ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)
Condensed Interim Consolidated Financial Statements

Condensed Consolidated Statement of Financial Position as at 30 June 2026

	30-Jun-26 RM'000 (Unaudited)	31-Dec-25 RM'000 (Audited)
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	**78,783**	79,302
Intangible assets	**23**	34
Right-of-use assets	**83,343**	83,216
Investments in associate	**21,139**	20,896
Investments in joint ventures	**56,060**	56,897
	239,348	240,345
CURRENT ASSETS		
Inventories	**530**	406
Trade and other receivables	**9,863**	10,364
Contract assets	**37**	178
Tax recoverable	**488**	82
Cash and bank balances and deposits with licensed financial institutions	**41,862**	7,897
	52,780	18,927
Non-current assets held for sale	**-**	23,550
	52,780	42,477
TOTAL ASSETS	**292,128**	282,822
EQUITY AND LIABILITIES		
CURRENT LIABILITIES		
Loans and borrowings	**34,614**	37,699
Trade and other payables	**15,202**	19,963
Lease liabilities	**1,555**	615
Contract liabilities	**330**	465
Tax payable	**556**	373
	52,257	59,115
NET CURRENT ASSETS/(LIABILITIES)	**523**	(40,188)

Condensed Consolidated Statement of Financial Position as at 30 June 2026 (cont'd.)

	30-Jun-26	31-Dec-25
	RM'000	RM'000
	(Unaudited)	(Audited)
EQUITY AND LIABILITIES (CONT'D.)		
NON-CURRENT LIABILITIES		
Loans and borrowings	**11,428**	20,393
Lease liabilities	**7,723**	7,550
Deferred tax liabilities	**488**	488
	19,639	28,431
TOTAL LIABILITIES	**71,896**	87,546
NET ASSETS	**220,232**	195,276
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY		
Share capital	**110,701**	110,701
Retained earnings	**123,425**	99,465
Reserves	**(13,894)**	(14,890)
TOTAL EQUITY	**220,232**	195,276
TOTAL LIABILITIES AND EQUITY	**292,128**	282,822
Net assets per share (RM)	**0.44**	0.39

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

Unaudited Condensed Consolidated Statement of Profit or Loss for the quarter and year-to-date ended 30 June 2026

		Quarter Ended		Year-to-Date Ended	
	Note	**30-Jun-26 RM'000**	30-Jun-25 RM'000	**30-Jun-26 RM'000**	30-Jun-25 RM'000
Revenue		**10,508**	11,092	**20,978**	20,490
Other income	14(b)	**24,680**	484	**25,035**	829
Changes in inventories		**82**	5	**124**	7
Purchase of inventories		**(753)**	(581)	**(1,319)**	(1,206)
Operating expenses		**(10,153)**	(10,224)	**(19,971)**	(19,559)
Profit from operations		**24,364**	776	**24,847**	561
Finance costs		**(820)**	(1,095)	**(1,709)**	(2,203)
Share of results of associate and joint ventures, net of tax		**(861)**	(92)	**1,005**	1,457
Profit/(Loss) before tax	25	**22,683**	(411)	**24,143**	(185)
Taxation		**(183)**	-	**(183)**	-
Profit/(Loss) for the financial period attributable to owners of the Company		**22,500**	(411)	**23,960**	(185)
		Sen	Sen	**Sen**	Sen
Basic and diluted earnings/(loss) per share attributable to owners of the Company	29	**4.54**	(0.08)	**4.84**	(0.04)

The above unaudited condensed consolidated statement of profit or loss should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

Unaudited Condensed Consolidated Statement of Comprehensive Income for the quarter and year-to-date ended 30 June 2026

	Quarter Ended		Year-to-Date Ended	
	30-Jun-26	30-Jun-25	**30-Jun-26**	30-Jun-25
	RM'000	RM'000	**RM'000**	RM'000
Profit/(Loss) for the financial period	**22,500**	(411)	**23,960**	(185)
Other comprehensive income/(loss):				
Items that may be reclassified to profit or loss in subsequent periods, net of tax:				
Exchange differences on translation of investment in foreign operations	**442**	(449)	**996**	233
Other comprehensive income/(loss) for the financial period, net of tax	**442**	(449)	**996**	233
Total comprehensive income/(loss) for the financial period, net of tax attributable to owners of the Company	**22,942**	(860)	**24,956**	48

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

Unaudited Condensed Consolidated Statement of Changes in Equity for the year-to-date ended 30 June 2026

	<---------Non-distributable-------->			Distributable	
	Share capital RM'000	Foreign currency translation reserve RM'000	Fair value reserve RM'000	Retained earnings RM'000	Total equity RM'000
At 1 January 2026	**110,701**	**(2,756)**	**(12,134)**	**99,465**	**195,276**
Gain on foreign currency translation	**-**	**996**	**-**	**-**	**996**
Profit for the financial period	**-**	**-**	**-**	**23,960**	**23,960**
Total comprehensive income for the financial period	**-**	**996**	**-**	**23,960**	**24,956**
At 30 June 2026	**110,701**	**(1,760)**	**(12,134)**	**123,425**	**220,232**
At 1 January 2025	110,701	(1,632)	(12,134)	95,257	192,192
Gain on foreign currency translation	-	233	-	-	233
Loss for the financial period	-	-	-	(185)	(185)
Total comprehensive income/(loss) for the financial period	-	233	-	(185)	48
At 30 June 2025	110,701	(1,399)	(12,134)	95,072	192,240

The above unaudited condensed consolidated statement of changes in equity should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

Unaudited Condensed Consolidated Statement of Cash Flows for the year-to-date ended 30 June 2026

	Note	Year-to-Date Ended 30-Jun-26 RM'000	30-Jun-25 RM'000
Cash flows from operating activities			
Profit/(Loss) before tax		**24,143**	(185)
Adjustments to reconcile profit/(loss) before tax to net cash flows			
Net gain on disposal of property, plant and equipment	14(b)	**(24,252)**	-
Other non-cash items and adjustments		**2,651**	3,149
Operating profit before changes in working capital		**2,542**	2,964
Increase in operating assets		**(2,222)**	(628)
(Decrease)/Increase in operating liabilities		**(907)**	961
Cash (used in)/generated from operations		**(587)**	3,297
Interest received		**295**	24
Interest paid		**(1,656)**	(2,200)
Tax paid		**(406)**	(34)
Tax refunded		**-**	5
Net cash (used in)/generated from operating activities		**(2,354)**	1,092
Cash flows from investing activities			
Additional investment in joint ventures		**(28)**	-
Dividend received from a joint venture company		**-**	3,000
Net proceeds from disposal of property, plant and equipment	14(b)	**46,699**	-
Purchase of property, plant and equipment		**(882)**	(4,808)
Purchase of right-of-use assets		**(7)**	-
Repayment of advances from a joint venture company		**2,837**	-
Net cash generated from/(used in) investing activities		**48,619**	(1,808)
Cash flows from financing activities			
Repayment of term loans		**(11,958)**	(2,450)
Payment of lease liabilities - principal		**(276)**	(257)
Net cash used in financing activities		**(12,234)**	(2,707)
Net increase/(decrease) in cash and cash equivalents		**34,031**	(3,423)
Effect of exchange rate changes		**(66)**	224
Cash and cash equivalents at beginning of the financial period		**7,301**	5,171
Cash and cash equivalents at end of the financial period		**41,266**	1,972
Cash and cash equivalents comprise:			
Cash and bank balances		**2,782**	2,560
Deposit placements with licensed financial institutions		**39,080**	-
		41,862	2,560
Less: Monies held in Debt Service Reserve Accounts		**(596)**	(588)
		41,266	1,972

The above unaudited condensed consolidated statement of cash flows should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

Part A: Explanatory notes pursuant to Malaysian Financial Reporting Standard 134

1 Basis of preparation

These unaudited condensed consolidated interim financial statements ("Condensed Report") have been prepared in accordance with the Malaysian Financial Reporting Standard ("MFRS") 134 *Interim Financial Reporting,* the International Accounting Standard 34 *Interim Financial Reporting* and the requirements of the Companies Act 2016 in Malaysia, where applicable. This Condensed Report has been prepared under the historical cost convention and is presented in Ringgit Malaysia ("RM") and all values are rounded to the nearest thousand (RM'000) except when otherwise indicated.

This Condensed Report has also been prepared in accordance with paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The Condensed Report should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2025. The explanatory notes attached to this Condensed Report provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2025.

2 Accounting policies

2.1 Adoption of Amendments to Standards

The accounting standards adopted in the preparation of the Condensed Report are consistent with those adopted in the preparation of the Group's audited financial statements for the financial year ended 31 December 2025, except for the following which were adopted at the beginning of the current financial period. These pronouncements do not have any material financial impact on the Group's financial statements for the current financial period.

Amendments to MFRS 9 *Financial Instruments* and MFRS 7 *Financial Instruments: Disclosures - Amendments to the Classification and Measurement of Financial Instruments*
Amendments to MFRS 9 *Financial Instruments* and MFRS 7 *Financial Instruments: Disclosures - Contracts Referencing Nature-dependent Electricity*
Amendments to MFRSs contained in the document entitled *"Annual Improvements to MFRS Accounting Standards - Volume 11"*

2.2 Standards issued but not yet effective

As at the date of authorisation of this Condensed Report, the following Standards and amendments to Standards have been issued by the Malaysian Accounting Standards Board ("MASB"), but are not yet effective to the Group.

<u>Effective for financial periods beginning on or after 1 January 2027</u>
MFRS 18 *Presentation and Disclosure in Financial Statements*
MFRS 19 *Subsidiaries without Public Accountability: Disclosures*
Amendments to MFRS 19 *Subsidiaries without Public Accountability: Disclosures*
Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates - Translation to a Hyperinflationary Presentation Currency*

2 Accounting policies (cont'd.)

2.2 Standards issued but not yet effective (cont'd.)

Deferred to a date to be announced by MASB
Amendments to MFRS 10 *Consolidated Financial Statements* and MFRS 128 *Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The above pronouncements are either not relevant or are not expected to have any material financial impact to the Group's financial statements.

3 Auditors' report on preceding annual financial statements

The auditors’ report on the audited annual financial statements for the financial year ended 31 December 2025 was unmodified.

4 Comments about seasonal or cyclical factors

The Group's business operations are not materially affected by any seasonal or cyclical factors, apart from the general economic conditions in which it operates.

5 Unusual items due to their nature, size or incidence

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows during the current quarter and year-to-date ended 30 June 2026.

6 Significant estimates and changes in estimates

There were no changes in estimates that have had any material effect during the current quarter and year-to-date ended 30 June 2026.

7 Debt and equity securities

There were no issuances, repurchases and repayments of debt and equity securities during the current quarter and year-to-date ended 30 June 2026.

8 Dividend paid

There was no dividend declared or paid during the current quarter and year-to-date ended 30 June 2026.

9 Disaggregation of revenue

	Quarter Ended		Year-to-Date Ended	
	30-Jun-26	30-Jun-25	**30-Jun-26**	30-Jun-25
	RM’000	RM’000	**RM’000**	RM’000
Revenue from contract with customers:				
Hotel operations and other ancillary services	**7,419**	9,002	**14,894**	16,181
Sale of food and beverages	**1,351**	1,344	**2,870**	2,855
Management services fees	**1,346**	734	**2,792**	1,430
	10,116	11,080	**20,556**	20,466
Revenue from other sources:				
Interest income	**392**	12	**422**	24
	10,508	11,092	**20,978**	20,490
Countries by location of customers:				
Malaysia	**8,559**	8,630	**17,701**	16,681
United Kingdom	**1,949**	2,462	**3,277**	3,809
	10,508	11,092	**20,978**	20,490
Timing of revenue recognition:				
At a point in time	**1,420**	1,419	**3,025**	3,005
Over time	**8,696**	9,661	**17,531**	17,461
	10,116	11,080	**20,556**	20,466

10 Segmental reporting

The Group’s reportable operating segments are identified based on business units which are engaged in providing different services and products, as follows:

(a) Investment Holding - general investments and corporate related activities;

(b) Structured Financing - structured lending and financial-related services; and

(c) Hospitality - hotels ownership, management and operations of hotels and restaurant, and investment in hospitality related business through joint ventures.

10 Segmental reporting (cont'd.)

	Investment Holding RM'000	Structured Financing RM'000	Hospitality RM'000	Elimination RM'000	Total RM'000
Three months' results ended 30 June 2026					
Revenue	**253**	**2**	**10,255**	**(2)**	**10,508**
Other income	**3**	**-**	**24,677**	**-**	**24,680**
Changes in inventories	**-**	**-**	**82**	**-**	**82**
Purchase of inventories	**-**	**-**	**(753)**	**-**	**(753)**
Operating expenses	**(815)**	**(3)**	**(9,335)**	**-**	**(10,153)**
(Loss)/Profit from operations	**(559)**	**(1)**	**24,926**	**(2)**	**24,364**
Finance costs	**(5)**	**-**	**(817)**	**2**	**(820)**
Share of results of associate and joint ventures, net of tax	**112**	**-**	**(973)**	**-**	**(861)**
(Loss)/Profit before tax	**(452)**	**(1)**	**23,136**	**-**	**22,683**
Taxation	**-**	**-**	**(183)**	**-**	**(183)**
(Loss)/Profit after tax	**(452)**	**(1)**	**22,953**	**-**	**22,500**
Other information					
Included in the (loss)/profit after tax are:					
- Interest income	**253**	**2**	**139**	**(2)**	**392**
- Depreciation and amortisation	**(58)**	**-**	**(1,127)**	**-**	**(1,185)**
Three months' results ended 30 June 2025					
Revenue	4	2	11,088	(2)	11,092
Other income	15	-	469	-	484
Changes in inventories	-	-	5	-	5
Purchase of inventories	-	-	(581)	-	(581)
Operating expenses	(731)	(4)	(9,489)	-	(10,224)
(Loss)/Profit from operations	(712)	(2)	1,492	(2)	776
Finance costs	(3)	-	(1,094)	2	(1,095)
Share of results of associate and joint ventures, net of tax	213	-	(305)	-	(92)
(Loss)/Profit before tax	(502)	(2)	93	-	(411)
Taxation	-	-	-	-	-
(Loss)/Profit after tax	(502)	(2)	93	-	(411)
Other information					
Included in the (loss)/profit after tax are:					
- Interest income	4	2	8	(2)	12
- Depreciation and amortisation	(50)	-	(1,206)	-	(1,256)

10 Segmental reporting (cont'd.)

	Investment Holding RM’000	Structured Financing RM’000	Hospitality RM’000	Elimination RM’000	Total RM’000
Six months' results ended 30 June 2026					
Revenue	**274**	**4**	**20,704**	**(4)**	**20,978**
Other income	**3**	**-**	**25,032**	**-**	**25,035**
Changes in inventories	**-**	**-**	**124**	**-**	**124**
Purchase of inventories	**-**	**-**	**(1,319)**	**-**	**(1,319)**
Operating expenses	**(1,325)**	**(6)**	**(18,640)**	**-**	**(19,971)**
(Loss)/Profit from operations	**(1,048)**	**(2)**	**25,901**	**(4)**	**24,847**
Finance costs	**(6)**	**-**	**(1,707)**	**4**	**(1,709)**
Share of results of associate and joint ventures, net of tax	**243**	**-**	**762**	**-**	**1,005**
(Loss)/Profit before tax	**(811)**	**(2)**	**24,956**	**-**	**24,143**
Taxation	**-**	**-**	**(183)**	**-**	**(183)**
(Loss)/Profit after tax	**(811)**	**(2)**	**24,773**	**-**	**23,960**
Other information					
Included in the (loss)/profit after tax are:					
- Interest income	**274**	**4**	**148**	**(4)**	**422**
- Depreciation and amortisation	**(109)**	**-**	**(2,260)**	**-**	**(2,369)**
Six months' results ended 30 June 2025					
Revenue	8	4	20,482	(4)	20,490
Other income	20	-	809	-	829
Changes in inventories	-	-	7	-	7
Purchase of inventories	-	-	(1,206)	-	(1,206)
Operating expenses	(1,259)	(8)	(18,292)	-	(19,559)
(Loss)/Profit from operations	(1,231)	(4)	1,800	(4)	561
Finance costs	(6)	-	(2,201)	4	(2,203)
Share of results of associate and joint ventures, net of tax	460	-	997	-	1,457
(Loss)/Profit before tax	(777)	(4)	596	-	(185)
Taxation	-	-	-	-	-
(Loss)/Profit after tax	(777)	(4)	596	-	(185)
Other information					
Included in the (loss)/profit after tax are:					
- Interest income	8	4	16	(4)	24
- Depreciation and amortisation	(102)	-	(2,325)	-	(2,427)

10 Segmental reporting (cont'd.)

	Investment Holding RM'000	Structured Financing RM'000	Hospitality RM'000	Elimination RM'000	Total RM'000
Other information as at 30 June 2026					
Total assets	**91,840**	**645**	**209,091**	**(9,448)**	**292,128**
Total liabilities	**5,872**	**9**	**84,221**	**(18,206)**	**71,896**
Investments in associate	**21,139**	**-**	**-**	**-**	**21,139**
Investments in joint ventures	**-**	**-**	**56,060**	**-**	**56,060**
Capital expenditure	**-**	**-**	**889**	**-**	**889**
Other information as at 31 December 2025					
Total assets	90,833	645	197,502	(6,158)	282,822
Total liabilities	6,026	6	103,003	(21,489)	87,546
Investments in associate	20,896	-	-	-	20,896
Investments in joint ventures	-	-	56,897	-	56,897
Capital expenditure	-	-	6,156	-	6,156

11 Changes in the composition of the Group

(a) The joint liquidators of a dormant and 30.0%-owned associate company, Positive Carry Sdn Bhd ("PoCSB"), a private limited company incorporated in Malaysia, convened a final meeting on 12 November 2025 to conclude the members' voluntary winding up of PoCSB. A Return by Liquidator relating to the final meeting was lodged with the Companies Commission of Malaysia on 13 November 2025 and PoCSB was dissolved on 13 February 2026.

(b) The joint liquidators of a dormant and 50.0%-owned joint venture company, LSA Ventures Sdn Bhd ("LSA"), a private limited company incorporated in Malaysia, convened a final meeting on 15 December 2025 to conclude the members' voluntary winding up of LSA. A Return by Liquidator relating to the final meeting was lodged with the Companies Commission of Malaysia on 16 December 2025 and LSA was dissolved on 16 March 2026.

Other than the above, there were no other changes in the composition of the Group during the year-to-date ended 30 June 2026.

12 Property, plant and equipment

The Group's property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

13 Contingent assets and liabilities

There were no contingent assets or contingent liabilities as at 30 June 2026.

14 Significant event during the financial period

(a) On 20 January 2026, the Company's 40.0%-owned joint venture company, TP International Pty Ltd as trustee for the TP Hotel (Flinders) Trust ("TPI"), incorporated in Australia, entered into a contract for the sale of real estate ("Contract of Sale") with Hotel101 Melbourne Pty Ltd ("Purchaser") in respect of the disposal of the property located at 539 - 545 Flinders Lane, Melbourne, Victoria 3000 ("Property") for a total consideration of AUD30.00 million, subject to the terms and conditions stipulated in the Contract of Sale.

Pending completion of the Contract of Sale, TPI also entered into a development lease agreement with Hotel101 Melbourne Development Pty Ltd ("Hotel101 Development"), pursuant to which TPI agreed to lease the Property to Hotel101 Development and the Purchaser agreed to guarantee Hotel101 Development's obligations under the development lease agreement.

(b) On 15 August 2025, ECML Hotels Sdn Bhd, a wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement ("SPA") with Wealthpro Holdings Sdn Bhd ("WHSB") for the proposed disposal of two (2) adjoining freehold land located in George Town, Pulau Pinang, together with an 11-storey hotel building erected thereon, comprising 258 hotel rooms and bearing the postal address of No. 100, Jalan Burma, 10050 George Town, Pulau Pinang, Malaysia to WHSB for a total cash consideration of RM51.89 million, subject to the terms and conditions stipulated in the SPA ("Disposal").

The Disposal was completed on 15 April 2026. The proceeds from the disposal of property, plant and equipment, as presented under cash flows from investing activities in the unaudited condensed consolidated statement of cash flows for the year-to-date ended 30 June 2026 amounted to RM46.70 million. This amount represents the balance cash consideration received upon completion of the Disposal, excluding the deposit of RM5.19 million received in the previous financial year ended 31 December 2025.

Other income for the quarter and year-to-date ended 30 June 2026 included a net gain of RM24.25 million arising from the disposal of property, plant and equipment.

Other than the above, there were no other significant events during the year-to-date ended 30 June 2026.

15 Capital commitments

There were no capital commitments as at 30 June 2026.

16 Event after the reporting period

There was no material event subsequent to the year-to-date ended 30 June 2026.

17 Related party disclosures

All related party transactions and balances within the Group had been entered into in the normal course of business and were carried out on normal commercial terms during the year-to-date ended 30 June 2026.

18 Categories of financial instruments

The table below provides an analysis of financial instruments categorised as follows:
(a) Financial assets measured at amortised cost ("FA"); and
(b) Financial liabilities measured at amortised cost ("FL").

Fol	Carrying amount RM'000	FA RM'000	FL RM'000
Financial assets			
Cash and bank balances and deposits with licensed financial institutions	**41,862**	**41,862**	**-**
Trade and other receivables excluding prepayments	**8,241**	**8,241**	**-**
	50,103	**50,103**	**-**
Financial liabilities			
Trade and other payables	**(15,202)**	**-**	**(15,202)**
Loans and borrowings	**(46,042)**	**-**	**(46,042)**
Lease liabilities	**(9,278)**	**-**	**(9,278)**
	(70,522)	**-**	**(70,522)**
31 December 2025			
Financial assets			
Cash and bank balances and deposits with licensed financial institutions	7,897	7,897	-
Trade and other receivables excluding prepayments	9,121	9,121	-
	17,018	17,018	-
Financial liabilities			
Trade and other payables	(19,963)	-	(19,963)
Loans and borrowings	(58,092)	-	(58,092)
Lease liabilities	(8,165)	-	(8,165)
	(86,220)	-	(86,220)

Part B – Additional information required by the listing requirements of Bursa Malaysia Securities Berhad ("Bursa")

19 Corporate proposal

There was no corporate proposal announced that is not completed as at the reporting date.

20 Review of performance

(a) Financial period ended 30 June 2026 compared with the previous financial period ended 30 June 2025

The Group recorded a profit before tax of RM24.14 million for the current financial period ended 30 June 2026 ("6M FY2026"), compared with a loss before tax of RM0.19 million in the corresponding financial period ended 30 June 2025 ("6M FY2025"). The profit recorded in 6M FY2026 was mainly attributable to a one-off net gain on disposal of property, plant and equipment of RM24.25 million, recognised under other income of the hospitality segment in 6M FY2026.

Review of segmental performance:

(i) Investment Holding

The investment holding segment recorded a higher loss before tax of RM0.81 million for 6M FY2026, compared with a loss before tax of RM0.78 million in 6M FY2025. In 6M FY2026, loss from operations narrowed to RM1.05 million (6M FY2025: RM1.23 million), mainly attributable to higher interest income of RM0.27 million (6M FY2025: RM0.01 million). This improvement was partially offset by a lower share of profit from associate and joint ventures of RM0.24 million in 6M FY2026 (6M FY2025: RM0.46 million).

(ii) Structured Financing

The structured financing segment recorded a lower loss before tax of RM2,000 for 6M FY2026, compared with a loss before tax of RM4,000 in 6M FY2025, mainly due to lower operating expenses incurred in 6M FY2026.

20 Review of performance (cont'd.)

(a) Financial period ended 30 June 2026 compared with the previous financial period ended 30 June 2025 (cont'd.)

(iii) Hospitality

The hospitality segment recorded a profit before tax of RM24.96 million for 6M FY2026, compared with RM0.60 million in 6M FY2025. Revenue increased to RM20.70 million in 6M FY2026 (6M FY2025: RM20.48 million), while finance costs were lower at RM1.71 million in 6M FY2026 (6M FY2025: RM2.20 million). The significant improvement in profit before tax was mainly attributable to a one-off net gain on disposal of property, plant and equipment of RM24.25 million recognised in 6M FY2026.

(b) Financial quarter ended 30 June 2026 compared with the previous financial quarter ended 30 June 2025

The Group recorded a profit before tax of RM22.68 million in the financial quarter ended 30 June 2026 ("Q2 FY2026"), compared with a loss before tax of RM0.41 million in the preceding year corresponding quarter ended 30 June 2025 ("Q2 FY2025"). The profit recorded in Q2 FY2026 was mainly attributable to a one-off net gain on disposal of property, plant and equipment of RM24.25 million, recognised under other income of the hospitality segment in Q2 FY2026.

Review of segmental performance:

(i) Investment Holding

The investment holding segment recorded a lower loss before tax of RM0.45 million for Q2 FY2026, compared with a loss before tax of RM0.50 million in Q2 FY2025, mainly attributable to higher interest income of RM0.25 million in Q2 FY2026 (Q2 FY2025: RM0.004 million). This improvement was partially offset by a lower share of profit from associate and joint ventures of RM0.11 million in Q2 FY2026 (Q2 FY2025: RM0.21 million).

(ii) Structured Financing

The structured financing segment recorded a lower loss before tax of RM1,000 for Q2 FY2026, compared with a loss before tax of RM2,000 in Q2 FY2025, mainly due to lower operating expenses incurred in Q2 FY2026.

(iii) Hospitality

The hospitality segment recorded a profit before tax of RM23.14 million for Q2 FY2026, compared with RM0.09 million in Q2 FY2025. The significant improvement in profit before tax was mainly attributable to a one-off net gain on disposal of property, plant and equipment of RM24.25 million recognised in Q2 FY2026, together with lower finance costs of RM0.82 million in Q2 FY2026 (Q2 FY2025: RM1.09 million). The increase was partially offset by a higher share of losses from associate and joint ventures of RM0.97 million in Q2 FY2026, compared with RM0.31 million in Q2 FY2025.

21 Review of performance of current financial quarter against immediate preceding financial quarter

	Current quarter 30-Jun-26 RM'000	Immediate preceding quarter 31-Mar-26 RM'000
Revenue	**10,508**	10,470
Other income	**24,680**	355
Changes in inventories	**82**	42
Purchase of inventories	**(753)**	(566)
Operating expenses	**(10,153)**	(9,818)
Profit from operations	**24,364**	483
Finance costs	**(820)**	(889)
Share of results of associate and joint ventures, net of tax	**(861)**	1,866
Profit before tax	**22,683**	1,460
Taxation	**(183)**	-
Profit for the financial period attributable to owners of the Company	**22,500**	1,460

The Group recorded a profit before tax of RM22.68 million in Q2 FY2026, compared with a profit before tax of RM1.46 million in the previous financial quarter ended 31 March 2026 ("Q1 FY2026"). The significant improvement in profit before tax in Q2 FY2026 was mainly attributable to a one-off net gain on disposal of property, plant and equipment of RM24.25 million, recognised under other income of the hospitality segment in Q2 FY2026. This was partially offset by a share of losses from associate and joint ventures of RM0.86 million in Q2 FY2026 (Q1 FY2026: share of profit of RM1.87 million).

22 Group's prospects

The Group remains cautious on the near-term outlook for its hospitality portfolio, given the impact of recent macroeconomic developments on airline connectivity and flight frequencies. Against this backdrop, Management remains focused on optimising revenue, improving operating efficiencies and maintaining disciplined cost management, while reviewing the positioning of its existing hospitality assets to ensure they remain competitive and responsive to evolving market conditions.

Following the completion of the disposal of Tune Hotel Penang in April 2026, together with the RM130.00 million in banking facilities accepted for the development in Desaru, the Group expects to commence development in Desaru by the end of 2026. Management will continue to assess the Group's capital requirements and funding options as it progresses its development plans.

23 Profit forecast

The Group did not issue any profit forecast or profit guarantee for the year-to-date ended 30 June 2026.

24 Dividend

There was no dividend declared in respect of the current quarter and the corresponding quarter in the previous year.

25 Profit/(Loss) before tax

	Quarter Ended		Year-to-Date Ended	
	30-Jun-26 RM'000	30-Jun-25 RM'000	**30-Jun-26 RM'000**	30-Jun-25 RM'000
Profit/(Loss) before tax for the period is arrived at after charging/(crediting):				
Auditors' remuneration	**56**	74	**120**	113
Amortisation of intangible assets	**2**	2	**3**	8
Depreciation of property, plant and equipment	**686**	748	**1,371**	1,410
Depreciation of right-of-use assets	**497**	506	**995**	1,009
Employee benefits expense	**3,395**	3,221	**6,716**	6,424
Net unrealised gain on foreign exchange translation	**(3)**	(22)	**(3)**	(27)
Interest expense on:				
- loans and borrowings	**691**	977	**1,469**	1,967
- lease liabilities	**129**	118	**240**	236
Net gain on disposal of property, plant and equipment	**(24,252)**	-	**(24,252)**	-
Rental income	**(37)**	(60)	**(100)**	(124)
Interest income	**(392)**	(12)	**(422)**	(24)

Other than as disclosed above, there was no other investment income, write off of receivables, gain or loss on disposal of properties, impairment of assets or exceptional items for the year-to-date ended 30 June 2026.

26 Income tax expense

	Quarter Ended		Year-to-Date Ended	
	30-Jun-26 RM'000	30-Jun-25 RM'000	**30-Jun-26 RM'000**	30-Jun-25 RM'000
Malaysian income tax				
- Current income tax	**183**	-	**183**	-

Income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated assessable profit for the current period and previous corresponding period. The effective tax rate of the Group for the current period ended 30 June 2026 was lower than the Malaysian statutory tax rate of 24%, principally due to the net gain on disposal of property, plant and equipment, which was recognised net of the applicable Real Property Gains Tax and was not subject to corporate income tax.

27 Group Borrowings

The Group's borrowings are as follows:

	30-Jun-26	31-Dec-25
	RM'000	RM'000
Current		
Secured term loan	**864**	2,699
Secured revolving credit	**33,750**	35,000
	34,614	37,699
Non-current		
Secured term loan	**11,428**	20,393
Total borrowings	**46,042**	58,092

The Company has provided corporate guarantee in respect of the Group's borrowings disclosed above.

28 Changes in material litigation

There was no material litigation against the Group as at the reporting date.

29 Basic and diluted earnings/(loss) per share

	Quarter Ended		**Year-to-Date Ended**	
	30-Jun-26	30-Jun-25	**30-Jun-26**	30-Jun-25
Profit/(Loss) for the financial period attributable to owners of the Company (RM'000)	**22,500**	(411)	**23,960**	(185)
Weighted average number of ordinary shares in issue (units '000)	**495,294**	495,294	**495,294**	495,294
Basic and diluted earnings/(loss) per share (sen)	**4.54**	(0.08)	**4.84**	(0.04)

Date: 24 August 2026