

EWI CAPITAL BERHAD
(FORMERLY KNOWN AS ECO WORLD INTERNATIONAL BERHAD)
(Registration No: 201301030020 (1059850-A))
(Incorporated in Malaysia)

Interim Financial Report
31 July 2025

EWI CAPITAL BERHAD
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Interim Financial Report - 31 July 2025

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 JULY 2025
(The figures have not been audited)

	3 MONTHS ENDED		9 MONTHS ENDED	
	31 JULY 2025 RM'000	31 JULY 2024 RM'000	31 JULY 2025 RM'000	31 JULY 2024 RM'000
Revenue	2,840	-	2,840	31,824
Direct expenses	(2,816)	-	(2,816)	(27,988)
Gross profit	<u>24</u>	<u>-</u>	<u>24</u>	<u>3,836</u>
Other income	2,039	2,558	6,060	7,539
Marketing expenses	(62)	(120)	(62)	(1,009)
Administrative and general expenses	(5,530)	(27,881)	(15,430)	(43,966)
Impairment loss on amount owing by a joint venture	(3,022)	(1,373)	(7,385)	(19,373)
(Loss)/Gain on foreign exchange	(1,603)	9,456	2,250	16,593
Share of results in a joint venture	289	9,112	5,416	15,790
Loss before tax	<u>(7,865)</u>	<u>(8,248)</u>	<u>(9,127)</u>	<u>(20,590)</u>
Taxation	(316)	(13)	(587)	(1,423)
Loss for the period	<u>(8,181)</u>	<u>(8,261)</u>	<u>(9,714)</u>	<u>(22,013)</u>
Other comprehensive (loss)/income, net of tax				
<i>Items that may be reclassified to profit or loss subsequently:</i>				
Exchange differences on translation of foreign operations	(18,515)	(33,481)	(18,959)	4,378
Total comprehensive loss for the period	<u>(26,696)</u>	<u>(41,742)</u>	<u>(28,673)</u>	<u>(17,635)</u>
(Loss)/Profit for the period attributable to:				
Owners of the Company	(8,203)	(8,191)	(9,666)	(22,136)
Non-controlling interests	22	(70)	(48)	123
	<u>(8,181)</u>	<u>(8,261)</u>	<u>(9,714)</u>	<u>(22,013)</u>
Total comprehensive (loss)/income for period attributable to:				
Owners of the Company	(26,703)	(41,659)	(28,616)	(17,769)
Non-controlling interests	7	(83)	(57)	134
	<u>(26,696)</u>	<u>(41,742)</u>	<u>(28,673)</u>	<u>(17,635)</u>
Loss per share attributable to owners of the Company:				
Basic loss per share (sen)	<u>(0.34)</u>	<u>(0.34)</u>	<u>(0.40)</u>	<u>(0.92)</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 October 2024 and the accompanying explanatory notes)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2025
(The figures have not been audited)

	As At 31 JULY 2025 RM'000	As At 31 OCTOBER 2024 RM'000
ASSETS		
Non-current assets		
Plant and equipment	56	424
Investment in joint ventures	9,696	4,354
Inventories - land held for development	133,852	138,485
Amounts owing by joint ventures	613,801	551,675
	<u>757,405</u>	<u>694,938</u>
Current assets		
Inventories - property development costs	-	2,954
Amounts owing by joint ventures	195,656	325,027
Trade and other receivables	607	533
Current tax assets	2,851	2,577
Cash and cash equivalents	192,547	273,026
	<u>391,661</u>	<u>604,117</u>
TOTAL ASSETS	<u>1,149,066</u>	<u>1,299,055</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	592,454	592,454
Exchange translation reserve	24,993	43,943
Retained earnings	526,167	655,833
Equity attributable to owners of the Company	<u>1,143,614</u>	<u>1,292,230</u>
Non-controlling interests	706	763
Total equity	<u>1,144,320</u>	<u>1,292,993</u>
Non-current liabilities		
Deferred tax liabilities	6	8
	<u>6</u>	<u>8</u>

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2025 (continued)
(The figures have not been audited)

	As At 31 JULY 2025 RM'000	As At 31 OCTOBER 2024 RM'000
Current liabilities		
Trade and other payables	4,294	4,334
Current tax liabilities	446	1,720
	<hr/> 4,740	<hr/> 6,054
Total liabilities	<hr/> 4,746	<hr/> 6,062
TOTAL EQUITY AND LIABILITIES	<hr/> <hr/> 1,149,066	<hr/> <hr/> 1,299,055
 Net assets per share attributable to owners of the Company (RM)	 <hr/> <hr/> 0.48	 <hr/> <hr/> 0.54

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 October 2024 and the accompanying explanatory notes)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 JULY 2025
(The figures have not been audited)

	<i>Attributable to owners of the Company</i>					Total equity RM'000	
	<i>Non-distributable</i>		Distributable	Total RM'000	Non- controlling interests RM'000		
	Share capital RM'000	Exchange translation reserve RM'000	retained earnings RM'000				
At 1 November 2024	592,454	43,943	655,833	1,292,230	763	1,292,993	
Other comprehensive loss for the period:							
- Exchange differences on translation of foreign operations	-	(18,950)	-	(18,950)	(9)	(18,959)	
Loss for the period	-	-	(9,666)	(9,666)	(48)	(9,714)	
Total comprehensive loss for the period	-	(18,950)	(9,666)	(28,616)	(57)	(28,673)	
<i>Transactions with owners of the Company:</i>							
Dividends paid to owners of the Company	-	-	(120,000)	(120,000)	-	(120,000)	
At 31 JULY 2025	592,454	24,993	526,167	1,143,614	706	1,144,320	
At 1 November 2023	1,092,454	84,189	478,179	1,654,822	736	1,655,558	
Other comprehensive income/(loss) for the period:							
- Exchange differences on translation of foreign operations	-	4,367	-	4,367	11	4,378	
(Loss)/Profit for the period	-	-	(22,136)	(22,136)	123	(22,013)	
Total comprehensive income/(loss) for the period	-	4,367	(22,136)	(17,769)	134	(17,635)	
Transfer to retained earnings	(500,000)	-	500,000	-	-	-	
<i>Transactions with owners of the Company:</i>							
Dividends paid to owners of the Company	-	-	(288,000)	(288,000)	-	(288,000)	
At 31 JULY 2024	592,454	88,556	668,043	1,349,053	870	1,349,923	

(The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 31 October 2024 and the accompanying explanatory notes)

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 JULY 2025
(The figures have not been audited)

	9 MONTHS ENDED	
	31 JULY 2025	31 JULY 2024
	RM'000	RM'000
Cash Flows From Operating Activities		
Loss before tax	(9,127)	(20,590)
Adjustments for:		
Non-cash items	(419)	14,659
Non-operating items	(6,060)	(6,394)
Operating loss before working capital changes	<u>(15,606)</u>	<u>(12,325)</u>
Changes in inventories	1,197	26,068
Changes in receivables and other current assets	(144)	1,382
Changes in payables and other current liabilities	(2)	(5,239)
Cash (used in)/generated from operations	<u>(14,555)</u>	<u>9,886</u>
Interest received	556	1,307
Tax paid	(2,619)	(6,346)
Tax refund	515	-
Net cash (used in)/generated from operating activities	<u>(16,103)</u>	<u>4,847</u>
Cash Flows From Investing Activities		
Purchase of plant and equipment	(26)	(24)
Proceeds from disposal of plant and equipment	8	2
Net advances repaid by joint ventures	52,443	70,119
Withdrawal of other investment	-	33
Dividends received from joint venture	-	19,301
Interest received	5,211	5,081
Net cash generated from investing activities	<u>57,636</u>	<u>94,512</u>
Cash Flows From Financing Activities		
Dividends paid to owners of the Company	(120,000)	(288,000)
Net cash used in financing activities	<u>(120,000)</u>	<u>(288,000)</u>

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 JULY 2025 (continued)
(The figures have not been audited)

	9 MONTHS ENDED	
	31 JULY 2025	31 JULY 2024
	RM'000	RM'000
Net changes in cash and cash equivalents	(78,467)	(188,641)
Cash and cash equivalents at 1 November 2024/ 2023	273,026	295,207
Effect of exchange rate changes	(2,012)	(691)
Cash and cash equivalents at 31 July 2025/ 2024	192,547	105,875
Cash and cash equivalents comprise the following:		
Deposits	170,771	78,398
Cash and bank balances	21,776	27,477
	192,547	105,875

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 October 2024 and the accompanying explanatory notes)

A. NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134, Interim Financial Reporting, International Accounting Standard (“IAS”) 34, Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Malaysia”).

This interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 October 2024.

The interim financial report does not include all of the information required for a complete set of MFRS financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to assist in understanding the changes in the Group’s financial position and performance since the last annual financial statements.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements of the Group for the financial year ended 31 October 2024, except for the adoption of the following new MFRSs, Amendments to MFRSs and Issues Committee Interpretations (“IC Interpretations”), which are relevant to the Group and effective for annual periods beginning on or after 1 November 2024:

Amendments to MFRS 16	Leases – Lease Liability in a Sale and Leaseback
Amendments to MFRS 101	Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current
Amendments to MFRS 107	Statement of Cash Flows and MFRS 7, Financial Instruments: Disclosures – Supplier Finance Arrangements

The adoption of the above new MFRSs, Amendments to MFRSs and IC Interpretations does not have any impact to the Interim Financial Statements of the Group.

A2. Seasonal or Cyclical Factors

The business operations of the Group during the financial period ended 31 July 2025 have not been materially affected by any seasonal or cyclical factors.

A3. Unusual items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period ended 31 July 2025.

A4. Changes in Estimates

There were no material changes in estimates during the financial period ended 31 July 2025.

A5. Debt and Equity Securities

There were no issuance or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares or resale of treasury shares during the financial period ended 31 July 2025.

A6. Dividends Paid

On 14 January 2025, the Company paid final dividend of 5 sen per share on the 2,400,001,780 ordinary shares in issue, amounting to RM120,000,089 in respect of the financial year ended 31 October 2024.

A7. Segmental Reporting

The Group's operating and reportable segments are business units operating in different geographical locations:

- (i) United Kingdom - the areas of operation are principally real estate development activities and provision of advisory and project monitoring services;
- (ii) Australia - the area of operation is principally real estate development activities; and
- (iii) Malaysia - the areas of operation are investment holding and promotional and marketing services.

A7. Segmental Reporting (continued)

The segmental analysis for the financial period ended 31 July 2025 is as follows:

	United Kingdom RM'000	Australia RM'000	Malaysia RM'000	Eliminations RM'000	Total RM'000
<u>Revenue</u>					
External revenue	-	2,840	-	-	2,840
Inter-segment revenue	-	-	-	-	-
Total revenue	-	2,840	-	-	2,840
Segment results	(6,020)	(1,110)	(8,284)	-	(15,414)
Share of results in a joint venture	5,416	-	-	-	5,416
Impairment loss on amount owing by a joint venture	(7,385)	-	-	-	(7,385)
Depreciation	(11)	(28)	(15)	-	(54)
Gain on foreign exchange	-	-	2,250	-	2,250
Other income	-	-	1	-	1
Finance income	91	721	5,247	-	6,059
Loss before tax	(7,909)	(417)	(801)	-	(9,127)
Taxation	70	(657)	-	-	(587)
Loss for the period	(7,839)	(1,074)	(801)	-	(9,714)

<i>Main foreign currency</i>	<i>GBP</i>	<i>AUD</i>	<i>RM</i>
<i>Exchange ratio of 1 unit of foreign currency to RM⁽¹⁾</i>	<i>5.6733</i>	<i>2.7777</i>	<i>1.0000</i>

	United Kingdom RM'000	Australia RM'000	Malaysia RM'000	Eliminations RM'000	Total RM'000
Segment assets	823,073	155,310	170,683	-	1,149,066
Segment liabilities	1,980	1,015	1,751	-	4,746

<i>Main foreign currency</i>	<i>GBP</i>	<i>AUD</i>	<i>RM</i>
<i>Exchange ratio of 1 unit of foreign currency to RM⁽²⁾</i>	<i>5.6485</i>	<i>2.7530</i>	<i>1.0000</i>

Note:

⁽¹⁾ Average rates for the financial period ended 31 July 2025.

⁽²⁾ Closing rates as at 31 July 2025.

A8. Significant Events after the End of the Interim Financial Period

There were no significant events after 31 July 2025 until 18 September 2025, the latest practicable date from the date of issue of this interim financial report.

A9. Changes in the Composition of the Group

- (a) There were no changes in the composition of the Group during the financial period ended 31 July 2025.
- (b) There were no changes in the composition of the Group during the period between 1 August 2025 until 18 September 2025, being the latest practicable date from the date of issue of this interim financial report.

A10. Commitments and Contingencies

	As at 31/07/2025 RM'000
Approved and contracted for commitment to fund joint ventures:	
(i) Eco World-Ballymore Holding Company Limited (“Eco World-Ballymore”) by way of share subscription and shareholder’s advances (<i>Note a</i>)	166,900
(ii) Eco World London by way of shareholder’s advances (<i>Note b</i>)	116,180
(iii) Eco World London DMCo by way of shareholder’s advances (<i>Note b</i>)	-

Note a

This represents the balance of the undrawn commitments which the shareholders of Eco World-Ballymore have committed to fund under the shareholders’ agreement. The likelihood of Eco World-Ballymore drawing any undrawn commitments or requiring further funding in the future is low considering that construction of the joint venture projects were completed with no outstanding banking facilities and Eco World-Ballymore group has been repaying the shareholders’ advances.

Note b

This represents the balance of the committed funding which the shareholders of Eco World London have committed to fund under the shareholders’ agreement. Drawing on the balance of the committed funding will continuously be made for working capital requirements and meeting other obligations of the Eco World London group.

A11. Significant Related Party Transactions

**9 MONTHS
ENDED
31/07/2025
RM'000**

(i)	Transactions with joint ventures	
	- Advances to joint ventures	74,965
	- Repayment of advances by joint ventures	127,408
(ii)	Transactions with wholly-owned subsidiaries of Eco World Development Group Berhad (“EW Berhad”) where certain directors of the Company were also the directors of EW Berhad up to 30 April 2025	
	- Support service fees paid or payable	134
	- Rental paid or payable	90
	- Staff secondment fee	1,294
	- Service fee	478

B. ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Group Performance

	3 MONTHS ENDED			9 MONTHS ENDED		
	31/07/2025	31/07/2024	CHANGES	31/07/2025	31/07/2024	CHANGES
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Gross profit	24	-	24	24	3,836	(3,812)
Share of results in a joint venture	289	9,112	(8,823)	5,416	15,790	(10,374)
Loss before interest and tax	(7,865)	(8,248)	383	(9,127)	(20,590)	11,463
Loss before tax	(7,865)	(8,248)	383	(9,127)	(20,590)	11,463
Loss for the period	(8,181)	(8,261)	80	(9,714)	(22,013)	12,299
Loss for the period attributable to owners of the Company	(8,203)	(8,191)	(12)	(9,666)	(22,136)	12,470

(a) 3Q 2025 vs. 3Q 2024

The Group recorded a revenue of RM2.84 million in 3Q 2025 following the sale of the last commercial unit of its Yarra One project in Australia. With that, both its projects in Australia were fully sold and handed over to purchasers.

Revenue recorded by the Group's joint-ventures totalled RM18.69 million (3Q 2024: RM192.50 million), of which the Group's effective share (unconsolidated) amounted to RM13.75 million (3Q 2024: RM142.75 million), mainly due to lower sales completions as both joint ventures are gradually selling down their completed inventories. As a result, the Group recorded lower share of profits in Eco World-Ballymore during the current quarter.

The Group recorded a loss before tax ("LBT") of RM7.87 million during the current quarter as compared to LBT of RM8.25 million reported for 3Q 2024. The lower LBT reported in the current quarter was mainly due to the previous corresponding quarter included one-off initial planning costs of £3.69 million being written off under administrative and general expenses upon the decision not to proceed with the Quayside Barking project being partly offset by:

- i. foreign exchange losses in the current quarter arising from depreciation of British Pound ("GBP") against Ringgit Malaysia ("RM") on retranslation of bank balances denominated in GBP to RM as opposed to foreign exchange gains recorded in 3Q 2024; and
- ii. lower share of profits in Eco World-Ballymore in the current quarter following lower profits recognised by the joint venture as mentioned above.

B1. Review of Group Performance (continued)

(b) 3Q YTD 2025 vs. 3Q YTD 2024

Revenue for the Group for 3Q YTD 2025 is RM2.84 million as compared with RM31.82 million recorded in the previous corresponding period, with the last unit in Yarra One being sold in 3Q YTD 2025. The Group is currently assessing the market conditions and feasibility of the remaining sites in UK and Australia before proceeding with any new launches.

Revenue recorded by the Group's joint-ventures in the UK totalled RM164.05 million (3Q YTD 2024: RM584.00 million), of which the Group's effective share (unconsolidated) amounted to RM117.34 million (3Q YTD 2024: RM428.51 million), mainly due to lower sales completions as both joint ventures are gradually selling down their completed inventories. As a result, the Group recorded lower share of profits in Eco World-Ballymore during the current period.

The Group recorded a LBT of RM9.13 million in the current period, as compared to LBT of RM20.59 million reported for 3Q YTD 2024. The lower LBT reported in the current period was mainly due to:

- i. lower administrative and general expenses due to initial planning costs written off in the previous corresponding period as mentioned earlier and a reduction in staff cost in the current period following lower operational activities; and
- ii. lower impairment loss on amount owing by Eco World London in the current period as the joint venture recognised lower losses as compared to the previous corresponding period.

The above improvements were partly offset by lower foreign exchange gains in the current period following lower repayment of shareholder's advances from both joint ventures in the current period and lower share of profits in Eco World-Ballymore as mentioned above.

B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter

	3 MONTHS ENDED		
	31/07/2025 RM'000	30/04/2025 RM'000	CHANGES RM'000
Gross profit	24	-	24
Share of results in a joint venture	289	3,966	(3,677)
(Loss)/Profit before interest and tax	(7,865)	2,442	(10,307)
(Loss)/Profit before tax	(7,865)	2,442	(10,307)
(Loss)/Profit for the period	(8,181)	2,273	(10,454)
(Loss)/Profit for the period attributable to owners of the Company	(8,203)	2,284	(10,487)

The Group recorded LBT of RM7.87 million in the current quarter as opposed to profit before tax of RM2.44 million in the preceding quarter ended 30 April 2025. The losses recorded in the current quarter were mainly due to the following:

- i. foreign exchange losses recognised in the current quarter arising from the weakening of GBP against RM on the retranslation of GBP-denominated bank balances to RM at quarter-end as opposed to foreign exchange gains in the preceding quarter; and
- ii. lower share of profits in Eco World-Ballymore as a result of lower sales completions.

B3. Sales Achieved and Prospects for the Current Financial Period

PROJECTS	DEVELOPMENT LAND	CUMULATIVE SALES	10 MONTHS ENDED 31/8/2025 ⁽¹⁾	
	As at 31/8/2025 (Acres)	As at 31/8/2025 RM'mil	Units Sold	Sales value RM'mil
London	50.7	17,551	25	125
Sydney	1.9	879	-	-
Melbourne	0.5	665	1	3
Total⁽²⁾	53.1	19,096	26	128

Notes:

(1) Based on exchange rates of £1:RM5.694 and A\$1:2.7615 as at Aug 31, 2025

(2) Total may not add up because of rounding

(3) UK's Office for National Statistics

EWI Capital recorded RM128 million sales based on contracts exchanged in the 10-month period ended 31 August 2025. Together with the reserves of RM42 million, the total sales add up to RM170 million.

As at 31 August 2025, the total value of completed units available for sale stands at approximately RM140 million. Of this, approximately 55% comprises commercial units, with the remaining 45% made up of residential units. The Group aims to sell these units in the near term.

The London real estate market remains challenging for developers. According to the UK Land Registry, average apartment prices in London rose by 0.7% in the second quarter of 2025 but remained 2% below the level recorded in June 2024. At the same time, construction costs continued to climb, with new housing costs in the UK rising 2.7% year-on-year as of June 2025³.

The shortage of housing supply has driven private rental rates in London up by 7.3% over the 12 months to June 2025, supported by resilient occupational demand. Potential interest rate cuts by the Bank of England could further improve affordability and stimulate a recovery in home prices.

While awaiting more favourable market conditions in the UK, the Group is actively refining development plans for its remaining projects to improve their feasibility and is exploring the monetisation of long-gestation assets to generate funds for reinvestment into nearer-term, revenue-generating opportunities.

B4. Variance of Actual Profit from Forecast Profit

There was no profit forecast published as at 31 July 2025.

B5. Taxation

Taxation comprises:

	3 MONTHS ENDED	9 MONTHS ENDED		
	31/07/2025	31/07/2024	31/07/2025	31/07/2024
	RM'000	RM'000	RM'000	RM'000
Current tax				
Malaysian tax				
- in respect of prior years	-	(26)	-	(26)
Foreign tax				
- current quarter/period	290	330	568	2,177
- in respect of prior years	25	(402)	20	(402)
Deferred tax				
Foreign tax				
- current quarter/period	1	13	(1)	(424)
- in respect of prior years	-	98	-	98
	316	13	587	1,423

Tax expenses are provided for profitable subsidiaries and any taxable other income of the holding company.

B6. Status of Corporate Proposals

As at 18 September 2025, there is no corporate proposal that has been announced by the Company which is yet to be completed.

B7. Group Borrowings and Debt Securities

During the current quarter, the Group does not have any borrowings and debt securities.

B8. Material Litigation

The Group was not engaged in any material litigation as at 18 September 2025, being the latest practicable date from the date of issue of this interim financial report.

B9. Dividends Declared

No dividend has been declared or recommended for payment by the Company during the financial period ended 31 July 2025.

B10. Loss Per Share Attributable to Owners of the Company

Basic loss per share attributable to owners of the Company

Basic loss per share have been calculated by dividing the Group's loss for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue. The weighted average number of ordinary shares in issue is calculated as follows:

	3 MONTHS ENDED	9 MONTHS ENDED	
	31/07/2025	31/07/2024	
Loss for the period attributable to owners of the Company (RM'000)	(8,203)	(8,191)	<u>(9,666)</u>
Weighted average number of ordinary shares ('000)	2,400,002	2,400,002	2,400,002
Basic Loss Per Ordinary Share (sen)	<u>(0.34)</u>	<u>(0.34)</u>	<u>(0.40)</u>
			<u>(0.92)</u>

B11. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the year ended 31 October 2024 were unqualified.

B12. Notes to the Statement of Comprehensive Income

Comprehensive (loss)/income has been arrived at after crediting/(charging):

	3 MONTHS ENDED	9 MONTHS ENDED	
	31/07/2025	31/07/2025	
	RM'000	RM'000	
Interest income	2,039	6,059	
Depreciation and amortisation	(9)	(54)	
Foreign exchange (loss)/gain	(1,603)	2,250	
Impairment loss on amount owing by a joint venture	(3,022)	(7,385)	
Plant and equipment written off	<u>(312)</u>	<u>(315)</u>	

B13. Authorised for Issue

The Interim Financial Report was authorised for issue by the Board in accordance with a resolution of the Directors on 19 September 2025.