

Registration No. 199201013018 (244521-A) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS FOR THE QUARTER ENDED 30 JUNE 2025

	2025 Current Period Quarter Ended 30-Jun (RM'000)	2024 Preceding Period Quarter Ended 30-Jun (RM'000)	2025 Current 3 months Cumulative to date 30-Jun (RM'000)	2024 Current 3 months Cumulative to date 30-Jun (RM'000)
CONTINUING OPERATIONS	(KW 000)	(KW 000)	(KW 000)	(KW 000)
Revenue	16,873	13,165	16,873	13,165
Operating Expenses	-15,540	-12,367	-15,540	-12,367
Other Operating Income	12	2	12	2
	1,345	800	1,345	800
Depreciation and amortisation	-2,772	-2,813	-2,772	-2,813
Finance income	41	27	41	27
Finance costs	-1,357	-1,458	-1,357	-1,458
Loss before tax	-2,743	-3,444	-2,743	-3,444
Income tax expense	-98	-5	-98	-5
Net loss for the period	-2,841	-3,449	-2,841	-3,449
Net loss attributable to :				
Owners of the Company	-2,747	-3,318	-2,747	-3,318
Non-controlling interests	-94	-131	-94	-131
	-2,841	-3,449	-2,841	-3,449
Basic loss per share (sen)	(0.24)	(0.29)	(0.24)	(0.29)
Diluted earning / (loss) per share	N /A	N /A	N/A	N /A

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2025)



Registration No. 199201013018 (244521-A) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 JUNE 2025

	2025 Current Period Quarter Ended 30-Jun (RM'000)	2024 Preceding Period Quarter Ended 30-Jun (RM'000)	2025 Current 3 months Cumulative to date 30-Jun (RM'000)	2024 Preceding Year Period Ended 30-Jun (RM'000)
Net loss for the period	-2,841	-3,449	-2,841	-3,449
Items that may be reclassified subsequently to profit or loss:				
Foreign currency translation differences on foreign operations	-544	-16	-544	-16
Total comprehensive loss for the period	-3,385	-3,465	-3,385	-3,465
Total comprehensive loss attributa	ible to :			
Owners of the Company	-3,291	-3,334	-3,291	-3,334
Non-controlling interests	-94	-131	-94	-131
	-3,385	-3,465	-3,385	-3,465

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2025)



Registration No. 199201013018 (244521-A) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2025

<u>AS AT 30 JUNE 2025</u>							
	As at 30-Jun-25	As at 31-Mar-25					
	(RM'000)	(RM'000)					
ASSETS:	(Unaudited)	(Audited)					
Non-current assets							
Property, plant and equipment	172,252	174,113					
Right-of-use assets	51,571	52,281					
Investment properties	2,195	2,206					
Intangible asset	_*	2					
Inventories Total non-current assets	43,421 269,439	43,421 272,023					
Total Holl-Current assets	209,439	272,023					
Current assets							
Inventories	63,154	65,544					
Trade and other receivables	5,261	4,455					
Prepayments	662	837					
Current tax assets	1,550	1,222					
Fixed deposits with licenced banks	612	640					
Cash and bank balances	3,705 74,944	4,600					
Assets held for sale	· ·	77,298 11,794					
Total current assets	11,697 86,641	89,092					
rotal tarrelle assets							
TOTAL ASSETS	356,080	361,115					
EQUITY AND LIABILITIES:							
Equity attributable to owners of the Company							
Share capital	236,095	236,095					
Other reserves	112,433	112,977					
Accumulated losses	-137,582	-134,835					
Attributable to owners of the Company	210,946	214,237					
	4.400	4 074					
Non-controlling interests	1,180	1,274					
TOTAL EQUITY	212,126	215,511					
Non-current liabilities:							
Loan and borrowings	34,477	34,477					
Lease liabilities Deferred tax liabilities	0 27 144	320 37,144					
Total non-current liabilities	37,144 71,621	71,941					
Total non-current nubincies	71,021	71,541					
Current liabilities							
Trade and other payables	26,521	22,288					
Contract liabilities	2,399	4,420					
Loan and borrowings	39,649	42,908					
Lease liabilities	2,229	2,507					
Current tax liabilities	1,535	1,540					
Total current liabilities	72,333	73,663					
TOTAL LIABILITIES	143,954	145,604					
TOTAL COLUTY AND LIABILITIES	256 000	261 115					
TOTAL EQUITY AND LIABILITIES	356,080	361,115					



Registration No. 199201013018 (244521-A) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 JUNE 2025

	•		owners of the Co	ompany	→		
3 months guarter ended 30 June 2025	Share <u>Capital</u> (RM'000)	Foreign Currency Translation <u>Reserve</u> (RM'000)	Revaluation <u>Reserve</u> (RM'000)	Accumulated losses (RM'000)	Sub-Total (RM'000)	Non- controlling Interests (RM'000)	Total Equity (RM'000)
At 1 April 2025	236,095	6,082	106,895	-134,835	214,237	1,274	215,511
Loss for the financial period Other comprehensive loss for the period Total comprehensive loss	0 0 0	0 -544 -544	0 0 0	-2,747 0 -2,747	-2,747 -544 -3,291	-94 0 -94	-2,841 -544 -3,385
Balance at end of period	236,095	5,538	106,895	-137,582	210,946	1,180	212,126
3 months quarter ended 30 June 2024	226 005	6 905	112.260	122 150	222.002	2.406	225 409
At 1 April 2024	236,095	6,805	112,260	-133,158	222,002	3,406	225,408
Loss for the financial period Other comprehensive loss for the period	0 0	0 -16	0 0	-3,318 0	-3,318 -16	-131 0	-3,449 -16
Total comprehensive loss	0	-16	0	-3,318	-3,334	-131	-3,465
Balance at end of period	236,095	6,789	112,260	-136,476	218,668	3,275	221,943

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2025)



Registration No. 199201013018 (244521-A) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE QUARTER ENDED 30 JUNE 2025

	2025 3 months ended 30-Jun (RM'000)	2024 3 months ended 30-Jun (RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES Loss before taxation	-2,743	-3,444
Adjustments for :		
Non-cash items	2,772	2,804
Non-operating items (which are investing / financing)	1,309	1,432
Operating profit before changes in working capital	1,338	792
Changes in working capital :		
Net change in assets & receivables	1,760	-194
Net change in current liabilities	2,211	127
Net cash from operations	5,309	725
Interest paid	-1,357	-1,458
Interest received	41	0
Net tax paid	-332	-192
Net cash generated from / (used in) operating activities	3,661	-925
CASH FLOWS FROM INVESTING ACTIVITIES		
Other investment	0	27
Proceeds from disposal of investment properties	0	162
Proceeds from disposal of property, plant and equipment	100	0
Purchase of investment properties	0	-262
Purchase of property, plant and equipment	-136	-166
Net deposit / (withdrawal) of fixed deposit with licenced banks Net change in cash held under sinking fund	27 -8	-11 -12
Net cash used in investing activities	-17	-262
CASH FLOWS FROM FINANCING ACTIVITIES		
Net Bank Borrowings	-3,640	-1,561
Net repayment of lease liabilities	-597	-540
Net cash used in financing activities	-4,237	-2,101
Net changes in cash & cash equivalents	-593	-3,288
Cash & cash equivalents at beginning of period	-17,167	-14,125
Effects of exchange rate changes on cash &	-691	-16
cash equivalents at end of period		
Cash & cash equivalents at end of period	-18,451	-17,429
Cash & cash equivalents comprise the following:	2.12	22-
Fixed and call deposits	612	668
Cash and bank balances Less: Deposit pledged	3,705 -612	5,230 -668
Less: Cash held under sinking fund	-012 -37	-37
Bank overdraft	-22,119	-22,622
	-18,451	-17,429

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2025)



A. NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

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

The financial information presented herein has been prepared in accordance with the accounting policies to be used in preparing the annual consolidated financial statements for 31 March 2025 under the Malaysian Financial Reporting Standards (MFRSs) framework except for the adoption of the following MFRSs:

Effective for annual period beginning on or after 1 January 2024

MFRS 7 Financial Instruments: Disclosures

MFRS 16 Leases

MFRS 101 Presentation of Financial Statements

MFRS 107 Statements of Cash Flows

The adoption of the above standards did not have a significant financial impact to the Group.

Effective for annual period beginning on or after 1 January 2025

MFRS 121 The Effect of Changes in Foreign Exchange Rates

Effective for annual period beginning on or after 1 January 2026

MFRS 9 Financial Instruments

Effective for annual period beginning on or after 1 January 2027

MFRS 18 Presentation and Disclosure in Financial Statements

Deferred

MFRS 10 Consolidated Financial Statements

MFRS 128 Investments in Associates and Joint Ventures

The Group will adopt the above MFRSs when they become effective in the respective financial periods. These MFRSs may have an impact on the amounts reported and disclosure made in the financial statements. However, it is not practicable to provide a reasonable estimate of the financial impacts of the above accounting standards until the Group performs the detailed review.



A2 Audit Report of Preceding Annual Financial Statement

The independent auditors reported the following material uncertainty related to going concern on the audited financial statements for the year ended 31 March 2025:

"As disclosed in Note 2.6 to the financial statements, which disclosed that the Group and the Company reported a net loss of RM8.84 million and RM20.63 million respectively during the financial year ended 31 March 2025 and recorded negative cash and cash equivalents of RM17.167 million and RM8.956 million respectively, thereby indicating the existence of a material uncertainty which may cast significant doubt about the Group's and the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter".

A3 Seasonal or Cyclical Factors

The Group is principally engaged in the following business operations:

- a) Hotel
- b) Property
- c) Travel

The major festivities and school holidays generally affect the performance of Hotel & Travel Division. The performance of Property Division is affected by the sentiments of the property cycle, as the division's profitability is dependent on the sale of its properties.

A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group.

A5 Accounting Estimates

There were no changes in estimates of amounts reported in prior financial quarters of the current financial year or in prior financial years that have a material effect in the current financial quarter.

A6 Issuance or Repayment of Debt and Equity Securities

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

A7 Dividend Paid

There were no dividends paid during the year under review.



A8 Segmental Reporting

a) Revenue

	Individua	l Quarter	Cumulative Period		
	Current	Preceding	Current	Preceding	
	Quarter	Quarter	Year	Year	
	Ended	Ended	Ended	Ended	
Continuing Operations	30.06.2025	30.06.2024	30.06.2025	30.06.2024	
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	
Hotel	6,957	7,386	6,957	7,386	
Property	5,214	2,099	5,214	2,099	
Travel	4,702	3,680	4,702	3,680	
Grand Total	16,873	13,165	16,873	13,165	

b) Profit / (loss) before tax

	Individua	l Quarter	Cumulative Period		
Continuing Operations	Current Quarter Ended 30.06.2025 (RM'000)	Current Preceding Quarter Ended Ended 30.06.2025 30.06.2024		Preceding Year Ended 30.06.2024 (RM'000)	
Hotel	(1,711)	(1,266)	(RM'000) (1,711)	(1,266)	
Property	196	(719)	196	(719)	
Travel	219		219	(719)	
Holding Company & others	(1,447)	(1,459)	(1,447)	(1,459)	
Grand Total	(2,743)	(3,444)	(2,743)	(3,444)	

^{-*} Representing amount less than RM1,000.

A9 Material Subsequent Events

There were no material event subsequent to the current financial period ended 30 June 2025 and up to the date of this report, save and except for the following: -

On 8 August 2025, the Company has issued and allocated the private placement of 283,000,000 new ordinary shares at an issue price of RM0.04 per share to raise a gross proceed of RM11,320,000.

A10 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period ended 30 June 2025 and up to the date of this report.

A11 Significant related party transactions

There were no significant related party transactions for the current financial period ended 30 June 2025 and up to the date of this report.



B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Company and its Principal Subsidiaries

	3 month	s ended	Changes		
	Current year Precedi year qua ended ended 30.06.2025 30.06.20 (RM'000) (RM'000)		(RM'000)	%	
Revenue	16,873	13,165	3,708	28%	
EBITDA	1,345	800	545	68%	
Loss before taxation	(2,743)	(3,444)	701	20%	

The Group reported revenue, earnings before interest, tax, depreciation, and amortization ("EBITDA") and loss before taxation of RM16.87 million, RM1.34 million and RM2.74 million respectively for the current financial quarter under review.

The Group's revenue for the current quarter increased by 28% compared to the corresponding quarter of the previous financial year. Revenue from the Hotel Division declined by 6%, while the Property and Travel Divisions recorded growth of 148% and 28% respectively.

The EBITDA of the Group for the current quarter was RM1.34 million compared with previous year's corresponding quarter of RM0.80 million. The improvement in Group's revenue and EBITDA was mainly due to the disposal of freehold land at the sale value of RM3.35 million which contributed EBITDA of RM0.88 million.



B2 Material Changes in the Quarterly Results as compared to the Preceding quarter

	3 month	s ended	Chai	Changes		
	Current quarter ended 30.06.2025 (RM'000)		(RM'000)	%		
Revenue	16,873	11,088	5,785	52%		
EBITDA	1,345	165	1,180	715%		
Loss before taxation	(2,743)	(4,151)	1,408	34%		

Revenue of the Group for the current quarter recorded at RM16.87 million, an increased of 52% as compared to the preceding quarter of RM11.09 million. The increment of revenue by Hotel, Property and Travel Divisions which have increased by 8%, 81% and 158% respectively.

The EBITDA of the Group increased by 715% compared with the preceding quarter. The significant increase was mainly due to disposal of a freehold land at RM3.35 million which has completed in June 2025.

B3 Variance from Profit Forecast

Not applicable.

B4 Commentary on Prospect

The Group's immediate plan is to focus on stabilizing current operations by increasing hotel yield, controlling and scheduling capital expenditure for upgrades and maintenance and optimizing operating costs.

In the medium and long term, we plan to monetize our non-revenue-generating assets through disposal, organic development and partnerships. Our aim is to drive business forward by leveraging our assets acquired and built over the years.

Barring unforeseen circumstances, the Group is expected to better its performance in the near future.



BERHAD
Registration No. 199201013018 (244521-A)
Interim Financial Report For The Quarter Ended 30 June 2025

B5 Loss before tax

Loss before tax is derived after charging / (credited) of the following:

	Individua	l Quarter	Cumulative Period		
	Current Quarter Ended 30.06.2025 (RM'000)	ter Quarter Year Y ed Ended Ended Er 025 30.06.2024 30.06.2025 30.06		Preceding Year Ended 30.06.2024 (RM'000)	
Interest income	(41)	(27)	(41)	(27)	
Rental income	-	(21)	=	(21)	

B6 Taxation

	Individu	al Quarter	Cumulative Period		
	Current Quarter Ended 30.06.2025 (RM'000)	Preceding Quarter Ended 30.06.2024 (RM'000)	Current Year Ended 30.06.2025 (RM'000)	Preceding Year Ended 30.06.2024 (RM'000)	
a) Income Tax					
i) Current year	98	5	98	5	
Total	98	5	98	5	

The Group tax rate is higher than the statutory tax rate applicable due to the provision of taxation on profit by certain subsidiary companies.



Registration No. 199201013018 (244521-A) Interim Financial Report For The Quarter Ended 30 June 2025

B7 Status of Corporate Proposals

(a) Previous Private Placement

On 17 October 2019, the Company announced the proposed listing and quotation of up to 188,881,350 Placement Shares and an issuance of up to 566,644,050 free warrants on the basis of one Warrant for every two ordinary shares of the Company held on an entitlement date to be determined by the Board and announced at a later date.

In June 2021, the Company had placed out 2,083,334 Placement Shares at RM0.12 each and listed on the Main Market of Bursa Securities on 21 June 2021. The Company had further placed out 96,333,330 Placement Shares at RM0.12 each and 90,464,686 Placement Shares at RM0.12 each in August and November 2021 respectively, of which such Placement Shares were listed on the Main Market of Bursa Securities on 24 August and 19 November 2021 respectively.

On 26 May 2025, the Company had submitted the listing application to Bursa Securities to vary and reallocate the unutilised proceeds, which had been earmarked for the asset enhancement and refurbishment programme for the repayment of the Company's bank borrowings and working capital requirements. At the same time, the Company extended the timeframe for the use of such proceeds of up to 6 months from the date of shareholders' approval. This application had approved by Bursa Securities on 8 July 2025.

The proposed variation was duly passed by the shareholders of the Company at the Extraordinary General Meeting held on 29 July 2025.

The status of utilization of proceeds raised from the aforementioned Placement Shares as at 30 June 2025 were as follows:

Details of Utilisation	Circulated Date 3 Dec 2019 RM'000	Proceed Raised RM'000	Approved Revised RM'000	Amount Utilised RM'000	Amount Unutilised RM'000	Proposed Variation RM'000	Amount Unutilised After Proposed Variation RM'000	Revised Time Frame for Utilisation
Repayment of bank borrowings	6,000	6,000	4,889	4,889	-	2,000	2,000	6 Months
Asset enhancement & refurbishment programme	10,000	10,000	5,611	2,599	3,012	(3,012)	-	-
Part funding of Desa Impian Project	3,000	3,000	3,000	3,000	-	-	-	-
General working capital	7,093	3,316	8,816	8,816	-	1,012	1,012	6 Months
Estimated expenses	350	350	350	350	-	-	-	-
Total	26,443	22,666	22,666	19,654	3,012	-	-	



Registration No. 199201013018 (244521-A) Interim Financial Report For The Quarter Ended 30 June 2025

B7 Status of Corporate Proposals (Continued)

(b) New Private Placement

On 16th May 2025, the Company announced the proposed listing and quotation of up to 283,322,100 Placement Shares at issue price to be determined and fixed by the Board and announced at a later date.

The Company had submitted the listing application to Bursa Securities on 26 May 2025 and approved by Bursa Securities on 8 July 2025. The Proposed Private Placement was duly passed by the shareholders of the Company at the Extraordinary General Meeting on 29 July 2025.

The Company had issued and allocated the private placement of 283,000,000 new ordinary shares at an issue price of RM0.04 per share to raise a gross proceed of RM11,320,000 on 8 August 2025.

The status of utilisation of proceeds raised from the aforementioned Placement Shares were as follows :

Details of Utilisation	Circulated Date	Proceed Raised	Intended Timeframe	Amount Utilised
	14 July 2025		for Utilisation	as at 30 June 2025
	RM'000	RM'000		RM'000
Refurbishment and maintenance of hotel	4,000	4,000	Within 24 months	-
Repayment of bank borrowings	3,000	3,000	Within 12 months	-
Working capital requirements	2,983	3,820	Within 12 months	-
Estimated expenses	500	500	Within 1 month	-
Total	10,483	11,320		



B8 Group Borrowings

a) Banking Facilities

	As at 30.06.2025 Secured (RM'000)	As at 30.06.2024 Secured (RM'000)
a) Short term borrowings		
i) Overdraft	22,119	22,622
ii) Revolving Credit	5,000	5,775
iii) Long term loans repayable within 12 months	12,530	8,020
Total	39,649	36,417
b) Long term borrowings		
i) Long term loans	47,007	51,785
Less: portion payable within 12 months	(12,530)	(8,020)
Total	34,477	43,765
Total borrowings	74,126	80,182

Foreign currency borrowings included in the above in Ringgit Malaysia equivalent as at 30 June 2025 was RM0.484 million (HKD0.902 million) and as at 30 June 2024 was RM0.571 million (HKD0.945 million).

B9 Derivative Financial Instruments

The Group is not a party to any financial instruments, which may have an effect to the derivative financial instruments at the date of this report.

B10 Material Litigation

There was no material litigation pending as at the date of this announcement.



B11 Loss Per Share

a) Basic

Basic loss per share is calculated by dividing the net loss attributable to the shareholders for the current financial period ended 30 June 2025 as follows:

	Individual Quarter		Cumulative Period	
	Current	Preceding	Current	Preceding
	Quarter	Quarter	Year	Year
	Ended	Ended	Ended	Ended
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
Net loss attributable to owner of the Company (RM'000)	(2,747)	(3,318)	(2,747)	(3,318)
Weighted average number of ordinary shares in issue ('000) Basic loss per share (sen)	1,133,288	1,133,288	1,133,288	1,133,288
	(0.24)	(0.29)	(0.24)	(0.29)

b) Diluted

Diluted loss per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the current financial period ended 30 June 2025.

B12 Authorisation for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 29 August 2025.