



**YNH PROPERTY BHD**

(Incorporated in Malaysia)

Registration No: 200101026228

Interim Financial Statements

30 September 2025

**Condensed Consolidated Profit or Loss and Other Comprehensive Income**  
**For The Three Months Period Ended 30 September 2025**

	Note	3 months ended		3 months ended	
		30.09.2025	30.09.2024	30.09.2025	30.09.2024
		RM	RM	RM	RM
Revenue		62,647,803	26,338,937	62,647,803	26,338,937
Cost of sales		(33,074,336)	(18,945,395)	(33,074,336)	(18,945,395)
Gross profit		29,573,467	7,393,542	29,573,467	7,393,542
Other income		14,833,557	12,266,385	14,833,557	12,266,385
Administrative expenses		(13,600,534)	(12,633,028)	(13,600,534)	(12,633,028)
Selling and marketing expenses		(250,871)	(699,764)	(250,871)	(699,764)
Other operating expenses		(2,022,722)	(2,728,667)	(2,022,722)	(2,728,667)
		(15,874,127)	(16,061,459)	(15,874,127)	(16,061,459)
Profit from operations		28,532,897	3,598,468	28,532,897	3,598,468
Finance costs	17	(4,571,793)	(14,438,124)	(4,571,793)	(14,438,124)
(Loss)/Profit before tax		23,961,104	(10,839,656)	23,961,104	(10,839,656)
Income tax expense	18	(14,521,945)	(3,820,000)	(14,521,945)	(3,820,000)
(Loss)/Profit for the period		9,439,159	(14,659,656)	9,439,159	(14,659,656)
Other comprehensive income					
-Foreign currency translation difference		18,227	(103)	18,227	(103)
Total comprehensive income for the period		9,457,386	(14,659,759)	9,457,386	(14,659,759)
Loss per share (sen)					
Basic	25 (a)	0.18	(3.92)	0.18	(3.92)
Diluted	25 (b)	0.18	(3.92)	0.18	(3.92)

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

**YNH PROPERTY BHD**

(Incorporated in Malaysia)

**Condensed Consolidated Statement of Financial Position****As at 30 September 2025**

	<b>Note</b>	<b>As at 30.09.2025 RM</b>	<b>As at 30.06.2025 RM</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	8	66,431,587	64,474,061
Right of use		42,629,949	45,805,721
Deferred tax assets		109,401,780	115,029,659
Investment properties		114,647,602	118,230,618
Goodwill on consolidation		17,626,036	17,626,036
Inventories		781,770,029	872,317,134
		<u>1,132,506,983</u>	<u>1,233,483,229</u>
<b>CURRENT ASSETS</b>			
Inventories		591,502,276	516,030,409
Trade and other receivables	9(a)	95,289,687	121,720,873
Other current assets		39,954,286	51,388,494
Assets held for sales		16,793,785	135,996,412
Current tax assets		8,005,919	2,532,360
Cash and short term deposits		20,723,639	26,829,970
		<u>772,269,592</u>	<u>854,498,518</u>
<b>TOTAL ASSETS</b>		<u>1,904,776,575</u>	<u>2,087,981,747</u>

**Condensed Consolidated Statement of Financial Position as at 30 September 2025  
(Contd.)**

	Note	As at 30.09.2025 RM	As at 30.06.2025 RM
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the Company</b>			
Share capital		528,999,579	528,999,579
Perpetual securities		345,915,827	345,915,827
Treasury shares		(970,157)	(970,157)
Other reserves		26,590,334	26,572,107
Retained earnings		114,138,814	119,180,684
Total equity		<u>1,014,674,397</u>	<u>1,019,698,040</u>
<b>Non-Current Liabilities</b>			
Deferred tax liabilities		9,866,706	10,624,290
Long term liabilities	20	<u>209,006,540</u>	<u>304,152,877</u>
		<u>218,873,246</u>	<u>314,777,167</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables		330,003,266	346,259,496
Contract liabilities		60,965,564	114,105,110
Provisions	22	260,500	266,501
Borrowings	20	204,384,089	244,071,150
Lease liabilities		13,740,436	1,930,758
Current tax liabilities		<u>61,875,078</u>	<u>46,873,525</u>
		<u>671,228,933</u>	<u>753,506,540</u>
<b>TOTAL LIABILITIES</b>		<u>890,102,179</u>	<u>1,068,283,707</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,904,776,576</u>	<u>2,087,981,747</u>
NTA per share (RM)		<u>1.88</u>	<u>1.89</u>
Net asset per share (RM)		<u>1.92</u>	<u>1.93</u>

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

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**Condensed Consolidated Statement of Changes in Equity**  
**For the financial Period Ended 30 September 2025**

	Attributable to Equity Holders of the Company						
	Share capital RM	Perpetual capital securities RM	Translation Reserve RM	Capital Reserve RM	Distributable Treasury Shares RM	Retained profits RM	Total RM
<b>Opening balance at 1 July 2024</b>	528,999,579	345,915,827	(53,055)	26,578,054	(970,157)	227,284,294	1,127,754,542
<b><u>Comprehensive income</u></b> (Loss)/Profit for the year						(81,394,963)	(81,394,963)
<b><u>Other comprehensive income</u></b> Foreign currency translation difference			47,108				47,108
Coupon payment						(26,708,647)	(26,708,647)
<b>Closing balance at 30 September 2024</b>	528,999,579	345,915,827	(5,947)	26,578,054	(970,157)	119,180,684	1,019,698,040
<b>Opening balance at 1 July 2025</b>	528,999,579	345,915,827	(5,947)	26,578,054	(970,157)	119,180,684	1,019,698,040
<b><u>Comprehensive income</u></b> (Loss)/Profit for the year	-		-	-	-	9,439,159	9,439,159
<b><u>Other comprehensive income</u></b> Foreign currency translation difference	-	-	18,227	-	-	-	18,227
Coupon payment	-	-	-	-	-	(14,481,029)	(14,481,029)
<b>Closing balance at 30 September 2025</b>	528,999,579	345,915,827	12,280	26,578,054	(970,157)	114,138,814	1,014,674,397

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

**YNH PROPERTY BHD**  
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**Condensed Consolidated Statement of Cash Flow**  
**For the financial Period Ended 30 September 2025**

	<b>3 months ended 30.09.2025 RM</b>	<b>12 months ended 30.06.2025 RM</b>
Loss before taxation	<u>23,961,104</u>	<u>(103,887,648)</u>
Net cash from operating activities	23,559,939	259,460,518
Net cash from investing activities	106,876,800	59,464,839
Net cash from/(used in) financing activities	<u>(136,343,773)</u>	<u>(304,129,144)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	(5,907,034)	14,796,213
<b>Cash and cash equivalents at beginning of financial period</b>	15,780,351	984,138
<b>Cash and cash equivalents at end of financial period</b>	<u>9,873,317</u>	<u>15,780,351</u>

Cash and cash equivalents at end of financial period comprise the following:

Fixed deposits	773,367	773,367
Less: pledged fixed deposits	(773,367)	(773,367)
	-	-
* Cash and bank balances	20,723,639	26,055,628
Bank overdraft (included within borrowings in Note 20)	(10,850,322)	(10,275,277)
	<u>9,873,317</u>	<u>15,780,351</u>

- \* Included in cash at banks of the Group are amounts of RM 12,548,607 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

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

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**1. BASIS OF PREPARATION**

The quarterly condensed financial report has been prepared in accordance with:

- (i) The requirement of the Malaysian Financial Reporting Standards ("MFRS") Standard 134: Interim Financial Reporting; and
- (ii) Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and should be read in conjunction with the audited annual financial statements for the year ended 30 June 2025 and the accompanying explanatory notes attached to the quarterly condensed financial report. These explanatory notes attached to the quarterly condensed financial report 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 year ended 30 June 2025. The significant accounting policies adopted for the quarterly condensed financial report are consistent with those of the audited financial statements for the financial year ended 30 June 2025.

**2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS**

The auditors' report on the financial statements for the year ended 30 June 2025 was qualified.

As at 30 June 2025, inventories and other receivables included consideration paid in prior years for joint venture ("JV") and turnkey construction agreement ("TCA") entered into with various joint venture parties or landowners for property development works. The cumulative consideration paid in respect of these contracts amounted to RM1,033,327,470 and RM66,883,000, respectively. The related carrying amounts recorded as at 30 June 2025 were RM1,061,138,049 within inventories and RM62,478,952 within other receivables. These land costs are subject to agreed entitlements set out in the relevant contracts with the joint venture parties or landowners.

During the current financial year ended 30 June 2025, the regulatory authorities' investigations in relation to these JV and TCA entered into by the Group for property development works with joint venture parties or landowners remained ongoing, and the timing and outcome of their resolution cannot presently be determined.

A special independent review, commissioned by the Group to assess potential related party involvement and compliance with applicable laws and regulations, was completed during the current financial year. However, auditors were uncertain as to whether there was any related party involvement and, if so, whether such contracts were executed with economic substance.

Because of these uncertainties, and the potential resulting impacts on the carrying amounts and related disclosures of the aforementioned inventories and other receivables, auditors were unable to obtain sufficient appropriate audit evidence to determine the possible consequential effects, if any, on the valuation and related disclosures of these balances in the Group's financial statements.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS**

The Group's performance is not materially affected by seasonal or cyclical factors.

**4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE**

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 September 2025 except as disclosed in Note 10 of the interim financial statements.

**5. CHANGES IN ESTIMATES**

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 30 June 2025. There were no changes in estimates that have had a material effect in the current quarter results.

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES**

Details of the movement of debt and equity securities during the financial period ended 30 September 2025 are as follows:

**(a) Treasury Shares**

There is no purchase of treasury shares during the current quarter of the financial period ended 30 September 2025. Total treasury shares repurchased cumulatively as at 30 September 2025 is 512,512 ordinary shares, representing a cumulative 0.10% of the total paid up share capital of the company as at 30 September 2025. The shares repurchased are being held as treasury shares in accordance with Section 127 of the Companies Act 2016. There is no repurchase of treasury share subsequent to the interim financial period ended 30 September 2025.

**(b) Capital Management**

The Group's objectives of managing capital are to safeguard the group's ability to continue in operation as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

For capital management purposes, the Group consider shareholders' equity to be the key component in the Group's capital structure. The Group monitors capital based on gearing ratio. The ratio is calculated on total debts divided by total equity. The Group's strategy is to maintain a gearing ratio below 100%. Currently the Company is engaging in a few corporate exercise to dispose its inventories as mentioned in note 10 to the interim financial statements. Upon completion of these corporate exercise, the Board is confident that the Company will be able to further reduce its gearing position.



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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)**

**(b) Capital Management (Contd.)**

The gearing ratio as at 30 September 2025, are as follows:

	30.09.2025	30.06.2025
	RM	RM
Total borrowing	413,390,629	534,125,706
Lease liabilities	13,740,436	16,029,079
Less: Cash and bank balances	(20,723,639)	(26,829,970)
Net debts	406,407,426	523,324,815
Equity attributable to the owners of parents	1,014,674,397	1,019,698,040
Gearing ratio	40%	51%

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 30 September 2025 are as follows:

	30.09.2025
	RM
Coupon payment	(14,481,029)
Term loan and revolving credit repayment	(121,862,744)

**7. DIVIDEND PAID**

No dividend was paid for the financial period ended 30 September 2025.

**8. CARRYING AMOUNT OF REVALUED ASSETS**

The valuation of property, plant and equipment and investment properties have been brought forward without amendment from the financial statements for the year ended 30 September 2025.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025****9(a) TRADE AND OTHER RECEIVABLES**

	As at 30.09.2025	As at 30.06.2025
	RM	RM
Trade receivables	28,976,345	57,724,120
Less: Provision for impairment	(15,334,646)	(15,334,646)
	13,641,699	42,389,474
Other receivables	81,647,988	79,331,399
	95,289,687	121,720,873

Trade receivables are generally on credit terms ranging from 14 days to 180 days. Credit terms for the sales of commercial properties range from 14 days to 270 days.

Included in trade receivables are:

- (i) an amount of RM 1,824,520 owing by certain directors of the Company
- (ii) an amount of RM 1,611,584 owing by persons related to directors.

The amounts owing by directors and persons related to directors are in respect of purchase of properties from the Group and is under normal credit terms granted to customers.

**10. STATUS OF CORPORATE PROPOSAL**

- (a) The Company has on 16 May 2023, announce that Kar Sin Berhad ("**Vendor**"), a wholly-owned subsidiary of YNH entered into a Sale and Purchase Agreement ("**SPA**") with

Imbuan Sempurna Sdn. Bhd., the Registered Proprietor;  
Great Wall Park Sdn. Bhd., the First Beneficial Owner;  
Sunway Living Space Sdn Bhd, the Purchaser

for the proposed disposal of all that freehold vacant land held under the individual title H.S.(D) 47941 P.T. 48632 in the Mukim of Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 20,630.474 square meters (approximately 5.098 acres) for a total consideration of RM170.00 million only. The disposal agreement also contains an additional consideration in which the Company will receive an additional RM50 million if YNH successfully obtains a New Development Order (NDO) within one year from the date of the SPA. The NDO would include the approval by the relevant authorities for a development with a minimum plot ratio of seven (7) on the net land area.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**10. STATUS OF CORPORATE PROPOSAL (contd.)**

- (a) YNH, the Vendor and Sunway Living Space Sdn Bhd, the Purchaser had on 10 August 2023 mutually agreed to extend the Conditional Period (as defined in the Sale and Purchase Agreement dated 12 May 2023) for a further two (2) months, thereby extending the last day of the Conditional Period to 12 October 2023.

The Board of Directors of YNH wishes to announce that Kar Sin Berhad ("the Vendor") had on 10 November 2023 executed a Supplemental Agreement in respect of the Sale and Purchase Agreement dated 12 May 2023 ("**Supplemental SPA**") with the following parties to vary certain terms and conditions of the SPA including a further extension of the Conditional Period (herein referred to as "**3rd Extension of Time**") in relation to the Proposed Disposal. YNH and Sunway Living Space Sdn Bhd had on 9 February 2024 mutually agreed to extend the Conditional Period or a further three (3) months after expiry of the 3rd Extension of Time of three (3) months period, thereby extending the last day of the Conditional Period to 12 May 2024 for YNH to fulfill all Conditions Precedent of the SPA (regard as "**4th Extension of Time**").

On 13 May 2024, YNH has entered into a Supplemental Agreement to extend the Conditional Period for an additional period of one (1) year following the expiration of the Further Extended Due Date (i.e. 12 May 2024), to extend the Time Frame to Obtain the New Development Order for an additional period of One (1) year from the expiration of the Time Frame to obtain the New Development Order and others terms of the agreement. YNH had executed a Supplemental Agreement dated 28 May 2025 in respect of the Sale and Purchase Agreement dated 12 May 2023 to extend the completion period to 12 November 2025.

On 11 November 2025, YNH had executed a Supplemental Agreement ("SA 4") in respect of the Sale and Purchase Agreement dated 12 May 2023 ("SPA") to extend The Conditional Period to 12 June 2026.

- (b) The Board wishes to announce that a Sale and Purchase Agreement has been entered into between Kar Sin Bhd and YNH Hospitality Sdn Bhd, both the wholly-owned subsidiary of the Company, with RHB Trustees Berhad [As Trustee of Sunway Real Estate Investment Trust], on 20 January 2025 for the disposal of Aeon Mall Seri Manjung for a total consideration of RM138.0 million.

The Disposal represents an opportunity for the Group to unlock the value of and monetize its investments in the Property. The Disposal will also enable the Group to raise proceeds of RM138,000,000 to be utilized for the purpose, which includes for repayment of outstanding loan and working capital. The sales proceeds will contribute positively to the future cash flow of the Group. The Disposal of Aeon Mall Seri Manjung was completed in the current quarter of the financial year.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**11. CHANGES IN COMPOSITION OF THE GROUP**

There is no change in the composition of the Group since the last financial year until the date of this interim report.

**12. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

There is no contingent liabilities and contingent assets for the period ended 30 September 2025 and the date of this interim financial report.

**13. CAPITAL COMMITMENTS**

There is no capital commitment as at 30 September 2025.

**14. PERFORMANCE REVIEW**

	3 months ended		changes			3 months ended		changes	
	30.09.2025	30.09.2024				30.09.2025	30.09.2024		
	RM	RM	RM	%		RM	RM	RM	%
Revenue	62,647,803	26,338,937	36,308,866	138%		62,647,803	26,338,937	36,308,866	138%
(Loss)/Profit from operations	28,532,897	3,598,468	24,934,429	-693%		28,532,897	3,598,468	24,934,429	693%
(Loss)/Profit before tax	23,961,104	(10,839,656)	34,800,760	321%		23,961,104	(10,839,656)	34,800,760	321%
(Loss)/ Profit for the period	9,439,159	(14,659,656)	24,098,815	164%		9,439,159	(14,659,656)	24,098,815	164%

The Group's cumulative turnover for the current financial period ended 30 September 2025 is recorded at RM 62,647,803. The Group recorded a profit before taxation of RM23,961,104 for the three months period ended 30 September 2025. This improvement of financial performance is mainly due to sale of its development land in Mont Kiara and the completion of the disposal of Aeon Seri Manjung the current quarter of the financial year . Revenue for the current financial year mainly derive from the disposal of development land in Mont Kiara, progressive profit recognition from Solasta Dutamas (Mont Kiara), sales of inventories from Manjung Point Seksyen II (Seri Manjung).

		Current	Immediate	Changes	
		Quarter	Preceding Quarter		
		RM	RM	RM	%
Revenue		62,647,803	37,289,916	25,357,887	68%
(Loss)/ Profit from operations		28,532,897	(37,531,469)	66,064,366	-176%
(Loss)/Profit before tax		23,961,104	(52,265,193)	76,226,297	146%
(Loss)/Profit for the period		9,439,159	(47,738,136)	57,177,295	120%

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**14. PERFORMANCE REVIEW (Contd.)**

On a quarter to quarter basis, the current quarter registered a profit after taxation of RM9,439,159 compared to a loss after taxation of RM 47,738,136 in the previous quarter. The turnaround in the current financial quarter mainly due to the disposal of a development land in Mont Kiara and the completion of the sales of Aeon Seri Manjung in the current quarter of the financial year.

**15. OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

There was no off balance sheet financial instruments as at the date of this report.

**16. COMMENTARY ON PROSPECTS**

The Group has, in the previous year, launched Solasta Dutamas, a high end residential development project, located at Mont Kiara, Kuala Lumpur. The project consist of 1,159 units of tastefully built condominium, with distinctive and opulent design and styling. Solasta Dutamas project has received encouraging response from potential purchasers. Solasta Dutamas project has a gross development value of RM750 million and is expected to contribute positively to the Group for the next three financial years.

Another prestigious project planned for the future by YNH group is the Menara YNH development, located on one of the most exclusive addresses in Kuala Lumpur city center, in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are found. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centers. This Menara YNH has a GDV of approximately RM2.1 billion. Approved development order had already been obtained for this development, comprising office tower and shopping mall.

The Group has intention to keep 50% of the Menara YNH referred above as investment property and it will be used as the Group's future corporate headquarter.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city center, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM1.8 billion and are expected to contribute to the Group's earnings for the next 15 to 20 years.

The Company had also in the 4th quarter of 2008 acquired 95 acres of strategic development land bank in Genting Highlands. The Genting land bank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this land bank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city center as the existing highway is already completed from the KL city center to the existing resort.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**16. COMMENTARY ON PROSPECTS (Contd.)**

The proposed development for this 95 acres land bank comprises commercial, bungalows, condominium, retail and etc. for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

**17. FINANCE COSTS**

This is arrived at after charging:

	<b>3 months ended 30.09.2025 RM</b>
Revolving credit interest	403,354
Term loan interest	1,517,708
Interest on medium term notes	2,528,109
Overdraft interest	<u>122,622</u>

**18. INCOME TAX EXPENSE**

	<b>3 months ended 30.09.2025 RM</b>	<b>3 months ended 30.09.2024 RM</b>	<b>3 months ended 30.09.2025 RM</b>	<b>3 months ended 30.09.2024 RM</b>
Tax expense for the period:				
Malaysian income tax	(5,500,000)	(3,820,000)	(5,500,000)	(3,820,000)
Deferred tax	(9,021,945)	-	(9,021,945)	-
	<u>(14,521,945)</u>	<u>(3,820,000)</u>	<u>(14,521,945)</u>	<u>(3,820,000)</u>

A reconciliation of income tax expense applicable to profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group is as follow:

	<b>3 months ended 30.09.2025 RM</b>
(Loss)/Profit before tax	<u>23,961,104</u>
Taxation at applicable statutory tax rate	(5,750,665)
Expenses not deductible for tax purposes	(6,749,855)
Others timing differences	<u>(2,021,425)</u>
Tax expense for the quarter/year	<u>(14,521,945)</u>

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**19. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES**

There were no sales of unquoted investments and no other sales of properties for the financial year ended 30 September 2025 except for the sales of development properties in the ordinary course of business.

**20. LOAN AND BORROWINGS**

		As at 1st quarter ended 30.09.2025					
		Long term		Short term		Total borrowings	
		USD	RM	USD	RM	USD	RM
		denomination	denomination	denomination	denomination	denomination	denomination
<b>Secured</b>							
Secured-Term loan & medium term notes	-	209,006,540	-	122,376,360	-	331,382,900	
Secured-Bank overdraft and revolving credit	-	-	-	95,748,165	-	95,748,165	

**21. PROFIT FORECAST**

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

**22. PROVISIONS**

	As at 30.09.2025 RM	As at 30.06.2025 RM
Opening	262,501	67,058
Provision during the period/year	-	603,753
Utilization/ written back during the period/year	(2,001)	(408,310)
Closing	260,500	262,501

The provisions represent amount allocated for defect and liabilities warranty for house buyers.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**23. CHANGES IN MATERIAL LITIGATION**

There is no material litigation involve the group as at the date of this interim report.

**24. DIVIDEND PAYABLE**

No dividend payable for the financial year ended 30 September 2025.

**25. EARNING PER SHARE**

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	3 months ended 30.09.2025	3 months ended 30.09.2024	3 months ended 30.09.2025	3 months ended 30.09.2024
	RM	RM	RM	RM
Net profit for the period	9,439,159	(14,659,656)	9,439,159	(14,659,656)
Distribution to holders of perpetual securities	(8,470,301)	(6,043,013)	(8,470,301)	(6,043,013)
Loss attributable to ordinary equity holders	968,858	(20,702,669)	968,858	(20,702,669)
Weighted average number of ordinary shares in issue	528,487,067	528,487,067	528,487,067	528,487,067
Basic loss per share (sen)	0.18	(3.92)	0.18	(3.92)



**YNH PROPERTY BHD**  
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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**25. EARNING PER SHARE (Contd.)**

**(b) Diluted**

There is no dilution effect in calculating earning per shares because there is no Employee Share Scheme in effect during the current financial year. As such, the diluted earning per share is similar with basic earning per shares.

	3 months ended 30.09.2025 RM	3 months ended 30.09.2024 RM	3 months ended 30.09.2025 RM	3 months ended 30.09.2024 RM
Net profit for the period	9,439,159	(14,659,656)	9,439,159	(14,659,656)
Distribution to holders of perpetual securities	(8,470,301)	(6,043,013)	(8,470,301)	(6,043,013)
Loss attributable to ordinary equity holders	968,858	(20,702,669)	968,858	(20,702,669)
Adjusted weighted number of ordinary shares in issue	528,487,067	528,487,067	528,487,067	528,487,067
Diluted loss per share (sen)	0.18	(3.92)	0.18	(3.92)

**26. RELATED PARTY TRANSACTIONS**

The Group's related party transactions cumulative period-to-date ended 30 September 2025 are as follows:

Party	Transaction	30.09.2025 RM
Transaction with non-group members	Rental of equipment and transportation payable, purchase of construction material, rental of land and properties and entitlement payable	4,526,232
	Rental of properties and equipment received	274,176

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025**

**26. RELATED PARTY TRANSACTIONS (Contd.)**

Party	Transaction	30.09.2025
		RM
Transaction with person connected with Directors	Legal services and disbursement paid	
	(including stamp duty etc.)	636,813
	Sales of properties	3,000,000

The Group's Directors personal compensation for the period under review are as follows:

	30.09.2025
	RM
Type of compensation	
Salaries and allowances (including employer EPF portion)(Executive directors)	3,256,653
Directors fee & allowances (Independent & non executive directors)	57,000
	<u>3,313,653</u>

**27. SUBSEQUENT EVENT**

There is no material subsequent event from the end of the current quarter to the date of the interim financial statements.

**28. AUTHORISATION FOR ISSUE**

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the Directors.

**YNH PROPERTY BHD**

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 SEPTEMBER 2025****29. SEGMENTAL REPORTING**

	Property Development & Construction		Hotel & Hospitality		Consolidated	
	30.09.2025 RM	30.09.2024 RM	30.09.2025 RM	30.09.2024 RM	30.09.2025 RM	30.09.2024 RM
<b>Revenue</b>						
External customers	61,448,751	26,086,937	1,199,052	252,000	62,647,803	26,338,937
<b>Results</b>						
Interest income	11,559	43,752	-	-	11,559	43,752
Dividend income	-	-	-	-	-	-
Depreciation	274,832	503,860	6,417	233,647	281,249	737,507
Finance cost	4,571,793	14,438,124	-	-	4,571,793	14,438,124
Profit/(loss) before taxation	23,787,227	(10,839,656)	173,877	-	23,961,104	(10,839,656)
<b>Segment assets</b>	1,754,701,149	2,302,219,860	150,075,426	179,151,313	1,904,776,575	2,481,371,173
<b>Segment liabilities</b>	855,943,727	1,335,050,570	34,158,452	45,180,490	890,102,179	1,380,231,060