GENERAL ANNOUNCEMENT::ANNOUNCEMENT BY SUBSIDIARY, GUOCOLAND (MALAYSIA) BERHAD ("GLM")

Issuer & Securities

Issuer/ Manager
GUOCOLAND LIMITED

Securities
GUOCOLAND LIMITED - SG1R95002270 - F17

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No

Announcement Details

Announcement Title
General Announcement

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New

Announcement Sub Title
Announcement by subsidiary, GuocoLand (Malaysia) Berhad ("GLM")

Announcement Reference
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Submitted By (Co./ Ind. Name)
Ng Chooi Peng

Designation
Group Company Secretary

Description (Please provide a detailed description of the event in the box below)
Announcement of financial results for the 1st quarter ended 30 September 2025 by GuocoLand Limited's subsidiary, GLM.

Attachments

GLM Q1 Results ended 30Sep25 13Nov25.pdf

Total size =1679K MB

Quarterly rpt on consolidated results for the financial period ended 30 Sep 2025

GUOCOLAND (MALAYSIA) BERHAD

Financial Year End	30 Jun 2026
Quarter	1 Qtr
Quarterly report for the financial period ended	30 Sep 2025
The figures	have not been audited

Attachments

Q1 2026 Results.pdf
1.6 MB

Default Currency | Other Currency

Currency: **Malaysian Ringgit (MYR)**

SUMMARY OF KEY FINANCIAL INFORMATION
30 Sep 2025

		INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
		CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
		30 Sep 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024
		MYR'000	MYR'000	MYR'000	MYR'000
1	Revenue	122,715	69,406	122,715	69,406
2	Profit/(loss) before tax	11,699	7,412	11,699	7,412
3	Profit/(loss) for the period	8,468	4,529	8,468	4,529
4	Profit/(loss) attributable to ordinary equity holders of the parent	6,100	2,909	6,100	2,909
5	Basic earnings/(loss) per share (Subunit)	0.91	0.43	0.91	0.43
6	Proposed/Declared dividend per share (Subunit)	0.00	0.00	0.00	0.00
		AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
7	Net assets per share attributable to ordinary equity holders of the parent	2.0935		2.0844	

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit. Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent

United Kingdom	Pound	Pence

Announcement Info

Company Name	GUOCOLAND (MALAYSIA) BERHAD
Stock Name	GUOCO
Date Announced	13 Nov 2025
Category	Financial Results
Reference Number	FRA-13112025-00006

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2025

The figures have not been audited

CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	3 months ended		Period-to-date ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Revenue	122,715	69,406	122,715	69,406
Cost of sales	(92,905)	(41,119)	(92,905)	(41,119)
Gross profit	29,810	28,287	29,810	28,287
Selling and marketing expenses	(1,203)	(1,367)	(1,203)	(1,367)
Administrative expenses	(14,192)	(14,059)	(14,192)	(14,059)
Other net income	1,890	1,204	1,890	1,204
Profit from operations	16,305	14,065	16,305	14,065
Finance income	634	887	634	887
Finance costs	(6,151)	(8,408)	(6,151)	(8,408)
Share of results of associates and joint ventures	911	868	911	868
Profit before tax	11,699	7,412	11,699	7,412
Taxation	(3,231)	(2,883)	(3,231)	(2,883)
Profit for the period	**8,468**	**4,529**	**8,468**	**4,529**
Profit attributable to:				
Owners of the parent	6,100	2,909	6,100	2,909
Non-controlling interests	2,368	1,620	2,368	1,620
Profit for the period	**8,468**	**4,529**	**8,468**	**4,529**
Profit per share attributable to owners of the parent:				
a) Basic (sen)	0.911	0.434	0.911	0.434
b) Diluted (sen)	0.911	0.434	0.911	0.434

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	3 months ended		**Period-to-date ended**	
	30.09.2025	**30.09.2024**	**30.09.2025**	**30.09.2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
		(Restated)		(Restated)
Profit for the period, representing total comprehensive income for the period	**8,468**	**4,529**	**8,468**	**4,529**
Total comprehensive income attributable to:				
Owners of the parent	6,100	2,909	6,100	2,909
Non-controlling interests	2,368	1,620	2,368	1,620
Total comprehensive income for the period	**8,468**	**4,529**	**8,468**	**4,529**

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2025

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025

	Unaudited As at 30.09.2025 RM'000	Audited As at 30.06.2025 RM'000
Non-current assets		
Property, plant and equipment	289,651	290,807
Right-of-use assets	457	604
Investment properties	1,094,300	1,094,300
Inventories	148,914	148,914
Investments in associates	81,936	81,239
Investments in joint ventures	128,697	127,131
Other non-current assets	2,584	2,500
Goodwill	914	1,258
Deferred tax assets	23,327	24,159
	1,770,780	1,770,912
Current assets		
Inventories	593,991	587,798
Biological assets	616	616
Trade and other receivables	113,049	86,288
Contract assets	56,049	48,391
Contract cost assets	29,733	30,472
Other current assets	5,997	3,493
Tax recoverable	5,908	620
Cash and cash equivalents	136,959	142,669
	942,302	900,347
TOTAL ASSETS	2,713,082	2,671,259

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2025

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025 (cont'd)

	Unaudited As at 30.09.2025 RM'000	Audited As at 30.06.2025 RM'000
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	385,318	385,318
Reserves	1,041,028	1,034,928
Equity funds	1,426,346	1,420,246
Shares held by ESS Trust	(23,856)	(23,856)
	1,402,490	1,396,390
Non-controlling interests	453,402	452,344
TOTAL EQUITY	1,855,892	1,848,734
Non-current liabilities		
Trade and other payables	7,050	9,940
Loans and borrowings	471,922	473,202
Lease liabilities	177	173
Deferred tax liabilities	21,946	29,941
	501,095	513,256
Current liabilities		
Trade and other payables	258,252	237,042
Contract liabilities	17,415	925
Loans and borrowings	79,500	69,412
Lease liabilities	305	459
Tax payable	623	1,431
	356,095	309,269
TOTAL LIABILITIES	857,190	822,525
TOTAL EQUITY AND LIABILITIES	2,713,082	2,671,259
Net assets per share attributable to ordinary owners of the parent (RM)	2.0935	2.0844

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2025
The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Attributable to owners of the parent								
	Non-Distributable					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	ESS reserve RM'000	Merger reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Current period-to-date									
At 1 July 2025	385,318	(23,856)	10	(24,028)	27	1,058,919	1,396,390	452,344	1,848,734
Total comprehensive income for the period	-	-	-	-	-	6,100	6,100	2,368	8,468
Dividend paid	-	-	-	-	-	-	-	(1,310)	(1,310)
As At 30 September 2025	385,318	(23,856)	10	(24,028)	27	1,065,019	1,402,490	453,402	1,855,892

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025 (cont'd)

	Attributable to owners of the parent								
	Non-Distributable					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	ESS reserve RM'000	Merger reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Preceding year's corresponding period									
At 1 July 2024	385,318	(23,883)	-	(24,028)	27	1,041,415	1,378,849	71,498	1,450,347
Effects of prior year restatements	-	-	-	-	-	12,061	12,061	380,129	392,190
At 1 July 2024 (Restated)	385,318	(23,883)	-	(24,028)	27	1,053,476	1,390,910	451,627	1,842,537
Total comprehensive income for the period	-	-	-	-	-	2,909	2,909	1,620	4,529
Dividend paid	-	-	-	-	-	-	-	(2,521)	(2,521)
As At 30 September 2024	385,318	(23,883)	-	(24,028)	27	1,056,385	1,393,819	450,726	1,844,545

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Period-to-date ended	
	30.09.2025	**30.09.2024**
	RM'000	**RM'000**
		(Restated)
Cash flows from operating activities		
Profit before tax	**11,699**	**7,412**
Adjustments for:		
Net (reversal)/provision of allowance for impairment on trade and other receivables	(60)	246
Depreciation of property, plant and equipment	2,169	2,084
Depreciation of right-of-use assets	147	154
Reversal of impairment loss on inventories	(115)	-
Interest expense	6,151	8,408
Interest income	(634)	(887)
Loss on fair value of biological assets	-	170
Net gain on fair value adjustments of investment properties	-	(437)
Realisation of goodwill	345	115
Share of results of associates and joint ventures	(911)	(868)
Unrealised gain arising from transactions with joint ventures and associates	(1,353)	(48)
Operating profit before working capital changes	17,438	16,349
Working capital changes:		
Inventories	(6,078)	9,940
Trade and other receivables	(28,529)	3,757
Contract assets	(7,658)	(9,086)
Contract cost assets	739	(1,374)
Trade and other payables	10,205	(4,081)
Contract liabilities	16,490	3,120
Associates and joint ventures balances	(743)	(716)
Related company balances	(17)	(1,249)
Cash flow generated from operations	1,847	16,660
Interest received	-	59
Interest paid	(6,144)	(8,393)
Interest paid on lease liabilities	(7)	(15)
Tax paid	(8,321)	(5,553)
Net cash flows (used in)/generated from operating activities	(12,625)	2,758

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025 (cont'd)

	Period-to-date ended	
	30.09.2025	**30.09.2024**
	RM'000	**RM'000**
		(Restated)
Cash flows from investing activities		
Acquisitions of property, plant and equipment	(1,013)	(457)
Dividend income from joint ventures	-	9,118
Interest received	634	828
Net cash flows (used in)/generated from investing activities	(379)	9,489
Cash flows from financing activities		
Bank borrowings drawdown	21,500	47,445
Repayment of bank borrowings	(12,746)	(59,603)
Repayment of principal portion of lease liabilities	(150)	(148)
Dividend paid to non-controlling interest	(1,310)	(2,521)
Net cash flow generated from/(used in) financing activities	7,294	(14,827)
Net decrease in cash and cash equivalents	(5,710)	(2,580)
Cash and cash equivalents at beginning of the financial period	142,669	128,059
Cash and cash equivalents at end of the financial period	136,959	125,479

Cash and cash equivalents comprise the following:

	30.09.2025	**30.09.2024**
	RM'000	**RM'000**
		(Restated)
Deposits, cash and bank balances	136,959	125,479

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

NOTES

1. Basis of preparation

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

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2025 ("FY2025"). The notes attached to the interim financial report provide an explanation of significant events and transactions that contributed to the changes in the financial position and performance of the Group since FY2025.

The accounting policies and presentation adopted for this Unaudited Condensed Consolidated Interim Financial Information are mainly consistent with those of the Group's audited financial statements for FY2025.

The standards, amendments to MFRSs and interpretations that are issued but not yet effective up to the date of issuance of the Group's and of the Company's financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

Effective for financial periods beginning on or after 1 January 2026:

Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 9	Financial Instruments
Amendments to MFRS 9 and MFRS 7	Classification and Measurement of Financial Instruments
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to MFRS 10	Consolidated Financial Statements
Amendments to MFRS 107	Statement of Cash Flows

Effective for financial periods beginning on or after 1 January 2027:

MFRS 18	Presentation and Disclosure in Financial Statements
MFRS 19	Subsidiaries without Public Accountability Disclosures
Amendments to MFRS 19	Subsidiaries without Public Accountability Disclosures

Effective date deferred to a date to be determined by MASB:

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The adoption of the above is not expected to have significant impact on the financial statements to the Group.

1. Basis of preparation (cont'd)

Prior year adjustment

On 28 May 2024, the Group subscribed to 102,779,550 new rights units in an associate, Tower Real Estate Investment Trust ("Tower REIT"), pursuant to its Rights Issue, for a total subscription amount of RM31,861,661. Following the subscription, the Group's effective interest in Tower REIT increased from 21.66% to 33.32%. In accordance with MFRS 10 Consolidated Financial Statements, the Group has reassessed and concluded that it controls Tower REIT as its effective interest is significant. As a result, the Group has reclassified its investment in Tower REIT from an associate to a subsidiary.

Accordingly, the comparative figures have been restated to reflect the derecognition of the associate and the effects of the business combination and consolidation of Tower REIT from that date.

1. Basis of preparation (cont'd)

(i) Reconciliation of statement of profit or loss

	Period-to-date ended 30 September 2024		
	As previously reported	Effects of prior year restatements	Restated
	RM'000	RM'000	RM'000
Revenue	60,335	9,071	69,406
Cost of sales	(36,806)	(4,313)	(41,119)
Gross profit	23,529	4,758	28,287
Selling and marketing expenses	(1,367)	-	(1,367)
Administrative expenses	(14,337)	278	(14,059)
Other net income	1,187	17	1,204
Profit from operations	9,012	5,053	14,065
Finance income	612	275	887
Finance costs	(5,647)	(2,761)	(8,408)
Share of results of associates and joint ventures	1,527	(659)	868
Profit before tax	5,504	1,908	7,412
Taxation	(2,883)	-	(2,883)
Profit for the period	**2,621**	**1,908**	**4,529**
Profit attributable to:			
Owners of the parent	2,321	588	2,909
Non-controlling interests	300	1,320	1,620
Profit for the period	**2,621**	**1,908**	**4,529**
Profit per share attributable to owners of the parent:			
a) Basic (sen)	0.346		0.434
b) Diluted (sen)	0.346		0.434

1. Basis of preparation (cont'd)

(ii) Reconciliation of statement of financial position

	As at 30 September 2024		
	As previously reported RM'000	Effects of prior year restatements RM'000	Restated RM'000
Non-current assets			
Property, plant and equipment	290,858	5,155	296,013
Right-of-use assets	13,920	(12,862)	1,058
Investment properties	285,700	802,000	1,087,700
Inventories	148,914	-	148,914
Investments in associates	259,257	(178,102)	81,155
Investments in joint ventures	137,819	-	137,819
Other non-current assets	2,917	-	2,917
Goodwill	2,406	-	2,406
Deferred tax assets	23,377	-	23,377
	1,165,168	616,191	1,781,359
Current assets			
Inventories	621,282	-	621,282
Biological assets	235	-	235
Trade and other receivables	78,878	5,147	84,025
Contract assets	166,335	-	166,335
Contract cost assets	43,382	-	43,382
Other current assets	1,858	-	1,858
Tax recoverable	229	-	229
Cash and cash equivalents	101,231	24,248	125,479
	1,013,430	29,395	1,042,825
TOTAL ASSETS	2,178,598	645,586	2,824,184

1. Basis of preparation (cont'd)

(ii) Reconciliation of statement of financial position (cont'd)

	As at 30 September 2024		
	As previously reported RM'000	Effects of prior year restatements RM'000	Restated RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	385,318	-	385,318
Reserves	1,019,735	12,649	1,032,384
Equity funds	1,405,053	12,649	1,417,702
Shares held by ESS Trust	(23,883)	-	(23,883)
	1,381,170	12,649	1,393,819
Non-controlling interests	71,798	378,928	450,726
TOTAL EQUITY	1,452,968	391,577	1,844,545
Non-current liabilities			
Trade and other payables	2,157	5,871	8,028
Loans and borrowings	307,015	232,367	539,382
Lease liabilities	12,797	(12,576)	221
Deferred tax liabilities	13,371	17,291	30,662
	335,340	242,953	578,293
Current liabilities			
Trade and other payables	193,427	11,905	205,332
Contract liabilities	13,438	296	13,734
Loans and borrowings	176,716	-	176,716
Lease liabilities	2,012	(1,145)	867
Tax payable	4,697	-	4,697
	390,290	11,056	401,346
TOTAL LIABILITIES	725,630	254,009	979,639
TOTAL EQUITY AND LIABILITIES	2,178,598	645,586	2,824,184
Net assets per share attributable to ordinary owners of the parent (RM)	2.0618		2.0806

2. Qualification of audit report of the preceding annual financial statements

The audit report for the preceding annual financial statements was not subject to any qualification.

3. Seasonality or cyclicality of interim operations

The Group’s interim operations were not materially affected by any seasonal or cyclical factors for the current quarter under review.

4. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial period ended 30 September 2025.

5. Changes in estimates of amounts reported in prior interim periods of the current financial period or in prior financial periods

There were no changes in estimates of amounts reported in prior financial periods that have had a material effect in the current financial period.

6. Issues, repurchases and repayments of debt and equity securities

There were no additional shares purchased by the trust set up for the Executive Share Scheme ("ESS Trust") during the current financial period under review. As at reporting date, a total of 30,544,067 shares of the Company were held by the ESS Trust.

Save as detailed above, there were no other issues, repurchases and repayments of debts and equity securities during the current financial period.

7. Dividend paid

No dividend was paid during the current quarter.

8. Segmental reporting

The Group's segmental report is as follows:

Financial Period Ended 30.09.2025

	Property development RM'000	Property investment RM'000	Hotel RM'000	Plantations RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External sales	86,864	14,467	14,919	3,762	2,703	-	122,715
Inter-segment sales	-	554	-	-	4,924	(5,478)	-
Total revenue	86,864	15,021	14,919	3,762	7,627	(5,478)	122,715
Results							
Profit from operations	9,235	6,737	815	2,180	(314)	(2,348)	16,305
Finance income	271	154	28	16	1,232	(1,067)	634
Finance costs	(1,266)	(3,571)	(1,455)	-	(1,023)	1,164	(6,151)
Share of results of associates	(772)	-	-	790	-	-	18
Share of results of joint ventures	893	-	-	-	-	-	893
Taxation	(1,840)	(193)	(7)	(527)	(664)	-	(3,231)
Profit/(loss) for the year	6,521	3,127	(619)	2,459	(769)	(2,251)	8,468

Segmental reporting by geographical location has not been prepared as the Group's operations are substantially carried out in Malaysia.

9. Valuations of property, plant and equipment and investment properties

The valuations of property, plant and equipment and investment properties were brought forward without any amendments from the previous annual financial statements, except for the adjustment to certain cost incurred for the investment properties.

10. Material subsequent events not reflected in the financial statements

There were no material subsequent events not reflected in the financial statements.

11. Changes in the composition of the Group

There were no changes in the composition of the Group during the current quarter under review, including business combinations, acquisition or disposal of subsidiaries and long-term investments, and restructuring.

12. Review of performance

Performance of the current quarter against the immediate preceding year's corresponding quarter.

For the current quarter under review, the Group recorded a revenue of RM122.7 million and a profit before tax of RM11.7 million, compared to RM69.4 million and RM7.4 million respectively, in the preceding year's corresponding quarter. The significant increase in revenue was mainly driven by stronger contributions from the Property Development division, particularly from the Emerald 9 project in Cheras, which continued to register robust sales and progressive construction billings during the quarter. The Plantation division also performed better, supported by higher crude palm oil (CPO) prices, while the Hotel division recorded improved results mainly due to a 13% increase in the average room rate.

In addition, lower finance costs arising from the reduction in borrowings further supported the improvement in overall profitability.

13. Material change in profit before tax for the current quarter compared with the immediate preceding quarter

The Group recorded a profit before tax of RM11.7 million for the current quarter, compared to RM13.1 million in the immediate preceding quarter. The decrease was mainly due to higher profit recognition from the Emerald Hills project in the previous quarter, partially offset by lower finance costs and a higher share of profit from the Emerald Rawang joint venture project in current quarter.

14. Prospects

Despite the persistent external trade uncertainties and elevated construction costs, which weigh on developers' profit margins the outlook of the property market is stabilizing propelled by economic reforms, easing of monetary policy and continuous infrastructural programs to fuel economic catalysts.

In near term, the Group will prioritise the timely delivery of its ongoing projects and continue its sales efforts of completed inventories to strengthen cash flow and recycle capital to new projects. Financial prudence remains a key focus, with ongoing initiatives to maintain a healthy gearing level.

In managing rising development costs, the Group is enhancing project efficiency through disciplined cost management, value engineering, and process improvements. Efforts are also underway to realise greater value from the Group's existing land bank through selective developments and strategic repositioning. In addition, the Group will continue to focus on prime residential launches and progressing with plans to diversify into industrial development to capture long-term growth prospects while continuing sourcing for new land bank for future development.

Barring any unforeseen circumstances, the Group expects to maintain its performance in current financial year.

15. Profit forecast/Profit guarantee

Not applicable.

16. Profit before tax

Included in profit for the financial period:

	3 months ended		Period-to-date	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Depreciation of property, plant and equipment	2,169	2,084	2,169	2,084
Depreciation of right-of-use assets	147	154	147	154
Loss on fair value of biological assets	-	170	-	170
Reversal of impairment loss on inventories	(115)	-	(115)	-
Net gain on fair value adjustments of investment properties	-	(437)	-	(437)
Realisation of goodwill	345	115	345	115
Net (reversal)/provision of allowance for impairment on trade and other receivables	(60)	246	(60)	246

Other than the above items, there was no allowance for impairment of inventories, gain or loss on disposal of investment properties, impairment of other assets and other exceptional items for the financial period ended 30 September 2025.

17. Taxation

Taxation comprises:

	3 months ended		Period-to-date	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Current income tax:				
- Malaysian income tax	2,965	2,278	2,965	2,278
- Underprovision for preceding quarter	-	531	-	531
	2,965	2,809	2,965	2,809
Deferred tax:				
- Relating to origination and reversal of temporary differences	266	(58)	266	(58)
- Underprovision for preceding quarter	-	132	-	132
	266	74	266	74
Taxation	3,231	2,883	3,231	2,883

The Group's effective tax rate for the current quarter and financial period were higher than the statutory tax rate is mainly due to certain expenses being not deductible for tax purposes and losses incurred by certain subsidiaries which were not available to set off against taxable profits in other companies within the Group.

18. Corporate proposals

There is no other outstanding corporate proposal announced but not completed as at the date of this report.

19. Group's borrowings and debt securities

Particulars of the Group's borrowings as at 30 September 2025 are as follows:

	RM'000
Short-term borrowings	
Secured	8,000
Unsecured	71,500
	79,500
Long-term borrowings	
Secured	471,922
Total borrowings	551,422

The above borrowings are all denominated in Ringgit Malaysia.

20. Changes in material litigation

Barisan Performa Sdn Bhd ("the Claimant") was appointed by GLM Emerald Hills (Cheras) Sdn Bhd ("GLM Emerald Hills"), a wholly-owned subsidiary of the Company, as contractor to perform site clearance, earthwork and other related works on a parcel of land. The contract was subsequently terminated.

GLM Emerald Hills maintained that the parties had mutually agreed to terminate the contract. However, the Claimant claimed that GLM Emerald Hills had repudiated the contract.

On 16 June 2025, an arbitration award was issued whereby the Arbitrator awarded and directed GLM Emerald Hills to pay the Claimant a sum of RM6,360,847.45 (comprising payment for work done by the Claimant and materials left on the work site of RM1,238,300.35 and loss of profit due to unlawful repudiation of the contract of RM5,122,547.10), interest of 5% per annum on RM6,360,847.45 from the date the sums were due to the date full payment is received, and incidental costs totalling RM414,487.94.

GLM Emerald Hills filed an application to set aside the arbitration award at the High Court on 8 September 2025.

21. Dividend

The Board does not recommend any interim dividend for the financial period ended 30 September 2025.

22. Profit per share

Basic EPS

The basic profit per share are calculated based on the net profit attributable to ordinary shareholders for the financial period divided by the weighted average number of ordinary shares:

	3 months ended		Period-to-date ended	
	30.09.2025	30.09.2024 (Restated)	30.09.2025	30.09.2024 (Restated)
Net profit attributable to ordinary shareholders for the financial period (RM’000)	6,100	2,909	6,100	2,909
Weighted average number of shares (’000)	669,914	669,880	669,914	669,880
Basic profit per share (sen)	0.911	0.434	0.911	0.434

Diluted EPS

The Group has no dilution in its EPS for the financial period under review as there are no dilutive potential ordinary shares.

23. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 30 June 2025 was not subject to any qualification.

By Order of the Board
GuocoLand (Malaysia) Berhad

CHIN MIN YANN
LEE SOW YEANG
Company Secretaries

Kuala Lumpur
13 November 2025