

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
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Effective for annual period beginning on or after 1 January 2026

MFRS 9	Financial Instruments
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Effective for annual period beginning on or after 1 January 2027

MFRS 18	Presentation and Disclosure in Financial Statements
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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

	Individual 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)
Continuing Operations				
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

	Individual 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)
Continuing Operations				
Hotel	(1,711)	(1,266)	(1,711)	(1,266)
Property	196	(719)	196	(719)
Travel	219	-*	219	-*
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 months ended		Changes	
	Current year quarter ended 30.06.2025 (RM'000)	Preceding year quarter ended 30.06.2024 (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 months ended		Changes	
	Current quarter ended 30.06.2025 (RM'000)	Preceding quarter ended 31.03.2025 (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.

B5 Loss before tax

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

	Individual 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)
Interest income	(41)	(27)	(41)	(27)
Rental income	-	(21)	-	(21)

B6 Taxation

	Individual 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.

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	Proceed Raised	Approved Revised	Amount Utilised	Amount Unutilised	Proposed Variation	Amount Unutilised After Proposed Variation	Revised Time Frame for Utilisation
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
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	-	-	

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 14 July 2025 RM'000	Proceed Raised RM'000	Intended Timeframe for Utilisation	Amount Utilised as at 30 June 2025 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 Quarter Ended 30.06.2025	Preceding Quarter Ended 30.06.2024	Current Year Ended 30.06.2025	Preceding Year Ended 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)	1,133,288	1,133,288	1,133,288	1,133,288
Basic loss per share (sen)	(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.