

**CRESCEDO CORPORATION BERHAD**

199501030544 (359750-D)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER <b>31.1.2025</b>	PRECEDING YEAR CORRESPONDING QUARTER <b>31.1.2024</b>	CURRENT YEAR TO-DATE <b>31.1.2025</b>	PRECEDING YEAR CORRESPONDING PERIOD <b>31.1.2024</b>
	RM'000	RM'000	RM'000	RM'000
Revenue	71,068	120,105	1,151,043	341,345
Cost of sales	(47,208)	(78,933)	(401,848)	(224,440)
<b>Gross profit</b>	<b>23,860</b>	<b>41,172</b>	<b>749,195</b>	<b>116,905</b>
Other income	7,127	10,618	30,922	22,676
Administration expenses	(24,385)	(20,630)	(59,964)	(47,820)
Finance costs	(1,328)	(3,482)	(7,667)	(12,247)
<b>Profit before tax</b>	<b>5,275</b>	<b>27,678</b>	<b>712,487</b>	<b>79,514</b>
Tax expenses	(2,572)	(6,489)	(175,244)	(22,486)
<b>Profit for the period</b>	<b>2,703</b>	<b>21,189</b>	<b>537,243</b>	<b>57,028</b>
 <b>Other comprehensive income, net of tax</b>				
Net movement on cash flow hedges	-	2	4	48
Tax relating to cash flow hedges	-	-	(1)	(11)
<b>Total other comprehensive income for the period, net of tax</b>	<b>-</b>	<b>2</b>	<b>3</b>	<b>37</b>
 <b>Total comprehensive income for the period</b>	<b>2,703</b>	<b>21,191</b>	<b>537,246</b>	<b>57,065</b>
 <b>Profit attributable to:</b>				
Owners of the Company	3,442	21,215	536,302	56,671
Non-controlling interests	(739)	(26)	941	357
	<b>2,703</b>	<b>21,189</b>	<b>537,243</b>	<b>57,028</b>
 <b>Total comprehensive income attributable to:</b>				
Owners of the Company	3,442	21,217	536,305	56,708
Non-controlling interests	(739)	(26)	941	357
	<b>2,703</b>	<b>21,191</b>	<b>537,246</b>	<b>57,065</b>

**Earnings per share attributable to  
owners of the Company:**

- Basic (sen)	0.41	2.53 *	63.98 *	6.76 *
- Diluted (sen)	0.41	N/A	63.87	N/A

\* Adjusted for subdivision of every 1 existing ordinary share into 3 ordinary shares ("Share Split") completed in September 2024.

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	AS AT 31.1.2025 RM'000	AS AT 31.1.2024 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	178,031	135,708
Right-of-use assets	3,446	3,764
Bearer plants	3,728	4,043
Investment properties	291,977	287,978
Inventories	831,193	661,130
Deferred tax assets	51,094	40,867
	<u>1,359,469</u>	<u>1,133,490</u>
<b>Current assets</b>		
Inventories	265,967	208,086
Receivables	206,212	120,404
Contract assets	7,491	14,419
Prepaid operating expenditure	12,426	13,914
Tax recoverable	1,179	895
Short term funds	8,007	-
Cash and bank balances	166,356	54,899
	<u>667,638</u>	<u>412,617</u>
<b>TOTAL ASSETS</b>	<u>2,027,107</u>	<u>1,546,107</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	302,744	299,572
Treasury shares	(5,018)	(3,115)
Other reserves	1,103	(3)
Retained earnings	1,118,696	683,704
	<u>1,417,525</u>	<u>980,158</u>
<b>Non-controlling interests</b>	<u>51,593</u>	<u>53,247</u>
<b>Total equity</b>	<u>1,469,118</u>	<u>1,033,405</u>
<b>Non-current liabilities</b>		
Loans and borrowings	165,715	232,257
Deferred tax liabilities	32,127	31,712
	<u>197,842</u>	<u>263,969</u>
<b>Current liabilities</b>		
Trade and other payables	196,733	103,697
Contract liabilities	21,145	20,963
Loans and borrowings	28,747	116,614
Tax payable	113,522	7,455
Derivative financial liabilities	-	4
	<u>360,147</u>	<u>248,733</u>
<b>Total liabilities</b>	<u>557,989</u>	<u>512,702</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>2,027,107</u>	<u>1,546,107</u>
Net assets per share (RM)	<u>1.69</u>	<u>1.17 *</u>

\* Adjusted for subdivision of every 1 existing ordinary share into 3 ordinary shares ("Share Split") completed in September 2024.

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2024 and the accompanying explanatory notes attached to the interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Attributable to owners of the Company						Non-Controlling Interests RM'000
	Total Equity RM'000	Total RM'000	Share Capital RM'000	Other Reserves RM'000	Retained Earnings RM'000	Treasury Shares RM'000	
<b>Year ended 31 January 2025</b>							
<b>Balance as at 1 February 2024</b>	1,033,405	980,158	299,572	(3)	683,704	(3,115)	53,247
<b>Total comprehensive income</b>	537,246	536,305	-	3	536,302	-	941
<b>Transactions with owners</b>							
Issue of shares pursuant to exercise of ESOS	2,849	2,849	3,172	(323)	-	-	-
ESOS share options expenses	1,425	1,425	-	1,425	-	-	-
Resale of treasury shares	515	515	-	-	201	314	-
Buy-back of shares	(2,217)	(2,217)	-	-	-	(2,217)	-
Issuance of ordinary shares in subsidiaries	325	-	-	-	-	-	325
Dividend paid to non-controlling interests	(1,185)	-	-	-	-	-	(1,185)
Preference shares dividend paid to non-controlling interest	(1,735)	-	-	-	-	-	(1,735)
Preference shares dividend paid to a related company	(900)	(900)	-	-	(900)	-	-
Dividends	(100,610)	(100,610)	-	-	(100,610)	-	-
Total transactions with owners	(101,533)	(98,937)	3,172	1,103	(101,309)	(1,903)	(2,595)
<b>Balance as at 31 January 2025</b>	1,469,118	1,417,525	302,744	1,103	1,118,696	(5,018)	51,593
<b>Year ended 31 January 2024</b>							
<b>Balance as at 1 February 2023</b>	981,531	929,041	299,572	(40)	632,624	(3,115)	52,490
<b>Total comprehensive income</b>	57,065	56,708	-	37	56,671	-	357
<b>Transactions with owners</b>							
Issuance of ordinary shares in a subsidiary	400	-	-	-	-	-	400
Dividends	(5,588)	(5,588)	-	-	(5,588)	-	-
Total transactions with owners	(5,188)	(5,588)	-	-	(5,588)	-	400
<b>Balance as at 31 January 2024</b>	1,033,408	980,161	299,572	(3)	683,707	(3,115)	53,247

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>YEAR ENDED</b>	
	<b>31.1.2025 RM'000</b>	<b>31.1.2024 RM'000</b>
<b>Cash flows from operating activities</b>		
Cash received from customers	1,077,820	298,620
Cash paid to suppliers and employees	(578,940)	(345,134)
Cash generated from/(used in) operations	<u>498,880</u>	<u>(46,514)</u>
Deposit interest received	10,124	1,634
Interest paid	(9,604)	(11,569)
Tax paid	(79,274)	(16,611)
Net cash from / (used in) operating activities	<u>420,126</u>	<u>(73,060)</u>
<b>Cash flows from investing activities</b>		
Acquisition of bearer plants, right-of-use assets, investment properties and property, plant and equipment	(55,810)	(18,723)
Withdrawal / (Pledge) of time deposits	2,287	(1,467)
(Net investment in short term funds) / proceeds from disposal of short term funds	(5,308)	507
Proceeds from disposal of Investment properties, and property, plant and equipment	9,816	1,316
Net cash used in investing activities	<u>(49,015)</u>	<u>(18,367)</u>
<b>Cash flows from financing activities</b>		
Proceeds from issuance of shares	2,849	-
Resale of treasury shares	515	-
Buy-back of shares	(2,217)	-
Proceeds from loans and borrowings	55,000	116,031
Repayment of loans and borrowings	(210,665)	(53,322)
Dividend paid	(100,610)	(5,588)
Dividend paid to non-controlling interests	(2,920)	-
Preference shares dividend paid to a related company	(900)	-
Proceeds from issuance of shares to non-controlling interests	325	400
Net cash (used in)/from financing activities	<u>(258,623)</u>	<u>57,521</u>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>112,488</b>	<b>(33,906)</b>
<b>Cash and cash equivalents at the end of the financial year</b>	<b>44,844</b>	<b>78,750</b>
<b>Cash and cash equivalents at the end of the financial year</b>	<b><u>157,332</u></b>	<b><u>44,844</u></b>
<b>Cash and cash equivalents at the end of the financial year</b>		
Deposits with licensed banks and other financial institution	115,199	19,939
Cash and bank balances	51,157	34,960
Bank overdrafts	(7,205)	(5,949)
Time deposits pledged	159,151	48,950
	(1,819)	(4,106)
	<u>157,332</u>	<u>44,844</u>

The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Statements for the financial year ended 31 January 2024 and the accompanying explanatory notes attached to the interim financial statements.

**PART A - EXPLANATORY NOTES****A1 Basis of preparation**

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

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 January 2024. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 January 2024.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those of the annual financial statements for the year ended 31 January 2024 except for the adoption of the following new and amended MFRSs and Issues Committee ("IC") Interpretations relevant to the current operations of the Group:

Amendments to MFRS 16	Lease Liability in a Sale and Leaseback
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Non-current Liabilities with Covenants
Amendments to MFRS 107 and MFRS 7	Supplier Finance Arrangements

The Group has not elected for early adoption of the following new and amended MFRSs relevant to the current operations of the Group, which were issued but not yet effective:

	Effective for financial periods beginning on or after
Amendments to MFRS 121	1 Jan 2025
Amendments to MFRS 9 and MFRS 7	1 Jan 2026
Annual Improvements to MFRS Accounting Standards—Volume 11	1 Jan 2026
Amendments to MFRS 18	1 Jan 2027
Amendments to MFRS 19	1 Jan 2027
Amendments to MFRS 10 and MFRS128	Deferred
Lack of Exchangeability	1 Jan 2025
Amendments to the Classification and Measurement of Financial Instruments	1 Jan 2026
Presentation and Disclosure in Financial Statements	1 Jan 2027
Subsidiaries without Public Accountability: Disclosures	1 Jan 2027
Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

These new and amended MFRSs are not expected to have any significant impact on the financial statements of the Group upon their initial application.

**A2 Audit qualification**

The auditor's report of the preceding annual financial statements of the Group did not contain any qualification.

**A3 Seasonal or cyclical factors**

There were no significant seasonal factors affecting the operations of the Group. However, the economic cyclical factors will have an impact on property development and construction sector.

**A4 Unusual items**

There were no unusual items that have material effects on the assets, liabilities, equity, net income or cash flows for the current financial year.

**A5 Material changes in estimates**

There were no changes in estimates that have had a material effect in the current quarter results.

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**A6 Debt and equity securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial year ended 31 January 2025 except for:

- (a) the Company had made payments of RM170 million under the existing MTN Programme and out of which RM140 million was voluntary early redemptions.
- (b) resale of 105,000 treasury shares in the open market for a total consideration of RM514,876 at an average price of RM4.90 per share (before the completion of share split).
- (c) on 26 September 2024, the Company has completed the listing of and quotation for 841,387,494 subdivided shares on the Main Market of Bursa Securities arising from subdivision of every 1 ordinary share in the Company into 3 ordinary shares.
- (d) repurchase of 1,600,000 ordinary shares of its issued share capital from the open market for a total consideration of RM2,216,361 at an average price of RM1.38 per share.
- (e) issuance of 2,688,200 new ordinary shares under the Company's Executives' Share Option Scheme ("ESOS").

As at 31 January 2025, the Company held a total of 4,416,400 of its 844,075,694 issued ordinary shares as treasury shares.

As at 31 January 2025, the unexercised number of ESOS pursuant to the ESOS which became effective on 12 November 2024 was 37,904,300.

**A7 Dividends paid**

The dividends paid during the financial year ended 31 January 2025 were as follows:

- (i) An interim single tier dividend of 5 sen per share\* and a special single tier dividend of 13 sen per share\* in respect of financial year 2024, paid on 15 May 2024.
- (ii) An interim single tier dividend of 1 sen per share and a special single tier dividend of 5 sen per share in respect of financial year 2025, paid on 13 Nov 2024.

\* Rate of dividend paid before the completion of share split.

**A8 Segmental information**

	Revenue		Results	
	Year ended 31.1.2025 RM'000	31.1.2024 RM'000	Year ended 31.1.2025 RM'000	31.1.2024 RM'000
Major segments by activity:-				
Property development and construction	1,053,301	237,694	714,252	81,228
Manufacturing and trading	60,738	63,640	2,190	2,348
Property investment	14,376	11,343	9,746	13,297
Services and others	74,278	53,483	44,147	20,233
	1,202,693	366,160	770,335	117,106
Inter-segment eliminations	(51,650)	(24,815)	(42,689)	(19,545)
	1,151,043	341,345	727,646	97,561
Unallocated expenses			(7,493)	(5,800)
Finance costs			(7,667)	(12,247)
			712,487	79,514

**A9 Valuation of non-current assets**

The valuations of property, plant and equipment and investment properties stated in the previous annual financial statements have been brought forward without amendment.

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**A10 Changes in the composition of the Group**

There were no changes in the composition of the Group for the current financial year including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring or discontinuing of operations except for:

- (a) A wholly-owned subsidiary of the Company, Crescendo Landmark Sdn. Bhd. ("CLMSB"), had on 8 February 2024 increased its issued and fully paid-up capital from RM2.00 consisting of 2 ordinary shares to RM2,000,000 consisting of 2,000,000 ordinary shares. As a result, CLMSB is now a 99% owned subsidiary of the Company.
- (b) The Company had on 12 September 2024 acquired the entire issued and paid-up share capital comprises of 500,000 ordinary shares of Melewar TE Sdn. Bhd. [now known as Microtelecom Sdn. Bhd. ("MTSB")] at the purchase price of RM1,415,000. As a result, MTSB is now a wholly owned subsidiary of the Company.
- (c) A wholly-owned subsidiary of the Company, Crescendo Education Sdn. Bhd. had on 30 September 2024 acquired from Crescendo Land Sdn. Bhd., a 95% owned subsidiary of Crescendo Development Sdn. Bhd., which in turn is a wholly-owned subsidiary of the Company, a total of 2 ordinary shares fully paid representing 100% equity interest in Crescendo Vision Sdn. Bhd. [now known as Agensi Pekerjaan Myjobsearch Sdn. Bhd.], for a total consideration of RM2.
- (d) The Company had on 15 October, 2024 acquired the entire issued and paid-up share capital comprises of 8,750,000 ordinary shares of SGR Land Development Sdn. Bhd. ("SGR") at the purchase price of RM10,787,803.50. As a result, SGR is now a wholly owned subsidiary of the Company.

**A11 Material subsequent events**

As at 21 March 2025, there were no material subsequent events that have not been reflected in the financial statements for the current financial year.

**A12 Contingent liabilities**

The contingent liabilities of the Group as at 31 January 2025 are as follows:-

- (a) Banker guarantees issued by licensed banks in favour of third parties

	RM'000
Secured	36,848
Unsecured	-
	36,848

- (b) An unsecured corporate guarantee was issued by the Company to a third party to guarantee the due performance of a subsidiary under a construction contract amounting to RM17.6 million and to indemnify the third party against all losses and damages suffered by the third party by reason of any default or breach on the part of the said subsidiary in performing and observing its obligations pursuant to the said contract ("the Losses"). The liability under this corporate guarantee is limited to 60.20% of the Losses.

**A13 Capital Commitments**

The capital commitments of the Group as at 31 January 2025 are as follows:

	RM'000
Contracted but not accounted for	
- Land for property development	9,600
- Property, plant and equipment	4,800
- Investment properties	32,500
	46,900

**PART B - ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES****B1 Financial review for current quarter and financial year to date**

	Individual Quarter			Cumulative Quarter		
	Preceding Year		Changes	Preceding Year		% Changes
	Current Year	Corresponding Quarter		To-date	31.1.2024	
	31.1.2025	31.1.2024		RM'000	RM'000	
Revenue	71,068	120,105	-41%	1,151,043	341,345	237%
Earnings before interest, tax, depreciation and amortisation	9,019	33,528	-73%	729,616	100,891	623%
Profit before interest and tax	6,603	31,160	-79%	720,154	91,761	685%
Profit before tax	5,275	27,678	-81%	712,487	79,514	796%
Profit after tax	2,703	21,189	-87%	537,243	57,028	842%
Profit attributable to owners of the Company	3,442	21,215	-84%	536,302	56,671	846%

The Group's revenue and profit before tax recorded a record-high of RM1.15 billion and RM712.49 million respectively for the financial year ended 31 January 2025 mainly contributed by the data center land sales in Nusa Cemerlang Industrial Park ("NCIP").

The high profit before tax recorded in the preceding year corresponding quarter ended 31 January 2024 was mainly due to higher property sale and the gain arising from the disposal of investment land in the fourth quarter of last financial year.

Performance analysis of the Group's operating segments are as follows:

	Revenue			
	Quarter ended		Year ended	
	31.1.2025	31.1.2024	31.1.2025	31.1.2024
	RM'000	RM'000	RM'000	RM'000
Property development and construction	48,680	88,968	1,053,301	237,694
Manufacturing and trading	10,878	19,347	60,738	63,640
Property investment	3,643	3,320	14,376	11,343
Services and others	14,168	16,631	74,278	53,483
	<u>77,369</u>	<u>128,266</u>	<u>1,202,693</u>	<u>366,160</u>

  

	Operating profit			
	Quarter ended		Year ended	
	31.1.2025	31.1.2024	31.1.2025	31.1.2024
	RM'000	RM'000	RM'000	RM'000
Property development and construction	16,780	28,992	714,252	81,228
Manufacturing and trading	(1,138)	(583)	2,190	2,348
Property investment	2,480	8,320	9,746	13,297
Services and others	2,242	3,293	44,147	20,233
	<u>20,364</u>	<u>40,022</u>	<u>770,335</u>	<u>117,106</u>

**Property development and construction operation**

The record-high revenue and operating profit of RM1.05 billion and RM714.25 million respectively for the current financial year were mainly contributed by the revenue and profit from data center land sales in NCIP.

The higher operating profit recorded in the preceding year corresponding quarter ended 31 January 2024 was mainly due to higher property sales in the fourth quarter of last financial year.

The property development and construction division remains as the major contributor to the Group's revenue and profit.

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Manufacturing and trading operation

The decreases in revenue and operating profit for the current quarter arose mainly from the trading operation which experienced lower sales demand for building materials from the surrounding construction projects.

Property investment operation

The high operating profit recorded in the preceding year corresponding quarter ended 31 January 2024 was contributed by the gain arising from the disposal of investment land amounting to RM6.4 million in the fourth quarter of last financial year.

Services and others

The increases in revenue and operating profit for the financial year were mainly due to higher management fees. This is in line with the increase in business activities in property development and construction division where the management fees are charged according to the turnover of the respective divisions. The international school has also contributed higher revenue and operating profit.

**B2 Financial review for current quarter compared with immediate preceding quarter**

	Current Quarter	Preceding Quarter	Immediate Changes
	31.1.2025	31.10.2024	
	RM'000	RM'000	%
Revenue	71,068	231,241	-69%
Earnings before interest, tax, depreciation and amortisation	9,019	141,489	-94%
Profit before interest and tax	6,603	139,135	-95%
Profit before tax	5,275	137,655	-96%
Profit after tax	2,703	103,525	-97%
Profit attributable to owners of the Company	3,442	102,993	-97%

The high revenue and profit before tax recorded in the immediate preceding quarter ended 31 October 2024 were mainly due to revenue recognised from data center land in NCIP in the immediate preceding quarter amounting to RM116 million.

**B3 Group's Prospect**

We are optimistic with the property market outlook, especially in Johor, in the next few years. The ongoing Johor Bahru-Singapore Rapid Transit System ("RTS") Link project will serve as a catalyst to revitalise Johor Bahru City Centre development.

The signing of the Definitive Agreement of Johor-Singapore Special Economic Zone ("JS-SEZ") was completed on 7 January 2025. JS-SEZ aims to strengthen business ties, enhance bilateral relations, boost cross border flow of goods and people through various government strategic initiatives. This collaboration is expected to improve the business ecosystems of both nations and attract new investments. With the continued influx of foreign direct investments to Johor, demands for industrial properties remain strong and are expected to grow in the coming years especially with the special tax rates for investors in JS-SEZ.

As JS-SEZ is expected to create more economic activities and job opportunities in the nine flagship areas in JS-SEZ, it would attract larger population and drive demand for all types of properties within JS-SEZ.

The Group will continue to monitor the market situation and the impact from the uncertainty on global economic outlook which will lead to fluctuating material costs and currency volatility. The minimum wages adjustments and subsidy rationalisation are expected to have an impact on our cost. The Group will adopt a prudent approach by leveraging on its strategic land bank to develop properties that meet market needs. We believe the demand for landed properties in strategic growth area with good infrastructure and connectivity will continue to improve. The Group continues to adapt its strategies, product designs, and timing of new launches as part of its strategic response.

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As at 31 January 2025, the Group's land bank is as follows:

<u>Location</u>	<u>Type of development</u>	<u>Acres</u>
Bandar Cemerlang		
- Tebrau, Johor Bahru	Mixed development	717
- Kota Tinggi	Industrial/Residential	636
Taman Perindustrian Cemerlang	Industrial	29
Taman Desa Cemerlang	Residential & commercial	52
Taman Dato' Chellam	Residential & commercial	9
Nusa Cemerlang Industrial Park	Industrial	# 2
Tanjung Senibong	Residential & commercial	215
Jalan Senyum, Johor Bahru	Residential	3
Mukim Jeram Batu, Pontian	Industrial	135
Ambok	Resort / Mixed development	794
Others	Residential	5
		<u>2,597</u>

The development landbank above represents gross land.

# Excluding 61.4 acres of net land sold via three conditional Sale & Purchase Agreements and one of which had became unconditional on 6 September 2024.

The Group has launched 57 units of shop offices at Desa Cemerlang with a gross development value ("GDV") of RM142 million during the financial year 2025. In our effort to continue developing landed properties, we plan to launch 167 units of mid to high-end market landed residential properties at Bandar Cemerlang with a GDV of RM135 million within the next one year.

In mid-March 2025, the Group launched a serviced apartment project situated along Jalan Senyum, in close proximity to the RTS terminal at Bukit Chagar. This project encompasses 1,257 units with a GDV of RM1.29 billion.

The Group has commenced the main infrastructure work of the industrial park at Bandar Cemerlang during FY2025 as we plan to launch the first phase for sales within the next three years.

Barring major geopolitical uncertainties and economic headwinds, the Board is positive and confident of the prospects of the Group's upcoming new property development and anticipates that the Group will be operating at optimum capacity in the coming years. Based on the committed property sales of RM387 million as at 21 March 2025, including land sale at NCIP of RM240 million, the Board expects the Group to continue to perform well in the financial year ending 31 January 2026.

**B4 Variance of actual profit from forecast profit and shortfall in profit guarantee**

This is not applicable.

**B5 Tax**

	Current Quarter Ended 31.1.2025	Financial Year Ended 31.1.2025
Income Tax		
Current tax:		
Current year	8,286	185,078
Prior years	(21)	(21)
Deferred tax:		
Relating to origination and reversal of temporary difference	(5,607)	(9,706)
Prior years	(86)	(107)
	<u>2,572</u>	<u>175,244</u>

The effective tax rates for the current quarter and financial year were higher than the income tax rate of 24% mainly due to certain expenses are not tax deductible.

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**B6 Status of corporate proposals**

The corporate proposal announced but not completed as at 21 March 2025 are as follows:-

- (a) Panoramic Industrial Development Sdn Bhd ("PID"), a wholly-owned subsidiary of the Company, had on 12 July 2024 entered into a conditional sale and purchase agreement for the disposal of freehold vacant land for a total cash consideration of RM115.9 million. The proposal was approved at an Extraordinary General Meeting of the Company held on 6 September 2024 and the SPA had became unconditional on the same date.
- (b) PID had on 6 December 2024 entered into a conditional sale and purchase agreement for the disposal of freehold vacant land for a total cash consideration of RM120.06 million.
- (c) Unibase Concrete Industries Sdn Bhd, an indirect 60%-owned subsidiary of the Company, had on 27 December 2024 entered into a conditional sale and purchase agreement for the disposal of freehold vacant land for a total cash consideration of RM18.8 million.
- (d) Unibase Pre-cast Sdn Bhd, an indirect 50.4%-owned subsidiary of the Company, had on 27 December 2024 entered into a conditional sale and purchase agreement for the disposal of freehold vacant land for a total cash consideration of RM37.7 million.
- (e) PID had on 27 January 2025 entered into a conditional sale and purchase agreement for the disposal of freehold vacant land for a total cash consideration of RM119.83 million.

**B7 Group borrowings and debt securities**

- (a) The Group loans and borrowings as at 31 January 2025 and 31 January 2024 were as follows:

	As at 31 January 2025		
	Long term RM'000	Short term RM'000	Total RM'000
Secured:			
Bank overdrafts	-	7,205	7,205
Revolving credit	-	1,000	1,000
Term Loans	55,715	542	56,257
Medium Term Notes	110,000	20,000	130,000
	<u>165,715</u>	<u>28,747</u>	<u>194,462</u>

	As at 31 January 2024		
	Long term RM'000	Short term RM'000	Total RM'000
Secured:			
Bank overdrafts	-	5,949	5,949
Revolving credit	-	22,500	22,500
Trade facilities	-	4,531	4,531
Term Loans	2,257	13,634	15,891
Medium Term Notes	265,000	35,000	300,000
	<u>267,257</u>	<u>81,614</u>	<u>348,871</u>

- (b) The decrease in loans and borrowings is mainly due to repayment.
- (c) As at 31 Jan 2025, the weighted average interest rate of loan and borrowings ranged from 3.7% to 7.6% (31.1.2024: 3.6% to 7.6%). Approximately 67% of the loans and borrowings are at fixed rate of interest whereas for the corresponding period last year it was 47% after taking into account also the effect of interest rate swap.
- (d) The interest capitalised in the land held for property development and property development costs for the current financial year ended 31 Jan 2025 is RM1.24 million.

**B8 Material litigation**

As at 21 March 2025, there was no material litigation since the date of the last annual statement of financial position except for the following:

**1. JOHOR BAHRU HIGH COURT CIVIL SUIT NO. JA-22NCVC-52-04/2023**

On 27 April 2023, Crescendo Education Sdn Bhd ("CESB"), Crescendo International College Sdn Bhd ("CICSB") and 5 others (collectively "the Plaintiffs") commenced an action against KTC Human Resource Consultants Sdn. Bhd. ("KTC"), Chong Chai Pin ("CCP") and Allan Gan Chee Haur ("AGCH") (collectively "the Defendants") by way of a Writ of Summons endorsed with a Statement of Claim in the Johor Bahru High Court. The causes of action pleaded by the Plaintiffs were defamation, malicious falsehood and conspiracy to injure by unlawful means, in relation to the publication of the contents of the six letters shared to University of London, United Kingdom ("UOL") on 15 November 2022.

The orders and reliefs sought were, among others, an interim injunction that the Defendants are restrained from repeating The Impugned Words (as defined in the Statement of Claim) until this judgment, and a permanent injunction to that effect from the date of this judgment, an order that the Defendants shall to write UOL to retract the said e-mail dated 15 November 2022 (including its attachments) and apologise to UOL, general damages, and special, aggravated and exemplary damages in the sum of approximately RM51.5million.

In September 2023, two interlocutory applications were filed by the Defendants, which have been dealt with as follows: -

- (i) On 11 September 2023, AGCH filed an application to cease to be a party to the suit. At the hearing of the application on 11 December 2023, the court dismissed the application with costs of RM3,000.00. AGCH remains as a defendant in this suit.
- (ii) On 21 September 2023, CCP and KTC filed an application to amend their defence. As agreed between the parties and directed by the court, the Defendants filed its amended defence. Accordingly, the Plaintiffs had filed an amended reply to the amended defence.

At the case management on 6 November 2024, the parties updated the court that the pre-trial documents as directed by the court have been duly filed. The court fixed 9 February 2026 for a final Case Management before the trial and for parties to exchange witness statements.

Trial is re-scheduled to be held on 23 March 2026 - 27 March 2026 at the Johor Bahru High Court.

The Plaintiffs have been advised that they have a reasonable prospect of succeeding in their claim against the Defendants for defamation, among others.

**2. JOHOR BAHRU HIGH COURT CIVIL SUIT NO. JA-22NCVC-3-01/2024**

KTC and CCP (collectively "The Plaintiffs for the 2nd Suit") commenced an action against CESB, CICSB and 7 others (collectively "the Defendants for the 2nd Suit") by way of an Originating Summons dated 14 September 2023 in the Johor Bahru High Court pursuant to Section 346 of the Companies Act 2016.

The Originating Summons was filed for, among others, an interim injunction order that the Defendants for the 2<sup>nd</sup> Suit are restrained from continuing the construction works of the second wing of the college building of Crescendo International College until the disposal of the proceedings of this action, general damages and exemplary and/or compensatory damages as assessed by the court.

On 10 November 2023, an application was filed on behalf of the Defendants for the 2<sup>nd</sup> Suit for an order that the Originating Summons be continued as if the action had been begun by a Writ of Summons and further directions be given as to the conduct of the action thereto, among others. At the hearing of the application on 20 December 2023, the application was allowed by the court.

Following the court's order on 20 December 2023, the parties have filed their pleadings under the Writ of Summons action.

The Plaintiffs for the 2<sup>nd</sup> Suit, through a Statement of Claim filed, has sought for, among others, the following orders and reliefs:-

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- (i) that CICSB be wound up by the Court under the provisions of the Companies Act 2016;
- (ii) that the Official Receiver of Malaysia can be appointed as the liquidator for CICSB;
- (iii) interim injunction orders to restrain the Defendants for the 2nd Suit from continuing the construction works of the Second Wing which is being carried out on No. 3, Jalan Lebuh Cemerlang, Taman Desa Cemerlang, 81800 Ulu Tiram, Johor, PTD 204100 and from issuing any payment of money from any bank accounts of the Defendants for the 2nd Suit for the said construction works until the disposal of the proceedings of this action;
- (iv) an order for a special audit process held through the appointment of an independent auditor proposed by the Plaintiffs for the 2nd Suit in relation to the issue of building costs, the amount of rent charged by CESB to CICSB and bank loan payment interest for construction works of the Second Wing; and
- (v) all loss of profit and loss of opportunity for CICSB and KTC to generate profits for CICSB and KTC on the dealings of the purchase of land from UEM Land Bhd and the purchase of land from Danga Bay project that has caused CICSB loss of profits to be interpreted and paid to the Plaintiffs for the 2nd Suit.

At the case management on 6 November 2024, the court directed for parties to file the pre-trial documents by 27 November 2024, and fixed 2 January 2025 for a Case Management to update the judge on the status of filing the pre-trial documents.

On 11 December 2024, the Defendants have filed interlocutory applications pursuant to Order 18, Rule 19(1) of the Rules of Court 2012 to strike out this suit. The hearing for these applications is fixed on 20 May 2025.

CESB and CICSB have been advised that they have a reasonable prospect of succeeding to resist the Plaintiffs' claim pursuant to Section 346 of the Companies Act 2016.

**3. JOHOR BAHRU HIGH COURT CIVIL SUIT NO. JA-22NCVC-6-01/2024**

CESB commenced an action against KTC and CICSB by way of Writ of Summons dated 24 January 2024 and Amended Statement of Claim dated 1 February 2024 in the Johor Bahru High Court, claiming for, among others, the following orders and reliefs:

- (i) a declaration that KTC had breached the Joint Venture Agreement dated 11 December 1998 ("JVA") between CESB and KTC;
- (ii) an order for specific performance that KTC shall sell and transfer their 350,000 shares in CICSB to CESB at the price of RM2,079,000 within 7 days of the judgment;
- (iii) an order for specific performance that KTC shall take all the necessary action to sell and transfer its 350,000 shares in CICSB to CESB; and
- (iv) an order for specific performance as against CICSB to take all the necessary action to recognize the sale and transfer of KTC's 350,000 shares in CICSB to CESB, and to reflect the same in all of its relevant official records and documents including informing third parties of the same.

CICSB is named as defendant in this suit because its shares form the subject matter of this suit and it is necessary for the orders made by the court to bind it directly.

On 6 February 2024, CESB filed an application for a summary judgment pursuant to Order 81, Rule 1 of the Rules of Court, 2012 ("Order 81 Application").

Subsequently, KTC filed an application supported by an affidavit affirmed by CCP ("Stay Application") to stay the proceedings of the Writ action and the Order 81 Application until the disposal of the Stay Application on the basis that the disputes between the parties concerning the JVA should be referred to arbitration.

On 6 May 2024, KTC through their solicitors wrote to court proposing that parties resolve the issues through mediation and asked for a stay of all the proceedings under this suit pending the outcome of the proposed mediation.

The hearing for the Order 81 Application was held on 1 August 2024. On 28 October 2024, the judge directed that the Stay Application be heard and thereafter decision will be given for both the Order 81 Application and the Stay Application.

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Following the hearing of the Stay Application on 15 January 2025, the judge dismissed the Stay Application with costs awarded to CESB, and dismissed the Order 81 Application with costs in the cause i.e. to be determined at the end of the trial.

The parties are in the midst of preparing and filing the pre-trial documents for this suit. The next case management is fixed on 7 May 2025.

CESB has been advised that they have a reasonable prospect of succeeding against the Defendants for an order for specific performance in respect of the sale and transfer of KTC's shares in CICSB to CESB.

**B9 Dividend**

- (a) The Board is pleased to declare a second interim single tier dividend of 1 sen per share and a second special single tier dividend of 3 sen per share in respect of the financial year ended 31 January 2025. The Board does not propose any final dividend for the financial year ended 31 January 2025.
- (i) amount per share : 1 sen single tier (interim) and 3 sen single tier (special);  
(ii) previous corresponding period : 5 sen\* single tier (interim) and 13 sen\* single tier (special);  
(iii) date of payment: 15 May 2025; and  
(iv) in respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at 25 April 2025.
- (b) Total dividend for the current financial year : 2 sen single tier per share (interim) and 8 sen single tier per share (special).

\* Rate of dividend paid before the completion of share split.

**B10 Earnings per share ("EPS")**

- (a) Basic earnings per share ("Basic EPS")

Basic earnings per share amounts are calculated by dividing profit for the period/year, net of tax, attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period/year, excluding treasury shares held by the Company.

	Current Quarter Ended	Financial Year Ended
	31.1.2025	31.1.2025
Profit net of tax attributable to owners of the Company (RM'000)	3,442	536,302
Weighted average number of ordinary shares in issue ('000)	837,972	838,264
Basic EPS (Sen)	0.41	63.98 *

\* Adjusted for subdivision of every 1 existing ordinary share into 3 ordinary shares ("Share Split") completed in September 2024.

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(b) Diluted earnings per share ("Diluted EPS")

Diluted earnings per share amounts are calculated by dividing profit for the period/year, net of tax, attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period/year after adjustment for the effects of dilutive potential ordinary shares.

	Current Quarter Ended 31.1.2025	Financial Year Ended 31.1.2025
Profit net of tax attributable to owners of the Company (RM'000)	<u>3,442</u>	<u>536,302</u>
Weighted average number of ordinary shares in issue ('000)	837,972	838,264
Adjustment for dilutive effect of share options ('000)	<u>7,548</u>	<u>1,366</u>
Adjusted weighted average number of shares for Diluted EPS ('000)	<u>845,520</u>	<u>839,630</u>
Diluted EPS (Sen)	<u>0.41</u>	<u>63.87</u>

**B11 Notes to the statement of comprehensive income**

	Current Quarter Ended 31.1.2025	Financial Year Ended 31.1.2025
	RM'000	RM'000
(a) Interest income	3,375	10,447
(b) Other income including investment income	3,808	20,644
(c) Interest expenses	(1,328)	(7,667)
(d) Depreciation and amortisation	(2,416)	(9,462)
(e) (Provision for and write off) / write back of receivables	(23)	(12)
(f) (Provision for and write off) / write back of inventories	-	-
(g) Gain or (loss) on disposal of quoted or unquoted investments or properties	-	-
(h) Impairment of assets	-	-
(i) Foreign exchange gain or (loss)	(61)	(184)
(j) Gain or (loss) on derivatives	-	4
(k) Exceptional items	-	-