights to develop a parcel of vacant land in Johor Bahru as mentioned in Note 4(v). The Minimum Land Cost of RM219,500,000 has been adjusted for as material subsequent events. The effects for Profit Entitlement in Note 4(v) have not been adjusted for as the progress of the development is still at the initial stage.

The proceeds of RM[●] have been earmarked for the development, and a partial payment of RM5,000,000 has been made by the Group. Accordingly, the remaining Minimum Land Cost of RM[●] is expected to be funded through internally generated funds and has not been reflected in the Pro Forma Consolidated Statements of Financial Position.

The remaining proceeds of RM[●] that earmarked for the acquisition of landbanks are not adjusted in the Pro Forma III of Pro Forma Consolidated Statements of Financial Position as they are not factually supportable and hence, they have remained in the cash and bank balances.

6.3.2 The estimated listing expenses of RM[●] directly attributable to the Public Issue will be offset against share capital and the remaining estimated listing expenses of RM[●] that are attributable to the Listing will be expensed off to profit or loss. As at 31 December 2025, the Group has paid RM[●] of listing expenses of which RM[●] has been recognised in profit or loss while RM[●] has been recognised as prepayment.



12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****7. EFFECT ON THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION****7.1 INVENTORIES**

	Note	RM'000
Non-current		
As at 31 December 2025		627,622
<u>Adjustment for Material Subsequent Events</u>		
- JVA for land development	6.3.1	219,500
As per Pro Forma I, II and III		<u>847,122</u>

7.2 OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	Note	RM'000
As at 31 December 2025/As per Pro Forma I and II		89,840
Less: Prepaid listing expenses	6.3.2	[●]
As per Pro Forma III		<u>[●]</u>

7.3 CASH AND BANK BALANCES

	Note	RM'000
As at 31 December 2025		104,442
<u>Adjustment for Material Subsequent Events</u>		
- Pre-IPO Dividend	4(i)	(35,581)
- The Subscription	4(iv)	946
- JVA for land development	4(v)	(5,000)
As per Pro Forma I		<u>64,807</u>
Add: Proceeds from Public Issue	5.1	[●]
As per Pro Forma II		<u>[●]</u>
<u>Less: Utilisation of Proceeds</u>		
- Payment pursuant to JVA for land development	6.3.1	[●]
- Remaining estimated listing expenses [^]	6.3.2	[●]
As per Pro Forma III		<u>[●]</u>

Note:

[^] RM[●] of the estimated listing expenses have been paid by the Group as at 31 December 2025

For Identification Only



Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

Page 13

12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****7.4 SHARE CAPITAL**

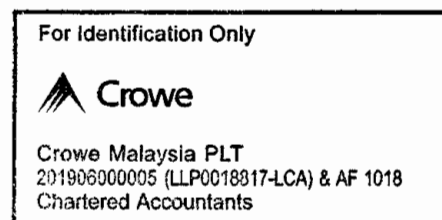
	Note	Number of Ordinary Shares '000	Amount of Share Capital RM'000
As at 31 December 2025		436,583	499,083
<u>Adjustment for Material Subsequent Events</u>			
- The Subdivision	4(iii)	509,346	-
- The Subscription	4(iv)	945,928	946
As per Pro Forma I		1,891,857	500,029
Add: Public Issue	5.1	[•]	[•]
As per Pro Forma II		[•]	[•]
Less: Estimated listing expense	6.3.2	-	[•]
As per Pro Forma III		[•]	[•]

7.5 RETAINED PROFITS

	Note	RM'000
As at 31 December 2025		413,583
<u>Adjustment for Material Subsequent Events</u>		
- Pre-IPO Dividend	4(i)	(35,581)
As per Pro Forma I and II		378,002
Less: Estimated listing expenses [^]	6.3.2	[•]
As per Pro Forma III		[•]

Note:

[^] RM[•] of the estimated listing expenses have been expensed off in profit or loss as at 31 December 2025



12. FINANCIAL INFORMATION (CONT'D)

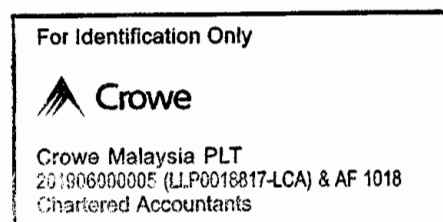
APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

**NOTES TO THE PRO FORMA CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025 (CONT'D)****7.6 TRADE PAYABLES, PROVISION AND CONTRACT LIABILITIES**

	Note	RM'000
Non-current		
As at 31 December 2025		28,219
<u>Adjustment for Material Subsequent Events</u>		
- JVA for land development	4(v)	207,500
As per Pro Forma I and II		<u>235,719</u>
Less: Payment pursuant to JVA for land development	6.3.1	[•]
As per Pro Forma III		<u>[•]</u>
Current		
As at 31 December 2025		330,597
<u>Adjustment for Material Subsequent Events</u>		
- JVA for land development	4(v)	7,000
As per Pro Forma I, II and III		<u>337,597</u>

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

12. FINANCIAL INFORMATION (CONT'D)

APPENDIX A

PARKLAND BERHAD

Registration No: 202101008874 (1409173-M)

APPROVAL BY THE BOARD OF DIRECTORS

Approved and adopted by the Board of Directors in accordance with a resolution dated **23 JUN 2026**

On behalf of the Board of Directors,



Datuk Tan See Sen



Jacky Ton Kie Chieh

For Identification Only



Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants