



**PERAK CORPORATION BERHAD**  
**Company No: 199101000605 (210915-U)**  
**(Incorporated in Malaysia)**

**INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Restated		Restated	
	Current Year	Preceding Year	Current	Preceding
	Quarter	Corresponding	Year	Year
	Ended	Quarter Ended	Ended	Ended
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	RM'000	RM'000
REVENUE	43,403	39,254	80,660	77,283
COST OF SALES	(19,046)	(17,153)	(35,596)	(34,423)
GROSS PROFIT	24,357	22,101	45,064	42,860
Other income	577	229	2,823	445
Administrative expenses	(17,797)	(13,504)	(33,921)	(30,120)
Other expenses	(5)	(50)	(5)	(100)
Reversal of impairment losses/ (Net impairment losses) on:				
- receivables	-	-	448	2,811
- financial guarantee contracts	1,456	-	1,456	(1,793)
Net gain on disposal of a deemed acquired subsidiary	-	-	-	1,793
OPERATING PROFIT	8,588	8,776	15,865	15,896
Finance costs	(1,436)	(1,231)	(2,796)	(3,185)
PROFIT BEFORE TAX	7,152	7,545	13,069	12,711
Tax expense	(2,757)	(2,809)	(5,051)	(5,131)
NET PROFIT FOR THE FINANCIAL PERIOD	4,395	4,736	8,018	7,580
OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD, NET OF TAX				
TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD				
FOR THE FINANCIAL PERIOD	4,395	4,736	8,018	7,580
NET PROFIT / TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD				
ATTRIBUTABLE TO:				
Owners of the Company	267	131	399	263
Non-controlling interest	4,128	4,605	7,619	7,317
	4,395	4,736	8,018	7,580
Profit per share attributable to equity holders of the parent (cent)				
Basic/diluted profit per share	0.27	0.13	0.40	0.26

The above condensed consolidated statements of comprehensive income should be read in conjunction with the accompanying notes attached to the interim financial statements.

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**INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	As at 30/06/2025	As at 31/12/2024
	RM'000	RM'000
		(Audited)
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	73,987	73,549
Right-of-use assets	87,273	87,826
Port facilities	262,602	213,151
Investment properties	6,598	6,740
Other investments	25	25
Intangible assets	24,142	24,212
Inventories	10,428	10,428
	<u>465,055</u>	<u>415,931</u>
<b>CURRENT ASSETS</b>		
Inventories	106,027	105,977
Receivables, deposits and prepayments	39,785	33,525
Current tax assets	3,918	2,073
Other investments	132	129
Deposits, bank and cash balances	28,092	33,224
	<u>177,954</u>	<u>174,928</u>
<b>TOTAL ASSETS</b>	<u>643,009</u>	<u>590,859</u>
<b>EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>		
Share capital	272,770	272,770
Accumulated losses	(174,518)	(174,917)
	<u>98,252</u>	<u>97,853</u>
Non-controlling interests	178,737	171,118
<b>TOTAL EQUITY</b>	<u>276,989</u>	<u>268,971</u>
<b>LIABILITIES</b>		
<b>NON-CURRENT LIABILITIES</b>		
Loans and borrowings	128,967	91,997
Deferred tax liabilities	15,523	14,760
	<u>144,490</u>	<u>106,757</u>
<b>CURRENT LIABILITIES</b>		
Loans and borrowings	53,202	52,030
Payables and accrued liabilities	166,822	161,204
Current tax payable	1,506	1,897
	<u>221,530</u>	<u>215,131</u>
<b>TOTAL LIABILITIES</b>	<u>366,020</u>	<u>321,888</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>643,009</u>	<u>590,859</u>

The above condensed consolidated statements of financial position should be read in conjunction with the accompanying notes attached to the interim financial statements.

**PERAK CORPORATION BERHAD**  
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**INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	<b>Issued and fully paid share capital</b> <b>RM'000</b>	<b>Accumulated losses</b> <b>RM'000</b>	<b>Total</b> <b>RM'000</b>	<b>Non- controlling interest</b> <b>RM'000</b>	<b>Total equity</b> <b>RM'000</b>
<b>At 1 January 2025</b>	272,770	(174,917)	97,853	171,118	268,971
<b><u>Total comprehensive income for the financial period</u></b>					
Net profit for the financial period	-	399	399	7,619	8,018
<b>At 30 June 2025 (unaudited)</b>	<b>272,770</b>	<b>(174,518)</b>	<b>98,252</b>	<b>178,737</b>	<b>276,989</b>
 (Audited)					
<b>At 1 January 2024</b>	272,770	(177,703)	95,067	162,112	257,179
<b><u>Total comprehensive income for the financial year</u></b>					
Net profit for the financial year	-	2,786	2,786	14,006	16,792
<b><u>Total transactions with owners, recognised directly in equity</u></b>					
Dividend paid by a subsidiary to non-controlling interests	-	-	-	(5,000)	(5,000)
<b>At 31 December 2024</b>	<b>272,770</b>	<b>(174,917)</b>	<b>97,853</b>	<b>171,118</b>	<b>268,971</b>

The above condensed consolidated statements of changes in equity should be read in conjunction with the accompanying notes attached to the with the interim financial statements.

**PERAK CORPORATION BERHAD**

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**INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	<b>30/06/2025</b>	<b>30/06/2024</b>
	RM'000	RM'000
<b>OPERATING CASH FLOW</b>		
Cash collection from trade/other receivables	87,138	90,802
Cash received from other income	12	30
Cash paid for other expenses	(57,984)	(40,680)
Cash paid to trade/other payables	(13,309)	(56,087)
Cash paid for tax	(5,508)	(5,817)
Net operating cash flow	<u>10,349</u>	<u>(11,752)</u>
<b>INVESTING CASH FLOW</b>		
Interest received	206	490
Proceeds from disposal of property, plant and equipment	123	-
Purchase of property plant & equipment	(832)	(1,079)
Purchase of port facilities	<u>(52,107)</u>	<u>(4,494)</u>
Net investing cash flow	<u>(52,610)</u>	<u>(5,083)</u>
<b>FINANCING CASH FLOW</b>		
Proceeds from borrowings	37,920	262
Repayment of loans and borrowings	-	(2,720)
Interest paid	(781)	(1,197)
(Placement)/Uplift of fixed deposits pledged with banks and fixed deposits with maturity of more than 3 months	(1,557)	9,628
Net financing cash flow	<u>35,582</u>	<u>5,973</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(6,679)	(10,862)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	<u>20,715</u>	<u>14,658</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>14,036</u>	<u>3,796</u>
Cash and cash equivalents comprise :		
Deposits, bank and balances	28,092	20,743
Less:		
Deposits pledged with banks	(338)	(2,338)
Fixed deposits with maturity of more than 3 months	(8,767)	(9,611)
Overdraft	(4,951)	(4,998)
Cash and cash equivalents	<u>14,036</u>	<u>3,796</u>

The above condensed consolidated statements of cashflow should be read in conjunction with the accompanying notes attached to the interim financial statements.



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**NOTES TO THE INTERIM FINANCIAL STATEMENTS**  
**- SECOND QUARTER ENDED 30 JUNE 2025**

**A1 Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with MFRS134 Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Malaysia”). The interim financial report should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024.

The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries (the “Group”) since the financial year ended 31 December 2024.

The Group reported profit after tax of RM8.0 million for the financial period ended 30 June 2025 and as at that date, the Group's current liabilities exceeded its current assets by RM43.6 million (2024: RM40.2 million). As at 30 June 2025, deposits, cash and bank balances of the Group totalled RM28.1 million and borrowing due repayment over the next 12 months after reporting date totalled RM53.2 million.

The financial statements of the Group and the Company are prepared on a non-going concern basis. There has been no change in the basis of preparation since the previous financial year.

On 18 February 2025, the Company has made a requisite announcement to undertake the proposed regularisation plan to regularise its financial condition in accordance with Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia. Subsequently, the application in relation to the Proposed Regularisation Plan has been submitted to Bursa Malaysia on 9 May 2025.

The key chronological events are laid out below with the key determinants considered by directors in concluding on the above basis of preparation.

**Key chronological events**

***Default of syndicated term loan by Animation Theme Park Sdn. Bhd.***

On 26 September 2019, Animation Theme Park Sdn. Bhd. (“ATP”), a direct 51% owned subsidiary of PCB Development Sdn. Bhd. (“PCB Development”), which in turn was a wholly owned subsidiary of the Company, defaulted on a RM25.7 million principal repayment of its syndicated term loan of RM245.1 million representing the principal amount drawn down and interest due at the event of default. Subsequently, on 16 October 2019, Affin Hwang Investment Bank (“AHIB”), the facility agent declared an event of default had occurred and gave notice within 14 days from the day of its letter to effect payment of RM25.7 million, failing which all secured obligations due from ATP shall become immediately due and payable. Consequently, in addition to the syndicated term loan of RM245.1 million mentioned above, included in bank borrowings classified as “current liabilities” as at 31 December 2019 are borrowings totalling RM191.8 million with cross default provision under different financing facilities undertaken by companies within the Group which are now repayable on demand.

***Appointment of receiver and manager***

On 4 December 2019, following ATP’s failure to meet the demand for the principal repayment of RM25.7 million for the syndicated term loan, AHIB appointed a receiver and manager over the property of ATP. The carrying amount of ATP’s charged assets totalled RM87.8 million, was classified as ‘assets held for sale’ under current assets as at 31 December 2019. On 28 January 2020, receiver and manager of ATP decided to close the operation of ATP’s Theme Park.



***Demand of full payment from PCB Development Sdn. Bhd. of the syndicated Term Loan pursuant to the Corporate Guarantee***

On 18 December 2019, AHIB demanded from PCB Development the payment of RM244 million together with interest accrued thereon on the date of full repayment pursuant to the Corporate Guarantee dated 10 July 2014 executed by PCB Development in favour of AHIB for the syndicated term loan provided to ATP.

***Event of default declared on the Company***

On 6 February 2020, Affin Islamic Bank Berhad (“AIB”) declared an event of default on the Company arising from its failure to pay the scheduled principal repayment due of RM3.3 million on 31 January 2020 for the outstanding credit facilities of RM75.9 million representing the principal amount drawn down and interest due as at the date of the event of default relating to Musharakah Mutanaqisah Term Financing-i and Tawarruq Revolving Credit-i.

***Declaration of PN17 status by the Company***

After taking into consideration the Group’s cash flow position vis-a-vis its total debt obligations payable and the available cash flow then, the directors had, on 11 February 2020, determined that the Company was unable to declare that it was solvent pursuant to paragraph 9.19A(F) of the Listing Requirements. As a result of this and the above defaults on the various loan repayments, the Company was declared a PN 17 company after triggering the prescribed criteria under paragraph 2.1 (f) of the PN 17. As a result of the COVID-19 pandemic, Bursa Malaysia had announced temporary relief on 26 March 2020 whereby the Company has 24 months to submit its regularisation plan to Bursa Malaysia from the date it was first announced as PN 17 Company, which was due on 11 February 2022.

***Cross defaults declared on the Company and PCB Taipan Sdn. Bhd.***

Following the declaration of an event of default by AIB for the credit facilities extended to the Company and the Company’s declaration being a PN 17 company, CIMB Bank Berhad (“CIMB”) had on 28 February 2020 declared an event of cross default in respect of the Revolving Credit Facilities of RM60.0 million and RM30.0 million granted to the Company and its subsidiary, PCB Taipan Sdn. Bhd. (“PCB Taipan”) respectively and demanded full payment of RM91.3 million representing the principal amount drawn down and interest due as at the date of the event of default within 14 days from 28 February 2020.

***Proposed Scheme of Arrangement with Non-Financial Institutions creditors***

On 23 July 2020, the High Court of Malaya in Ipoh, Perak Darul Ridzuan granted the Company and its wholly owned subsidiary, PCB Development (collectively “the Scheme Companies”) to convene a Secured Creditor’s Meeting (hereinafter “the Court Convened Creditors’ Meeting”) pursuant to Section 366 of the Companies Act 2016 (hereinafter “the Act”) for the purpose of taking into account and if deemed appropriate, to approve with or without modification, a proposed scheme of arrangement and compromise between the Applicant and its Secured Creditors (“the Scheme Creditors”) within ninety (90) days from 23 July 2020.

***Extensions of time granted for the Proposed Scheme Arrangement with Non-Financial Institutions Creditors***

On 19 October 2020, the High Court of Malaya in Ipoh, Perak Darul Ridzuan granted the Scheme Companies further extension of 90 days from 19 October 2020 to convene the Court Convened Creditors’ Meeting pursuant to Section 366 of the Companies Act 2016. On 8 January 2021, the Court Convened Creditors’ Meetings for the Non-Financial Institutions creditors and Direct Financial Institutions creditors of the Company, Corporate Guarantee Financial Institutions and Non-Financial Institutions creditors of PCB Development were adjourned. On 13 January 2021, the High Court of Malaya in Ipoh, Perak granted a further extension of the Restraining Order for a period of ninety (90) days and a period of one hundred eighty (180) days from 13 January 2021 to convene a new Court Convened Creditors’ Meeting with the Scheme Creditors pursuant to the provisions of Section 366 of the Companies Act 2016 for the purpose of considering the Proposed Scheme of Arrangement.

On 9 April 2021, the Scheme Companies obtained another extension for the restraining order pursuant to Section 366 and 368 of the Companies Act 2016 from the High Court of Malaya at Ipoh granting the Scheme Companies additional time of ninety (90) days to finalise the proposed scheme



of arrangement and compromise between the Scheme Companies and the Scheme Creditors pursuant to Section 366 of the Companies Act 2016.

*Approvals of the Scheme of Arrangement by the Non-Financial Institutions Creditors and the Court*  
On 19 April 2021, the Company and PCB Development obtained the approval from their respective Non-Financial Institutions creditors for an Explanatory Statement, together with the Notice to convene the meetings of the new scheme creditors, comprising of unsecured creditors other than the banks and financial institution ("New Scheme Creditors") issued on 26 March 2021, pursuant to the provisions of Section 366 of the Companies Act 2016 for the purpose of considering the Proposed New Scheme of Arrangement ("PNSA"), to the New Scheme Creditors pursuant to the Section 366 and other relevant provisions of the Companies Act 2016.

On 7 May 2021, the High Court had approved and sanctioned the Proposed Scheme of Arrangement as detailed in the Explanatory Statement dated 26 March 2021 and the sealed order granted thereof had been extracted on 11 May 2021 following an application made by the Scheme Companies pursuant to section 366(3), (4), (5), (6) and (7) of the Companies Act 2016 for the sanction and approval of the Proposed Scheme of Arrangement. The Proposed Scheme of Arrangement shall be binding on the Scheme Companies and the New Scheme Creditors.

*Proposed Private Debt Settlements with Financial Institutions*

On 8 November 2021, the Company had entered into debt settlement agreements with AIB and CIMB for the proposed debt settlement of debts owing by the Company via:

- (a) cash settlement from the compensation amount payable for the acquisition by the Federal Government of Malaysia of all piece of leasehold land held under H.S.(D) 932771, PT 279467 in the Mukim of Hulu Kinta, Daerah Kinta, Perak Darul Ridzuan currently owned by Perak Corp to be undertaken pursuant to the Land Acquisition Act, 1960 ("Government Acquisition") and
- (b) issuance of up to 35,814,980 redeemable cumulative preference shares ("RPS") at an issue price of RM1.00 per RPS.

The proposed debt settlement and proposed amendments to the Constitution of the Company to facilitate the issuance of RPS under the proposed private debt settlement were approved by the shareholders of the Company during the Extraordinary General Meeting held on 31 January 2022. Following the shareholders' approval, the RPS to AIB and CIMB had been allotted on 31 January 2022.

The Government Acquisition was completed on 4 October 2022 and the compensation received from the Government Acquisition has been utilised as payment for the CIMB Cash Settlement Amount and Affin Islamic Cash Settlement Amount.

The Company has on 11 September 2023 entered into a supplemental agreement to the CIMB debt settlement agreement dated 8 November 2021 with CIMB to amend, modify, substitute, vary and alter the terms and conditions of the CIMB debt settlement agreement.

On 15 September 2023, PCB Taipan has entered into a debt settlement agreement with CIMB to settle the amount outstanding due and payable by PCB Taipan to CIMB which stood at RM29,303,617.18 based on the amount outstanding as at 31 December 2022 and includes continuing interest, costs, charges and expenses under the Facility Agreement dated 23 July 2012 ("Facility Agreement") from 1 January 2023 to full payment and/or repayment of all amounts due and owing under the Facility Agreement to CIMB.

Prior to the mandatory full redemption on the third anniversary of the issuance of the RPS, CIMB, via its letter dated 10 January 2025, approved the Company's request to redeem the RPS-A1 together with all accrued and unpaid dividends by 30 September 2025. Similarly, AIB, through its letter dated 27 January 2025, agreed to grant an extension of time until 30 September 2025 for Perak Corp to fully redeem the RPS-A2, inclusive of cumulative compounded gross preferential dividends accruing at 5% per annum up to 31 January 2025 and 8% per annum thereafter until the RPS-A2 maturity date. The Company intends to utilise the proceeds from land monetisation under the Proposed Regularisation Plan to fully redeem both RPS-A1 and RPS-A2.

At the date of this report, certain terms and conditions precedent outlined in the Company's supplemental agreement to the CIMB debt settlement agreement are pending fulfilment.



*Creditor's Voluntary Winding-Up of PCB Development Sdn. Bhd.*

On 20 December 2021, the Company announced that PCB Development is undergoing a Creditors' Voluntary Winding where Mr Andrew Heng and Ms Anoopal Kaur of Baker Tilly Insolvency PLT have been appointed as the Interim Liquidators of PCB Development to commence the Creditors' Voluntary Winding Up proceedings pursuant to Section 440(1) of the Companies Act 2016. The meetings of the PCB Development shareholders and the creditors of PCB Development are scheduled to be held within thirty (30) days from 20 December 2021.

On 6 January 2022, a meeting of PCB Development and a meeting of creditors of PCB Development were held, Mr Andrew Heng and Ms Anoopal Kaur of Baker Tilly Insolvency PLT ("Liquidators") have been appointed as the Joint and Several Liquidators of PCB Development by way of a resolution of its members and creditors. As a result, the Liquidators has assumed control of PCB Development's business undertakings and all powers of the directors and management now vest in the Liquidators.

The Creditors' Voluntary Winding Up is necessary in view of PCB Development's inability to address and resolve all debts owing to its creditors. The shareholder of PCB Development has resolved to not provide further financial assistance to PCB Development. As such, PCB Development cannot by reason of its liabilities to continue business as usual.

The assets of PCB Development to be realised by the Liquidators will be utilised to settle all the unsecured creditors not settled under the approved and sanction Scheme of Arrangement, including the syndicated term loan lenders.

As the Company lost control of PCB Development and its subsidiary, ATP, the Company derecognised the assets and liabilities of these former subsidiaries from the consolidated statement of financial position as at 20 December 2021 and recognised the gain associated with the loss of control attributable to the former controlling interest.

On 17 January 2024, the Creditors' Voluntary Winding Up of PCB Development has been set aside by the High Court of Kuala Lumpur ("the said Decision") via the Originating Summons No. WA-28PW-317-07/2022 dated 27 June 2022 by Affin Hwang Investment Bank Berhad, Affin Bank Berhad, Bank Pembangunan Malaysia Berhad and Malaysia Debt Ventures Berhad ("Applicants") against PCB Development and Liquidators ("Respondents"). On 27 February 2024, stay of the said Decision was refused by the High Court. Meanwhile, appeals have been filed by the Respondents against the said Decision to the Court of Appeal on 24 January 2024.

Following the stay of the said Decision was refused by the High Court, the Company has the power to direct the relevant activities of PC Development and in accordance with MFRS 10, PCB Development is therefore, deemed as a subsidiary of the Company for accounting purpose effective from 28 February 2024.

On 29 March 2024, the Company entered into a Share Sale and Purchase Agreement in relation to disposal of 100% shares and interest in PCB Development on a willing buyer-willing seller and on a "as is where is" basis to Rescene Sdn Bhd for a purchase price of RM1.00. The transaction was completed on the same day. The decision to dispose of PCB Development was made after careful consideration and thorough evaluation of PCB Development's significant negative financial standing, its non-going concern status and the creditors' voluntary winding-up.

*Regularisation Plan*

The submission of its regularisation plan to Bursa Malaysia was due on 11 February 2022. The Company had on 4 February 2022 submitted an application to Bursa Malaysia for an extension of time for a period of 12 months up to 9 February 2023. On 28 February 2022, Bursa Malaysia extended the regularisation plan submission dateline to 10 August 2022.

On 9 August 2022, the Company has submitted an application to Bursa Malaysia to seek a further extension of time of twelve (12) months i.e. up to 9 August 2023 to submit the Company's regularisation plan to the relevant regulatory authorities. On 2 September 2022, Bursa Malaysia has decided to grant the Company an extension of time up to 10 February 2023 to submit its regularisation plan to the relevant regulatory authorities.



On 9 February 2023, the Company submitted a further extension of time application to Bursa Malaysia of twelve (12) months i.e. up to 9 February 2024 to submit the Company's Regularisation Plan to the relevant regulatory authorities. On 13 April 2023, Bursa Malaysia extended the regularisation plan submission dateline to 9 August 2023.

On 9 August 2023, the Company submitted a further extension of time application to Bursa Malaysia of ten (10) months i.e. up to 8 June 2024 to submit the Company's regularisation plan to the relevant regulatory authorities. On 6 November 2023, Bursa Malaysia has resolved to grant the Company a further extension of six (6) months up to 10 February 2024.

On 9 February 2024, the Company submitted a further extension of time application to Bursa Malaysia of twelve (12) months i.e. up to 9 February 2025 to submit the Company's regularisation plan to the relevant regulatory authorities. On 9 May 2024, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 10 August 2024 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 9 August 2024, the Company submitted a further extension of time application to Bursa Malaysia of ten (10) months i.e. up to 10 June 2025 to submit the Company's Regularisation Plan to the relevant regulatory authorities. On 17 September 2024, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 9 February 2025 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 7 February 2025, the Company submitted a further extension of time application to Bursa Malaysia of six (6) months i.e. up to 9 August 2025 to submit the Company's regularisation plan to the relevant regulatory authorities. On 20 February 2025, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 9 August 2025 to submit its regularisation plan to the relevant regulatory authorities for approval.

On 18 February 2025, the Company has made a requisite announcement to undertake the proposed regularisation plan to regularise its financial condition in accordance with Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia. The Proposed Regularisation Plan comprises the following:

- i. Proposed reduction of the issued share capital of Perak Corp pursuant to Section 116 of the Companies Act, 2016 ("Proposed Share Capital Reduction");
- ii. Proposed joint venture between Perbadanan Kemajuan Negeri Perak ("PKNP"), a major shareholder of the Company, and Perak Corp to jointly carry out the development of the Silver Valley Technology Park ("SVTP") industrial hub, sale of industrial plots and other product offerings to end purchasers and end users on thirty-nine pieces of PKNP's leasehold lands measuring 746.73 acres ("Proposed Joint Development");
- iii. Proposed disposal of four parcels of leasehold lands, all located at Mukim Hulu Bernam Timor, Daerah Muallim, Negeri Perak comprising the following:
  - iv. 73.14 acres of land held under PN394964, Lot 20570 and PN394965, Lot 20571 ("Parcel 1 Lands") to Makmur Impian Property Sdn Bhd ("MIP") for a total cash consideration of RM21.13 million ("Proposed Disposal of Parcel 1 Lands");
  - v. 247.85 acres of land held under PN394961, Lot 20402 ("Parcel 2 Land") to Tg Malim Hi-tech Park Sdn Bhd (formerly known as ARX-YSC Sdn Bhd) ("TMHTP") for a total cash consideration of RM49.50 million ("Proposed Disposal of Parcel 2 Land"); and
  - vi. 103.71 acres of land held under PN394962, Lot 20403 ("Parcel 3 Land") to TMHTP for a total cash consideration of RM18.94 million ("Proposed Disposal of Parcel 3 Land");
  - vii. Proposed disposal of three pieces of lands located at Wilayah Batu Undan, Mukim of Lumut, District of Manjung ("Hinterland") to Lumut Maritime Terminal Sdn Bhd ("LMTSB") for a total cash consideration of RM8.53 million ("Proposed Disposal of Hinterland");
  - viii. Proposed settlement of the company's entitlement pursuant to the joint venture agreement entered into with PKNP and Uni-poh Construction Works Sdn Bhd ("Unipoh") for a parcel of state land located at Mukim Hulu Kinta, Daerah Kinta, Negeri Perak ("Zone 1 Bandar Beru Raya") for a total cash consideration of RM40.38 million ("Proposed Settlement");
  - ix. Proposed issuance of redeemable preference shares series B ("RPS-B") for the settlement of the outstanding liabilities and debt obligations owing to scheme creditors amounting to RM39.73 million pursuant to the scheme of arrangement under Section 366 and other



- provisions of the Companies Act, 2016 between Perak Corp, PCB Development Sdn Bhd and its scheme creditors ("Proposed Issuance of RPS-B");
- x. Proposed amendments to the constitution of Perak Corp to facilitate the Proposed Issuance of RPS-B ("Proposed Amendments I"); and
  - xi. Proposed amendments to the constitution of Perak Corp to facilitate the revisions of the redemption date of RPS-A1 and RPS-A2, revisions of the cumulative compounded gross preferential dividend rate of RPS-A2 as well as the substitution of the security documents provided under the supplemental agreement dated 11 September 2023 to the debt settlement agreement entered into between Perak Corp and CIMB Bank Berhad ("CIMB") dated 8 November 2021 to secure the issuance of 20,900,309 redeemable preference shares to CIMB ("Proposed Amendments II").

Subsequently, the application in relation to the Proposed Regularisation Plan has been submitted to Bursa Malaysia on 9 May 2025.

Key determinants in arriving at the basis of preparation of the financial statements on a non-going concern basis

The main determinant to resolve the Group's and the Company's non-going concern issue is the ability of the Group to repay their loans and borrowings with the financial institutions. As at 30 June 2025, the total loans and borrowings of the Group amounted to RM182.2 million (2024: RM144.0 million), constituted about 49.8% of the total liabilities of the Group.

In addition, out of the total loans and borrowings of the Group, RM53.2 million (2024: RM52.0 million) are due repayable on demand or within 1 year.

The bank and cash position of the Group as at 30 June 2025 of RM28.1 million, together with the projected cash inflows to be generated from the on-going projects undertaken by the entities within the Group are insufficient to settle the loans and borrowings due for repayment on demand or within 1 year.

The Group's ability to settle the loans and borrowings is subject to the implementation of the regularisation plan to strengthen its financial position including the securities holders' equity, gearing, net asset position, cash flow position, and address its accumulated losses position.

Given that the Proposed Regularisation Plan remains subject to regulatory approval as at the date of this report, the directors are of the view that the Group and the Company are unable to realise their assets and discharging their liabilities and obligations in the normal course of business. The directors are of the view that the Group's and the Company's ability to continue its operations and business had been significantly curtailed since the previous financial year and continued to be curtailed up to the date of this report. In view of this, the directors continued to prepare the consolidated financial statements of the Group and the financial statements of the Company for the financial period ended 30 June 2025 on a non-going concern basis. Consequently, the directors applied the requirements of paragraph 25 of MFRS 101 "Presentation of Financial Statements" which states that "...When an entity does not prepare financial statements on a going concern basis, it shall disclose that fact, together with the basis on which it prepared the financial statements and the reason why the entity is not regarded as a going concern."

Basis of measurement

Accordingly, the effect of this is as follows:

- Assets are written down to their recoverable amounts based on conditions existing at the reporting date, taking into consideration the specific circumstances affecting the Group and the Company as disclosed above. This includes realisation of assets through forced sale transactions, where applicable;
- Assets are classified as current when these are expected to be recovered within twelve months from the reporting period, considering the liquidity constraints and obligations of the Group and of the Company that would fall due within the next twelve months;
- Liabilities are recorded in accordance with the accounting policies. Provision for future restructuring costs are recognised only when the Group and the Company have a present



obligation that is evidenced by a detailed formal plan for restructuring and has raised a valid expectation in those affected that it will carry out the restructuring; and

- Liabilities are classified as current if the liability is due to be settled within twelve months after the reporting period of the Group and the Company do not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting period.

## A2 Accounting Policies

The accounting policies applied by the Group in these condensed consolidated financial statements are the same as those applied by the Group in its consolidated financial statements as at and for the year ended 31 December 2024 except for the adoption of the following MFRS and amendments to MFRSs that are effective for annual periods beginning on or after 1 January 2025:

### MFRSs and/or IC Interpretations (Including the Consequential Amendments)

Amendments to MFRS 121: The Effects of Changes in Foreign Exchange Rates (Lack of Exchangeability)

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the financial statements of the Group and of the Company.

## A3 Changes in Estimates

There were no changes in estimates that have a material effect in the current financial period ended 30 June 2025.

## A4 Changes in Composition of the Group

There were no changes in the composition of the Group during the current financial period.

In the previous financial year:

### (a) Deemed Acquisition of a Subsidiary

On 17 January 2024, the Creditors' Voluntary Winding Up of PCB Development has been set aside by the High Court of Kuala Lumpur ("the said Decision") via the Originating Summons No. WA-28PW-317-07/2022 dated 27 June 2022 by Affin Hwang Investment Bank Berhad, Affin Bank Berhad, Bank Pembangunan Malaysia Berhad and Malaysia Debt Ventures Berhad ("Applicants") against PCB Development and Liquidators ("Respondents"). On 27 February 2024, stay of the said Decision was refused by the High Court. Meanwhile, appeals have been filed by the Respondents against the said Decision to the Court of Appeal on 24 January 2024.

Following the stay of the said Decision was refused by the High Court, the Company has the power to direct the relevant activities of PC Development and in accordance with MFRS 10, PCB Development is therefore, deemed as a subsidiary of the Company for accounting purpose effective from 28 February 2024.

The identifiable assets acquired and net liabilities assumed were based on provisional assessment of the fair values.



#### Financial Effect Arising from Deemed Acquisition

	RM'000	RM'000
Fair value of identifiable assets acquired and liabilities assumed		
Inventories	81,470	
Receivables, deposits and prepayments	19,306	
Deposits, bank and cash balances	5,983	
Payables and accrued liabilities	(594,806)	
Current tax payable	(31,587)	
Total net liabilities		(519,634)
Consideration		0
Goodwill on deemed acquisition		<u>519,634*</u>
Cash Flow Arising from Deemed Acquisition		
Purchase consideration		0
Less: Cash and cash equivalents of a subsidiary acquired		(5,983)
Net cash inflow on deemed acquisition of a subsidiary		<u>(5,983)</u>

The cost of acquisition is nil as this is a deemed acquisition of a subsidiary.

\*The goodwill on acquisition was impaired in full as the carrying amount of the goodwill exceeded its recoverable amount in view of its non-going concern status.

#### (b) Disposal of a Deemed Acquired Subsidiary

On 29 March 2024, the Company entered into a Share Sale and Purchase Agreement in relation to disposal of 100% shares and interest in PCB Development on a willing buyer-willing seller and on a "as is where is" basis to Rescene Sdn Bhd for a purchase price of RM1.00. The transaction was completed on the same day. The decision to dispose PCB Development was made after careful consideration and thorough evaluation of PCB Development's significant negative financial standing, its non-going concern status and the creditors' voluntary winding-up.

#### Financial Effect Arising from Disposal

	RM'000	RM'000
Consideration		0
Inventories	81,470	
Receivables, deposits and prepayments	18,845	
Deposits, bank and cash balances	6,444	
Payables and accrued liabilities	(596,599)	
Current tax payable	(31,587)	
Carrying amount of liabilities disposed		<u>(521,427)</u>
Gain on disposal of a deemed acquired subsidiary		<u>521,427</u>
Cash Flow Arising from Disposal		
Cash and cash equivalents of a subsidiary disposed		(6,444)
Less: Consideration		0
Net cash outflow on disposal of a deemed acquired subsidiary		<u>(6,444)</u>



## A5 Segmental Information

Segment revenue	Current Quarter Ended		Cumulative Year To Date	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	RM'000	RM'000
Port & Logistics	37,896	33,878	68,833	65,952
Property development	-	-	-	-
Hospitality & tourism	5,598	5,469	12,020	11,679
Management services and others	893	892	1,786	1,784
Total revenue	44,387	40,239	82,639	79,415
Eliminations	(984)	(985)	(1,979)	(2,132)
	<u>43,403</u>	<u>39,254</u>	<u>80,660</u>	<u>77,283</u>
<b>Segment results</b>				
<b>Profit/ (loss) before tax</b>				
Port & Logistics	10,861	11,905	19,928	19,391
Property development	(469)	(419)	(916)	(2,769)
Hospitality & tourism	(304)	(632)	1,324	(390)
Management services and others	(2,898)	(3,415)	(6,927)	(6,427)
	<u>7,190</u>	<u>7,439</u>	<u>13,409</u>	<u>9,805</u>
Eliminations	(38)	106	(340)	2,906
	<u>7,152</u>	<u>7,545</u>	<u>13,069</u>	<u>12,711</u>

All inter-segment transactions have been entered into in the normal course of business and have been established on negotiated terms.

All activities of the Group's operations are carried out in Malaysia.

There has been no material change in total assets and no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last audited financial statements.

### Comparison between Quarter 2 2025 and Quarter 2 2024

#### Group Summary

The Group recorded revenue of RM43.4 million for the current quarter ended 30 June 2025 compared to revenue of RM39.3 million in the corresponding quarter of the previous financial year. The increase was mainly attributable to a higher contribution from the port & logistics segment.

#### Port & Logistics

The port & logistics segment revenue comprises mainly of revenue from port operations for the provision of port facilities and ancillary services at Lumut Maritime Terminal ("LMT"), operation and maintenance of Lekir Bulk Terminal ("LBT") and rental of LMT port related industrial land. For the quarter under review, the revenue amounted to RM37.9 million, compared to RM33.9 million recorded in the corresponding quarter of the previous financial year. In the previous financial year, LBT experienced lower throughput due to the M4 disruption, i.e. the outage and shutdown of power plant no. 4 for maintenance.

The port & logistics segment recorded a profit before tax of RM10.9 million in the current quarter compared to RM11.9 million in the corresponding quarter last year. While the segment benefitted from higher revenue, the impact was partially offset by increased staff costs and higher maintenance charges, resulting in a slightly lower profit before tax.



The summary results are as follows:

	Current Quarter Ended		
	30/06/2025	30/06/2024	% change
			RM'000
<b>Revenue</b>			
Port Operations	37,896	33,878	12%
Total	37,896	33,878	12%
<b>Profit before tax</b>			
Port Operations	10,861	11,905	-9%
Total	10,861	11,905	-9%
<b>Throughput</b>			
LBT	3,692,018	2,736,958	35%
LMT	1,283,818	1,323,588	-3%
	4,975,836	4,060,546	23%

#### Property Development

For the quarter under review, the property development segment did not record any revenue as its projects are still in the early stages of planning and development. Nevertheless, the Group remains committed to strengthening this segment by actively exploring and evaluating new opportunities to broaden its portfolio of property development projects, both within Perak and in other states across Peninsular Malaysia. These initiatives are aimed at capturing new demand in the property market, particularly in strategic growth areas.

While the segment's current quarter performance reflects a loss before tax of RM0.5 million due to project-related staff costs and the absence of revenue, management is confident that the Group's proactive efforts, combined with its expertise, and strong industry network, will create a solid pipeline of projects and position the property development segment for sustainable growth in the future.

#### Hospitality & Tourism

In the current quarter, the hospitality & tourism segment registered a revenue of RM5.6 million, compared to RM5.5 million in the corresponding quarter of the previous financial year. The segment reported a reduced pre-tax loss of RM0.3 million, an improvement from a pre-tax loss of RM0.6 million in the same quarter last year. The improvement was mainly attributable to higher revenue and other income.

#### Management Services and Others

In the current quarter, the management services segment reported revenue of RM0.9 million, consistent with the revenue figures in the corresponding quarter of the previous financial year. The segment reported a lower loss before tax of RM2.9 million compared to RM3.4 million in the same quarter last year. The reduction in loss was mainly due to the reversal of impairment loss on a financial guarantee contract amounting to RM1.4 million during the current quarter, partially offset by higher staff costs and administrative expenses.

#### **Comparison between Cumulative Year To Date Quarter 2 2025 and Quarter 2 2024**

##### Group Summary

For the financial period ended 30 June 2025, the Group reported revenue of RM80.7 million, compared to RM77.3 million in the same period of the previous financial year. This increase was mainly due to higher revenue in the port and logistics segment.



Profit before tax improved to RM13.1 million compared to RM12.7 million in the corresponding period last year, supported by higher revenue, increased other income and the reversal of impairment loss on a financial guarantee contract, partially offset by higher staff costs and administrative expenses.

#### Port & Logistics

The port & logistics segment continued to be the largest contributor to the Group's revenue, recording RM68.8 million for the current financial period compared to RM66.0 million in the corresponding period of the previous financial year. The increase was mainly due to the impact of the M4 disruption in the previous year. Profit before tax for the current period improved marginally to RM19.9 million from RM19.4 million in the corresponding period last year.

The summary results are as follows:

	Cumulative Year To Date		
	30/06/2025		30/06/2024
	RM'000	RM'000	% change
<b>Revenue</b>			
Port Operations	68,833	65,952	4%
Total	68,833	65,952	4%
<b>Profit before tax</b>			
Port Operations	19,928	19,391	3%
Total	19,928	19,391	3%
<b>Throughput</b>			
LBT	6,333,068	5,382,301	18%
LMT	2,493,718	2,316,737	8%
	8,826,786	7,699,038	15%

#### Property Development

For the financial period under review, property development segment recorded no revenue and reported a loss before tax of RM0.9 million, compared to RM2.8 million loss before tax in the corresponding period of the previous financial year. The loss in previous financial year was due to the provision for a financial guarantee contract in PCB Development.

#### Hospitality & Tourism

The hospitality & tourism segment recorded revenue of RM12.0 million for the current financial period compared to RM11.7 million in the corresponding period of the previous financial year. This segment posted a profit before tax of RM1.3 million for the current financial period compared to RM0.4 million in the corresponding period of previous financial year. The improvement in pre-tax profit was mainly contributed by a RM1.3 million gain from lease termination and a RM0.4 million debt waiver on the lease payable.

#### Management Services and Others

The segment recorded revenue of RM1.8 million in the current financial period, consistent with the corresponding period of the previous financial year. It registered a pre-tax loss of RM6.9 million compared to RM6.4 million in the same period last year. The higher pre-tax loss was mainly attributable to increased staff costs and administrative expenses.

#### **A6 Comments about Seasonal or Cyclical Factors**

The Group's operations are not materially affected by any seasonal and cyclical factors. There is a compensating effect on its results due to the performance of the various segmental activities of the Group.

## A7 Profit before Tax

	<b>Current Quarter Ended</b>	<b>Cumulative Year To Date</b>
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Profit before tax is arrived at after charging/ (crediting):</b>		
Dividend Income		
Gain on disposals of property, plant and equipment	(92)	(123)
Loss/(Gain) on foreign exchange	-	3
Gain on lease termination	-	-
Interest income	(8)	(169)
Waiver of debt	-	-
Depreciation and amortisation	3,281	3,055
Impairment losses:		
- property, plant and equipment	-	50
Reversal of impairment loss:		
- Amount due from ultimate holding corporation	-	(452)
- Amount due from former subsidiaries	-	-
Impairment losses:		
- Amount due from ultimate holding corporation	-	4
- Amount due from former subsidiaries	-	-
Reversal of impairment loss on financial guarantee contracts	(1,456)	(1,456)
Impairment loss on financial guarantee contracts	-	-
Interest expenses	1,436	1,995
<b>Included in net gain on disposal of a deemed acquired subsidiary are:</b>		
Impairment loss on goodwill arising from deemed acquisition of a subsidiary *	-	-
Gain on disposal of a subsidiary *	-	-

\* Please refer to Note A4, Changes in Composition of the Group, for the financial effects arising from the deemed acquisition of a subsidiary and the disposal of a deemed acquired subsidiary in the previous financial year.

Save as disclosed above, there were no gain/loss on disposal of investment, during the current financial period as well as in the corresponding financial period.

## A8 Taxation

The taxation charge for the Group comprises:

	<b>Current Quarter Ended</b>	<b>Cumulative Year To Date</b>
	<b>30/06/2025</b>	<b>30/06/2024</b>
	<b>RM'000</b>	<b>RM'000</b>
Income tax	1,993	2,422
Deferred Tax	764	387
Tax expense	2,757	2,809

The Group's effective tax rate for the current financial period was higher than the statutory tax rate of 24% (2024: 24%) principally due to losses incurred by certain subsidiaries not available to offset against profit made by other entities within the Group and certain expenses being disallowed for tax purposes.

#### A9 Profit Per Share

Basic profit per share is calculated by dividing the net profit for the financial period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period.

	Current Quarter Ended 30/06/2025	30/06/2024	Cumulative Year To Date 30/06/2025	30/06/2024
Profit for the financial period attributable to owners of the Company (RM'000)	267	131	399	263
Weighted average number of ordinary shares in issue ('000)	100,000	100,000	100,000	100,000
Profit per share (cent)	<u>0.27</u>	<u>0.13</u>	<u>0.40</u>	<u>0.26</u>

No diluted profit per share calculated as the Company does not have potential convertible shares.

#### A10 Intangible assets

There were no changes in estimates of the amounts reported on 31 December 2024 and current financial period ended 30 June 2025.

#### A11 Cash and cash equivalents

Cash and cash equivalents comprised the following amounts:

	As at 30/06/2025 RM'000	As at 30/06/2024 RM'000
Deposits, bank and cash balances	28,092	20,743
Less:		
Deposits pledged with banks	(338)	(2,338)
Fixed deposits with maturity of more than 3 months	(8,767)	(9,611)
Overdraft	(4,951)	(4,998)
Cash and cash equivalents	<u>14,036</u>	<u>3,796</u>

#### A12 Fair value hierarchy

The Group uses the following hierarchy for determining the fair value of all financial instruments carried at fair value:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs that are based on observable market data, either directly or indirectly.
- Level 3 - Inputs that are not based on observable market data.

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
<b>30 June 2025</b>				
Other investments	132	-	25	157
<b>31 December 2024</b>				
(Audited)				
Other investments	129	-	25	154



### A13 Borrowings

The Group's borrowings at the end of the current financial period were as follows:

	As at 30/06/2025	As at 31/12/2024
	RM'000	RM'000 (Audited)
<b><u>Secured</u></b>		
<b><u>Current</u></b>		
Hire purchase and finance lease liabilities	579	634
Revolving credits	5,134	5,143
Redeemable cumulative preference shares	42,538	41,292
Overdrafts	4,951	4,961
	<b>53,202</b>	<b>52,030</b>
<b><u>Non-current</u></b>		
Hire purchase and finance lease liabilities	12,895	14,356
Term financing-i	67,336	28,905
Business financing-i and cash line-i	29,593	29,593
Revolving credits	19,143	19,143
	<b>128,967</b>	<b>91,997</b>
<b><u>Total borrowings</u></b>		
Hire purchase and finance lease liabilities	13,474	14,990
Term financing-i	67,336	28,905
Business financing-i and cash line-i	29,593	29,593
Revolving credits	24,277	24,286
Redeemable cumulative preference shares	42,538	41,292
Overdrafts	4,951	4,961
	<b>182,169</b>	<b>144,027</b>

- a) Currency  
None of the Group's borrowings is denominated in foreign currency.
- b) There was no borrowing default or breach of any borrowing's agreement by the Group during the current financial period.

### A14 Debt and Equity securities

There were no issuance and repayment of debt securities, share buy-backs and share cancellations in the current financial period.

### A15 Dividend paid

No dividend was paid during the current financial period ended 30 June 2025.

### A16 Capital Commitments

The amount of commitments for the purchase of property, plant and equipment and port facilities as at 30 June 2025 are as follows:

	As at 30/06/2025	As at 31/12/2024
	RM'000	RM'000 (Audited)
<b>Purchase of property, plant and equipment</b>		
<b>Purchase of port facilities</b>		
	<b>11,906</b>	<b>11,906</b>
	<b>90,352</b>	<b>117,861</b>
	<b>102,258</b>	<b>129,767</b>



## A17 Changes in Contingent Liabilities and Contingent Assets

The Group does not have any material contingent liabilities nor contingent assets during the current financial period except for:

	As at 30/06/2025	As at 31/12/2024
	RM'000	RM'000
(Audited)		

Corporate guarantee given to banks for credit facilities granted to:

Amount guaranteed:

Associates	24,697	24,697
A former subsidiary	963	963
	<u>25,660</u>	<u>25,660</u>

For corporate guarantee granted to associates and its former subsidiary, the Group has performed the assessment on the risk of defaults and have made the necessary loss allowance on the financial guarantee contracts.

## A18 Related Party Transactions

The following table provides information on the transactions which have been entered into with related parties:

	Current Quarter Ended		Cumulative Year To Date	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	RM'000	RM'000
<b>Transactions with:</b>				
<b>Ultimate Holding Corporation ("UHC")</b>				
Rental income	461	461	922	922
Reversal of interest/ (Interest expenses)	-	100	-	(238)
Waiver of debt	-	-	360	-
Recharge of admin expenses paid/payable	(7)	-	(7)	-
Sales income	<u>77</u>	<u>49</u>	<u>127</u>	<u>79</u>
<b>Fellow subsidiaries of the UHC</b>				
Sales	1	1	8	5
Purchase of goods	-	-	(1)	-
Rendering of services	<u>(33)</u>	<u>(12)</u>	<u>(64)</u>	<u>(42)</u>
<b>Associate</b>				
Rendering of services	<u>(20)</u>	<u>(22)</u>	<u>(40)</u>	<u>(41)</u>
<b>Related parties</b>				
Revenue from operation and maintenance	13,531	11,404	24,949	22,386
Provision of utility	<u>(570)</u>	<u>(121)</u>	<u>(878)</u>	<u>(658)</u>



Account balances with significant related parties of the Group at the current financial period ended 30 June 2025 and 31 December 2024 are as follows:

	As at 30/6/2025	As at 31/12/2024
	RM'000	RM'000 (Audited)
<u>Account balance with UHC</u>		
Receivables	5,134	5,521
Payables	(35,959)	(35,511)
<u>Account balances with fellow subsidiaries</u>		
Receivables	10,203	9,889
Payables	(1,814)	(1,787)
<u>Account balances with associate</u>		
Receivables	8,619	8,619
Payables	(532)	(532)
<u>Account balances with related parties</u>		
Receivables	15,175	13,804

#### A19 Significant Events During the Financial Period

(a) On 6 January 2025, an originating summons (Ipoh High Court Originating Summons No. AA-24NCC-1-01/2025) was filed by the plaintiffs, namely Paramount Grace Sdn Bhd, Avaiden Secure System, Blueblack Production Sdn Bhd, SJEE Engineering Sdn Bhd, Gai Leong Engineering Sdn Bhd, Arrowmedia Sdn Bhd, LCT Systems Sdn Bhd, AV Audio Video, iCloud Systems Sdn Bhd, Pesive Engineering and GS Pave & Scape Sdn Bhd (collectively “Plaintiffs”), against the Company and PCB Development. The Plaintiffs are seeking, among others, (i) a variation of the court order dated 23 July 2020 which granted leave for a court-convened meeting under Originating Summons No. AA-24NCC-3-09-07/2020, to exclude the Plaintiffs as scheme creditors; (ii) an order to set aside the Sanction Order dated 7 May 2021 which approved the Scheme of Arrangement dated 21 March 2020; and (iii) declarations that Perak Corp breached the terms of the Scheme of Arrangement and that the Plaintiffs are no longer bound by it.

The Company is closely monitoring the ongoing legal proceedings and, in consultation with its legal counsel, maintains the view that the Scheme of Arrangement sanctioned by the Court remains valid and enforceable. While the matter is still at a preliminary stage, the Company is of the view that there is no current evidence suggesting a material financial impact on the Group.

- (b) On 7 February 2025, the Company submitted a further extension of time application to Bursa Malaysia of six (6) months i.e. up to 9 August 2025 to submit the Company’s regularisation plan to the relevant regulatory authorities. On 20 February 2025, Bursa Malaysia has resolved to grant the Company for a further extension of time of six (6) months up to 9 August 2025 to submit its regularisation plan to the relevant regulatory authorities for approval.
- (c) On 7 February 2025, the Company entered into a Collaboration Agreement with Spectrum Assets Sdn Bhd (“SASB”) to collaborate and combine resources and expertise to implement and execute the proposed joint development of the land held under Geran 154028, Lot 517373 measuring approximately 50.014 acres and PN 1068933, Lot No. 559634 measuring approximately 4.57 acres both in Mukim of Hulu Kinta, District of Kinta, Perak into a proposed mix development project.
- (d) On 13 February 2025, the Company entered into a Supplemental Agreement with PKNP and Uni-Poh to modify, vary and supplement the terms of the joint venture agreement dated 8 March 2024 and to more particularly stipulate and specify the agreed liquidated value of Perak Corp’s entitlement and the new mode of payment of the same.



- (e) On 13 February 2025, the Company entered into a Sale and Purchase Agreement with LMTSB, to dispose of three (3) plots of state land in Wilayah Batu Undan, Mukim of Lumut, District of Manjung, Perak measuring approximately 17.35 acres in total area to LMTSB for total cash consideration of RM8,530,000.00.
- (f) On 14 February 2025, the Company entered into a supplemental agreement with Urbax to modify, vary and supplement the terms of the joint development agreement dated 7 June 2024 particularly the conditions precedent and the development approvals, and to outline the gross development value, gross development cost and the payment method of Perak Corp's Entitlement.
- (g) On 18 February 2025, the Company has made a requisite announcement to undertake the Proposed Regularisation Plan to regularise its financial condition in accordance with Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia. On 9 May 2025, application in relation to the Proposed Regularisation Plan has been submitted to Bursa Malaysia.

## A20 Material Events Subsequent to the End of the Current Financial Period

There were no material events subsequent to the end of the current financial period.

### Explanatory notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

## B1 Performance Review

Explanatory comments on the performance of each the Group's business activities are provided in Note A5.

	Current Quarter Ended		Changes (%)	Cumulative Year To Date		Changes (%)
	30/06/2025 RM'000	30/06/2024 RM'000		30/06/2025 RM'000	30/06/2024 RM'000	
Revenue	43,403	39,254	11%	80,660	77,283	4%
Operating profit	8,588	8,776	-2%	15,865	15,896	0%
Profit before tax	7,152	7,545	-5%	13,069	12,711	3%
Net profit for the financial period	4,395	4,736	-7%	8,018	7,580	6%
Net profit for the financial period attributable to owners of the Company	267	131	104%	399	263	52%

The following figures have been reclassified to conform with the presentation of the current financial period:-

	Current Quarter Ended		Cumulative Year To Date		
	As Previously Reported RM'000	As Restated RM'000	As Previously Reported RM'000	As Restated RM'000	
Consolidated Statement of Comprehensive Income and Other Comprehensive Income (Extract):-					
for the financial period ended 30 June 2025					
Cost of sales	(16,118)	(17,153)	(32,159)	(34,423)	
Administrative expenses	(14,539)	(13,504)	(32,384)	(30,120)	



## B2 Comment on Material Change in Profit Before Taxation

	Current Quarter Ended 30/06/2025	Immediate Preceding Quarter Ended 30/03/2025		Changes
		RM'000	RM'000	
		RM'000	%	
Revenue	43,403	37,257	6,146	16%
Operating profit	8,588	7,277	1,311	18%
Profit before tax	7,152	5,917	1,235	21%
Net profit for the financial period	4,395	3,623	772	21%
Net profit for the financial period attributable to owners of the Company	267	132	135	102%

For the quarter ended 30 June 2025, the Group recorded revenue of RM43.4 million, an increase of RM6.1 million from RM37.3 million in the preceding quarter ended 31 March 2025. The higher revenue was mainly driven by increased throughput in the port and logistics segment.

The Group reported a net profit of RM4.4 million in the current quarter compared to RM3.6 million in the previous quarter, with the improvement largely attributable to higher revenue and the reversal of impairment loss on financial guarantee contracts.

## B3 Commentary on Prospects

### Port & Logistic

The port & logistics segment remains operationally strong, particularly in the LBT and marine segments, and is expected to achieve or slightly exceed its revenue and gross profit targets by year-end. However, net profit (PBT) may be affected by rising operating expenses. Notwithstanding this, the Company is committed to enhancing operational efficiency, ensuring equipment reliability and maintaining cost competitiveness.

### Property Development

Malaysia's property market in Q2 2025 showed signs of stabilisation, following a strong 2024 performance and a mild softening in Q1 2025. Despite ongoing global uncertainties such as high-interest rate environments and regional geopolitical tensions, the local market remains supported by resilient domestic demand, active infrastructure development, and continued investment in industrial corridors.

According to preliminary data by the National Property Information Centre (NAPIC), Q2 2025 recorded 98,450 transactions worth RM52.80 billion, reflecting a modest increase of 0.7% in volume and 2.7% in value quarter-on-quarter (QoQ). The rebound was primarily driven by stronger activity in the residential and industrial sub-sectors.

#### *Residential and Mixed-Use Developments*

The residential sub-sector continued to lead in transaction volume, supported by favorable demographic trends, government assistance for homeownership, and ongoing launches in affordable and mid-range housing. Demand remained steady in suburban and emerging areas, particularly in Perak, Negeri Sembilan and Johor.

In Perak, areas such as Bandar Meru Raya, Bandar Seri Botani, Tambun and the northern Kinta corridor saw continued interest for new landed houses. The 24-acre high-end residential development in Bandar Meru Raya by the Company is positioned to attract buyers seeking modern



living spaces with strategic connectivity to Ipoh city and developed infrastructure while at the same time indulge in scenic surrounding nature.

#### *Industrial Sector Performance*

The industrial sub-sector remains one of the strongest performing areas of the property market. Supported by national policy initiatives under the New Industrial Master Plan 2030 (NIMP 2030), the sector continues to attract both local and foreign interest, particularly in logistics, electrical & electronics and light manufacturing.

While Selangor and Johor maintain leadership in industrial transaction values, Perak is gaining attention as a viable alternative offering lower land acquisition costs and ready development potential. During the quarter, the Company received many inquiries from investors exploring expansion opportunity in northern Peninsular Malaysia. This reflects growing investors' interest in Perak's industrial offerings, especially for businesses looking to operate on a larger piece of industrial land and outside urban industrial land which generally is congested and only can offer pocket industrial land.

Looking ahead to the second half of 2025, the Company remains cautiously optimistic. While global economic conditions may temper short-term performance, Malaysia's property fundamentals remain intact, driven by infrastructure investments, regional economic diversification and sustained market interest especially for well-located development land. The Company will continue focusing on:

- Unlocking value from the SVTP Industrial Hub by accelerating the pace of construction works
- Delivering premium residential products not only to be in line with demand trends in growth corridors but also to strengthen the eco-system needed for its SVTP Industrial Hub to continue to thrive.

#### Hospitality & Tourism

The second quarter of 2025 saw the Group's hospitality and tourism segment continue its steady trajectory, underpinned by resilient domestic demand and consistent performance across its core assets. Building on the momentum from Q1, the Group advanced several enhancement and optimisation initiatives to strengthen operational efficiency and guest satisfaction.

Hotel Casuarina @ Meru sustained its position as a key venue for corporate events, government engagements, and MICE-related activities. Strategic partnerships and targeted marketing campaigns contributed to healthy occupancy and revenue yields during the quarter. The hotel's banquet and conference operations continued to perform well, supported by robust bookings from both recurring and new clientele.

Hotel Casuarina @ Kuala Kangsar recorded stable occupancy levels, supported by group bookings from the educational and government sectors and corporate training programmes. Enhancement works initiated in Q1 progressed as scheduled, with upgrades to selected guest facilities nearing completion by end-June 2025.

Overall, the segment remains on track to deliver improved performance in the second half of the year. With Visit Perak 2024's afterglow still positively influencing travel sentiment, the Group remains committed to innovation, service excellence, and long-term value creation for Perak's tourism ecosystem.

#### Corporate Restructuring

On 18 February 2025, the Company has made a requisite announcement to undertake the Proposed Regularisation Plan to regularise its financial condition in accordance with Paragraph 8.04(3) of the Main Market Listing Requirements of Bursa Malaysia.

Subsequently, the application in relation to the Proposed Regularisation Plan has been submitted to Bursa Malaysia on 9 May 2025



The Proposed Regularisation Plan serves to regularise the financial condition of the Perak Corp Group in order to address and uplift the affected listed issuer status of the Company. Through the Proposed Regularisation Plan, the Group would be able to strengthen the Group's cash flow position via the Proposed Disposal of Parcel 1 Lands, Proposed Disposal of Parcel 2 Land, Proposed Disposal of Parcel 3 Land, Proposed Disposal of Hinterland and Proposed Settlement, which would in turn augur well for the Group's on-going plan to revitalise its business operations.

The Company believes that the anticipated enhanced financial position following the implementation of the Proposed Regularisation Plan is expected to improve the financial performance and condition of the Group and eventually lead to the regularisation of Perak Corp's PN17 status.

**B4 Profit Forecast or Profit Guarantee**

The Group has not provided any profit forecast or profit guarantee in a public document in respect of the current financial period.

**B5 Corporate Proposals**

Saved for the Proposed Regularisation Plan as disclosed above, there are no corporate proposals which have been announced and not completed as at the date of this announcement.

**B6 Changes in Material Litigation**

There were no pending material litigations as at the latest practicable date except for:



COURT PROCEEDINGS – PERAK CORPORATION BERHAD

NO	PARTIES/ SUIT	SUBJECT MATTER	STATUS/ NEXT DATE	CLAIM AMOUNT (RM)
1.	Ipoh High Court Originating Summons No. AA-24NCC-1-01/2025  Plaintiffs: <ol style="list-style-type: none"><li>1. Paramount Grace Sdn Bhd</li><li>2. Avaiden Secure System</li><li>3. Blueblack Production Sdn Bhd</li><li>4. SJEE Engineering Sdn Bhd</li><li>5. Gai Leong Engineering Sdn Bhd</li><li>6. Arrowmedia Sdn Bhd</li><li>7. LCT Systems Sdn Bhd</li><li>8. AV Audio Video</li><li>9. iCloud Systems Sdn Bhd</li><li>10. Pesive Engineering</li><li>11. GS Pave &amp; Scape Sdn Bhd</li></ol> Defendants: <ol style="list-style-type: none"><li>1. Perak Corporation Berhad</li><li>2. PCB Development Sdn Bhd</li></ol>	The Plaintiffs filed an Originating Summons on 06/01/2025, applying for the following orders: <ol style="list-style-type: none"><li>a) That the order dated 23/7/2020 which granted leave for a court convene meeting vide Originating Summons No.: AA-24NCC-3-09-07/2020 be varied to remove the Plaintiffs as scheme creditors; and</li><li>b) That the order dated 7.5.2021 which approved the Scheme of Arrangement dated 21.3.2020 vide Ipoh High Court Originating Summons No.: AA-24NCC-3-05-2021 ("Sanction Order") be set aside;</li><li>c) A declaration that the Perak Corp have breached the terms of the scheme of arrangement; and</li><li>d) A declaration that the plaintiffs are no longer bound by the scheme of arrangement.</li></ol>	On 17 March 2025, the Court directed the parties to file all cause papers and submissions before the hearing which is fixed on 23 May 2025.  The parties have filed all the cause papers and submissions.  The hearing was conducted on 23 May 2025 and the court initially fixed 30 July 2025 for the decision. The decision was subsequently adjourned to 12 August 2025 and has now been further adjourned to 11 September 2025.	N/A



**B7 Disclosure of nature of outstanding derivatives**

There were no outstanding derivatives as at the end of the reporting period.

**B8 Rationale for entering into derivatives**

The Group did not enter into any derivatives during the financial period ended 30 June 2025 or the previous financial year ended 31 December 2024.

**B9 Risk and policies for derivatives**

The Group did not enter into any derivatives during the current financial period.

**B10 Disclosure of gain/losses arising from fair value changes of financial liabilities**

The Group did not have any financial liabilities measured at fair value through profit or loss as at 30 June 2025 and 31 December 2024.

**B11 Auditors' report on preceding annual financial statements**

The auditors' report on the financial statements for the financial year ended 31 December 2024 was unmodified.

**B12 Dividends**

The Directors do not recommend a payment of dividend by the Company in respect of the current financial period.