



YNH PROPERTY BHD

(Incorporated in Malaysia)

Registration No: 200101026228

Interim Financial Statements

31 December 2025

YNH PROPERTY BHD
(Incorporated in Malaysia)

**Condensed Consolidated Profit or Loss and Other Comprehensive Income
For The Six Months Period Ended 31 December 2025**

	Note	3 months ended		6 months ended	
		31.12.2025 RM	31.12.2024 RM	31.12.2025 RM	31.12.2024 RM
Revenue		29,750,184	300,330,639	92,397,987	326,669,576
Cost of sales		(6,208,896)	(280,981,304)	(39,283,232)	(299,926,699)
Gross profit		23,541,288	19,349,335	53,114,755	26,742,877
Other income		(11,368,496)	17,001,830	3,465,061	29,268,215
Administrative expenses		(10,022,902)	(9,757,641)	(23,623,436)	(22,390,669)
Selling and marketing expenses		(2,681,041)	(390,886)	(2,931,912)	(1,090,650)
Other operating expenses		(46,865,255)	(17,240,322)	(48,887,977)	(19,968,989)
		(59,569,198)	(27,388,849)	(75,443,325)	(43,450,308)
Profit from operations		(47,396,406)	8,962,316	(18,863,509)	12,560,784
Finance costs	17	(11,167,953)	(10,961,806)	(15,739,746)	(25,399,930)
(Loss)/Profit before tax		(58,564,359)	(1,999,490)	(34,603,255)	(12,839,146)
Income tax expense	18	6,248,548	1,314,559	(8,273,397)	(2,505,441)
(Loss)/Profit for the period		(52,315,811)	(684,931)	(42,876,652)	(15,344,587)
Other comprehensive income					
-Foreign currency translation difference		(12,280)	34,352	5,947	34,249
Total comprehensive income for the period		(52,328,091)	(650,579)	(42,870,705)	(15,310,338)
Loss per share (sen)					
Basic	25 (a)	(11.50)	(1.27)	(11.32)	(5.19)
Diluted	25 (b)	(11.50)	(1.27)	(11.32)	(5.19)

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 31 December 2025**

	Note	As at 31.12.2025 RM	As at 30.06.2025 RM
NON-CURRENT ASSETS			
Property, plant and equipment	8	65,559,920	64,474,061
Right of use		42,437,824	45,805,721
Deferred tax assets		105,240,253	115,029,659
Investment properties		117,801,207	118,230,618
Goodwill on consolidation		17,626,036	17,626,036
Inventories		823,111,993	872,317,134
		<u>1,171,777,233</u>	<u>1,233,483,229</u>
CURRENT ASSETS			
Inventories		585,466,989	516,030,409
Trade and other receivables	9(a)	127,978,160	121,720,873
Other current assets		44,973,484	51,388,494
Assets held for sales		9,650,192	135,996,412
Current tax assets		1,710,836	2,532,360
Cash and short term deposits		17,193,268	26,829,970
		<u>786,972,929</u>	<u>854,498,518</u>
TOTAL ASSETS		<u>1,958,750,162</u>	<u>2,087,981,747</u>

**Condensed Consolidated Statement of Financial Position as at 31 December 2025
(Contd.)**

	Note	As at 31.12.2025 RM	As at 30.06.2025 RM
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		528,999,579	528,999,579
Perpetual securities		345,915,827	345,915,827
Treasury shares		(970,157)	(970,157)
Other reserves		26,611,334	26,572,107
Retained earnings		61,823,003	119,180,684
Total equity		<u>962,379,586</u>	<u>1,019,698,040</u>
Non-Current Liabilities			
Deferred tax liabilities		8,722,107	10,624,290
Lease liabilities		11,809,678	14,098,321
Long term liabilities	20	<u>198,603,177</u>	<u>290,054,556</u>
		<u>219,134,962</u>	<u>314,777,167</u>
CURRENT LIABILITIES			
Trade and other payables		340,282,051	346,259,496
Contract liabilities		146,199,563	114,105,110
Provisions	22	260,500	266,501
Borrowings	20	226,748,789	244,071,150
Lease liabilities		1,930,758	1,930,758
Current tax liabilities		61,813,952	46,873,525
		<u>777,235,613</u>	<u>753,506,540</u>
TOTAL LIABILITIES		<u>996,370,575</u>	<u>1,068,283,707</u>
TOTAL EQUITY AND LIABILITIES		<u>1,958,750,161</u>	<u>2,087,981,747</u>
NTA per share (RM)		<u>1.79</u>	<u>1.89</u>
Net asset per share (RM)		<u>1.82</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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity
For the financial Period Ended 31 December 2025

	Attributable to Equity Holders of the Company						Total RM
	Share capital RM	Perpetual capital securities RM	Translation Reserve RM	Capital Reserve RM	Distributable Treasury Shares RM	Retained profits RM	
Opening balance at 1 July 2024	528,999,579	345,915,827	(53,055)	26,578,054	(970,157)	227,284,294	1,127,754,542
<u>Comprehensive income</u> (Loss)/Profit for the year						(81,394,963)	(81,394,963)
<u>Other comprehensive income</u> Foreign currency translation difference			47,108				47,108
Coupon payment						(26,708,647)	(26,708,647)
Closing balance at 30 June 2025	528,999,579	345,915,827	(5,947)	26,578,054	(970,157)	119,180,684	1,019,698,040
Opening balance at 1 July 2025	528,999,579	345,915,827	(5,947)	26,578,054	(970,157)	119,180,684	1,019,698,040
<u>Comprehensive income</u> (Loss)/Profit for the year	-	-	-	-	-	(42,876,652)	(42,876,652)
<u>Other comprehensive income</u> Foreign currency translation difference	-	-	39,227	-	-	-	39,227
Coupon payment	-	-	-	-	-	(14,481,029)	(14,481,029)
Closing balance at 31 December 2025	528,999,579	345,915,827	33,280	26,578,054	(970,157)	61,823,003	962,379,586

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
(Incorporated in Malaysia)

Condensed Consolidated Statement of Cash Flow
For the financial Period Ended 31 December 2025

	6 months ended 31.12.2025 RM	12 months ended 30.06.2025 RM
Loss before taxation	<u>(34,603,255)</u>	<u>(103,887,648)</u>
Net cash from operating activities	75,078,946	259,460,518
Net cash from investing activities	38,539,123	59,464,839
Net cash from/(used in) financing activities	<u>(145,981,314)</u>	<u>(304,129,144)</u>
Net increase/(decrease) in cash and cash equivalents	(32,363,245)	14,796,213
Cash and cash equivalents at beginning of financial period	15,780,351	984,138
Cash and cash equivalents at end of financial period	<u>(16,582,894)</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	17,193,268	26,055,628
Bank overdraft (included within borrowings in Note 20)	(33,776,162)	(10,275,277)
	<u>(16,582,894)</u>	<u>15,780,351</u>

- * Included in cash at banks of the Group are amounts of RM 12,660,308 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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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 - 31 DECEMBER 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 31 December 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 31 December 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 31 December 2025 is 512,512 ordinary shares, representing a cumulative 0.10% of the total paid up share capital of the company as at 31 December 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 31 December 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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025

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

(b) Capital Management (Contd.)

The gearing ratio as at 31 December 2025, are as follows:

	31.12.2025	30.06.2025
	RM	RM
Total borrowing	425,351,966	534,125,706
Lease liabilities	1,930,758	16,029,079
Less: Cash and bank balances	<u>(17,193,268)</u>	<u>(26,829,970)</u>
Net debts	410,089,456	523,324,815
Equity attributable to the owners of parents	<u>962,379,586</u>	<u>1,019,698,040</u>
Gearing ratio	<u>43%</u>	<u>51%</u>

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 31 December 2025 are as follows:

	31.12.2025
	RM
Coupon payment	(14,481,029)
Term loan and revolving credit repayment	(131,500,285)

7. DIVIDEND PAID

No dividend was paid for the financial period ended 31 December 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 31 December 2025.

YNH PROPERTY BHD

(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025

9(a) TRADE AND OTHER RECEIVABLES

	As at 31.12.2025	As at 30.06.2025
	RM	RM
Trade receivables	76,092,574	57,724,120
Less: Provision for impairment	(15,334,646)	(15,334,646)
	<u>60,757,928</u>	<u>42,389,474</u>
Other receivables (net of impairment)	67,220,232	79,331,399
	<u>127,978,160</u>	<u>121,720,873</u>

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 1,520,000 owing by certain directors of the Company
- (ii) an amount of RM1,111,584 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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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 for 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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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 31 December 2025 and the date of this interim financial report.

13. CAPITAL COMMITMENTS

There is no capital commitment as at 31 December 2025.

14. PERFORMANCE REVIEW

	3 months ended		changes		6 months ended		changes	
	31.12.2025	31.12.2024	RM	%	31.12.2025	31.12.2024	RM	%
	RM	RM			RM	RM		
Revenue	29,750,184	300,330,639	(270,580,455)	-90%	92,397,987	326,669,576	(234,271,589)	-72%
(Loss)/Profit from operations	(47,396,406)	8,962,316	(56,358,722)	629%	(18,863,509)	12,560,784	(31,424,293)	-250%
(Loss)/Profit before tax	(58,564,359)	(1,999,490)	(56,564,869)	-2829%	(34,603,255)	(12,839,146)	(21,764,109)	-170%
(Loss)/ Profit for the period	(52,315,811)	(684,931)	(51,630,880)	-7538%	(42,876,652)	(15,344,587)	(27,532,065)	-179%

The Group's cumulative turnover for the current financial period ended 31 December 2025 is recorded at RM92,397,987. The Group recorded a loss before taxation of RM34,603,255 for the six months period ended 31 December 2025. The loss for the current financial year is mainly due to an one off impairment on other receivable, amounting to RM34,978,952. 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 Quarter	Immediate Preceding Quarter	Changes	
	RM	RM	RM	%
Revenue	29,750,184	62,647,803	(32,897,619)	-53%
(Loss)/ Profit from operations	(47,396,406)	28,532,897	(75,929,303)	-266%
(Loss)/Profit before tax	(58,564,359)	23,961,104	(82,525,463)	344%
(Loss)/Profit for the period	(52,315,811)	9,439,159	(61,754,970)	654%

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025

14. PERFORMANCE REVIEW (Contd.)

On a quarter to quarter basis, the current quarter registered a loss after taxation of RM 52,315,811 compared to a profit after taxation of RM 9,439,159 in the previous quarter. The loss for the current financial year is mainly due to an one off impairment on other receivable, amounting to RM 34,978,952.

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.

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025

17. FINANCE COSTS

This is arrived at after charging:	6 months ended 31.12.2025 RM
Revolving credit interest	3,888,086
Term loan interest	6,569,562
Interest on medium term notes	5,056,219
Overdraft interest	<u>225,879</u>

18. INCOME TAX EXPENSE

	3 months ended 31.12.2025 RM	3 months ended 31.12.2024 RM	6 months ended 31.12.2025 RM	6 months ended 31.12.2024 RM
Tax expense for the period:				
Malaysian income tax	5,113,827	(2,899,108)	(386,173)	(6,719,108)
Deferred tax	1,134,721	4,213,667	(7,887,224)	4,213,667
	<u>6,248,548</u>	<u>1,314,559</u>	<u>(8,273,397)</u>	<u>(2,505,441)</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:

	6 months ended 31.12.2025 RM
(Loss)/Profit before tax	<u>(34,603,255)</u>
Taxation at applicable statutory tax rate	8,304,781
Expenses not deductible for tax purposes	(14,350,881)
Others timing differences	<u>(2,227,297)</u>
Tax expense for the quarter/year	<u>(8,273,397)</u>

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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 31 December 2025 except for the sales of development properties in the ordinary course of business.

20. LOAN AND BORROWINGS

	As at 2nd quarter ended 31.12.2025					
	Long term		Short term		Total borrowings	
	USD denomination	RM denomination	USD denomination	RM denomination	USD denomination	RM denomination
Secured						
Secured-Term loan & medium term notes	-	198,603,177	-	122,376,360	-	320,979,537
Secured-Bank overdraft and revolving credit	-	-	-	118,112,865	-	118,112,865

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 31.12.2025	As at 30.06.2025
	RM	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	<u>260,500</u>	<u>262,501</u>

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

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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 31 December 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	3 months ended	6 months ended	6 months ended
	31.12.2025	31.12.2024	31.12.2025	31.12.2024
	RM	RM	RM	RM
Net profit for the period	(52,315,811)	(684,931)	(42,876,652)	(15,344,587)
Distribution to holders of perpetual securities	(8,470,301)	(6,043,014)	(16,940,602)	(12,086,027)
Loss attributable to ordinary equity holders	(60,786,112)	(6,727,945)	(59,817,254)	(27,430,614)
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)	(11.50)	(1.27)	(11.32)	(5.19)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 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	3 months ended	6 months ended	6 months ended
	31.12.2025	31.12.2024	31.12.2025	31.12.2024
	RM	RM	RM	RM
Net profit for the period	(52,315,811)	(684,931)	(42,876,652)	(15,344,587)
Distribution to holders of perpetual securities	(8,470,301)	(6,043,014)	(16,940,602)	(12,086,027)
Loss attributable to ordinary equity holders	(60,786,112)	(6,727,945)	(59,817,254)	(27,430,614)
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)	(11.50)	(1.27)	(11.32)	(5.19)

26. RELATED PARTY TRANSACTIONS

The Group's related party transactions cumulative period-to-date ended 31 December 2025 are as follows:

Party	Transaction	31.12.2025
		RM
Transaction with non-group members	Rental of equipment and transportation payable, purchase of construction material, rental of land and properties and entitlement payable	4,295,538
	Rental of properties and equipment received	478,134

YNH PROPERTY BHD
(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025

26. RELATED PARTY TRANSACTIONS (Contd.)

Party	Transaction	31.12.2025
		RM
Transaction with person connected with Directors	Legal services and disbursement paid (including stamp duty etc.)	1,416,039
	Sales of properties	5,515,052

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

Type of compensation	31.12.2025
	RM
Salaries and allowances (including employer EPF portion)(Executive directors)	7,370,106
Directors fee & allowances (Independent & non executive directors)	57,000
	<u>7,427,106</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

(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2025**29. SEGMENTAL REPORTING**

	Property Development & Construction		Hotel & Hospitality		Consolidated	
	31.12.2025 RM	31.12.2024 RM	31.12.2025 RM	31.12.2024 RM	31.12.2025 RM	31.12.2024 RM
Revenue						
External customers	89,345,707	326,669,576	3,052,280	-	92,397,987	326,669,576
Results						
Interest income	68,200	52,014	-	-	68,200	52,014
Dividend income	-	-	-	-	-	-
Depreciation	549,664	1,848,725	12,834	467,294	562,498	2,316,018
Finance cost	15,739,746	25,399,930	-	-	15,739,746	25,399,930
Profit/(loss) before taxation	(34,733,190)	(46,052,648)	129,935	33,213,502	(34,603,255)	(12,839,146)
Segment assets	1,806,272,099	2,151,528,832	152,478,063	172,662,237	1,958,750,162	2,324,191,069
Segment liabilities	961,694,517	1,193,521,045	34,676,058	30,180,491	996,370,575	1,223,701,536