NexG Bina Berhad
Registration No.: 199601036023 (408376-U)

BINA BERSAMA

GENERASI SEJAHTERA

Annual Report

2026



CONTENTS

CORPORATE REVIEW

2 Corporate Information
3 Corporate Structure
4 5 Years' Financial Highlights
5 Profile of Directors

CORPORATE GOVERNANCE

12 Board of Directors' Statement
15 Management Discussion and Analysis
22 Sustainability Statement
60 Corporate Governance Overview Statement
69 Audit and Risk Management Committee Report
73 Additional Compliance Information
75 Statement on Risk Management and Internal Control
79 Directors' Responsibility Statement

FINANCIAL STATEMENT

80 Financial Statements

OTHER INFORMATIONS

170 Analysis of Shareholdings
172 Analysis of Warrants C Holdings
174 Landed Properties
179 Notice of 30th Annual General Meeting
182 Statement Accompanying
Notice of Annual General Meeting

Form of Proxy

30TH ANNUAL GENERAL MEETING

Green III, Sports Wing,
Jalan Kelab Tropicana,
Tropicana Golf & Country Resort
47410 Petaling Jaya,
Selangor Darul Ehsan,
Malaysia.

Monday, 7 December 2026
10.00 am

CORPORATE INFORMATION

BOARD OF DIRECTORS

NG KEOK CHAI
Executive Director

DATUK KUAN POH HUAT
Executive Director

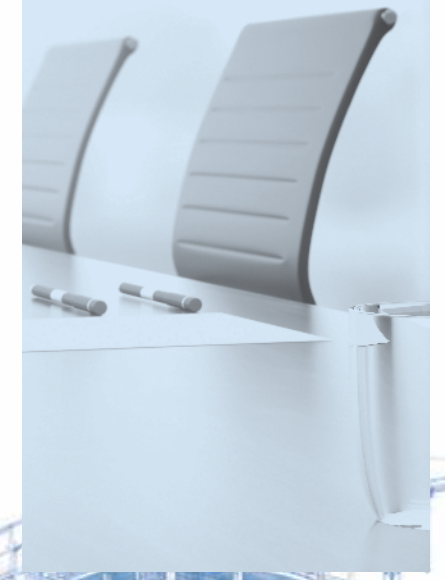
DATO' KANG CHEZ CHIANG
Independent Non-Executive Director

KRISHNAN A/L DORAIRAJU
Independent Non-Executive Director

DATUK AUREEN JEAN NONIS
Independent Non-Executive Director

HAJAH ERNA BT ISMAIL
Non-Independent Non-Executive Director

MOHAMAD TIRMIZI BIN ISHAK
Non-Independent Non-Executive Director



AUDIT AND RISK MANAGEMENT COMMITTEE

Chairman
Krishnan A/L Dorairaju
Members
Dato' Kang Chez Chiang
Datuk Aureen Jean Nonis

REMUNERATION COMMITTEE

Chairman
Datuk Aureen Jean Nonis
Members
Dato' Kang Chez Chiang
Krishnan A/L Dorairaju

NOMINATING COMMITTEE

Chairman
Dato' Kang Chez Chiang
Members
Krishnan A/L Dorairaju
Datuk Aureen Jean Nonis

COMPANY SECRETARY

P'ng Chiew Keem
(MAICSA 7026443)
(SSM Practicing Certificate No. 201908002334)

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia Securities Berhad
Stock Name : NEXGBINA
Stock Code : 7154

REGISTERED OFFICE

51-21-A Menara BHL Bank
Jalan Sultan Ahmad Shah
10050 George Town, Penang
Malaysia
Tel : 04-210 8833
Email : corporatenet21@gmail.com

AUDITORS

PKF PLT
202206000012 (LLP0030836-LCA) & AF 0911
Chartered Accountants
Level 33, Menara 1MK
Kompleks 1 Mont Kiara
No. 1, Jalan Kiara, Mont Kiara
50480 Kuala Lumpur
Wilayah Persekutuan, Malaysia
Tel : 03-6203 1888
Fax : 03-6201 8880

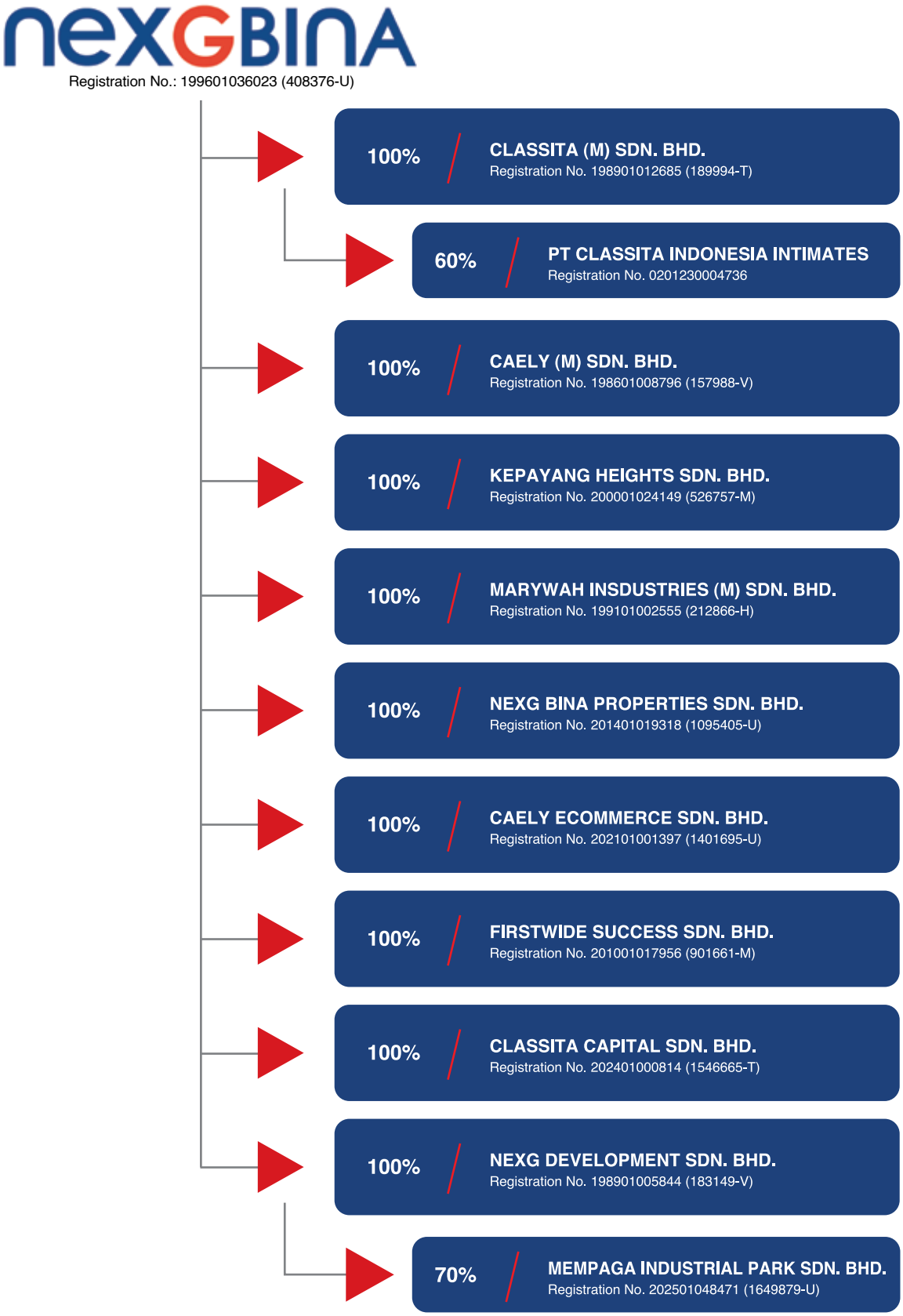
SHARE REGISTRAR

Symphony Corporate Services Sdn. Bhd.
[Registration No. 201201037454 (1021936-V)]
The Gamuda Biz Suites
S-4-04 No. 12, Jalan Anggerik Vanilla 31/99, Kota Kemuning
40460 Shah Alam
Selangor, Malaysia
Tel : 03-2692 4271
Fax : 03-2732 5388

PRINCIPAL BANKERS

OCBC Bank (Malaysia) Bhd
Ambank (M) Berhad
Affin Bank Berhad
CIMB Bank Berhad
RHB Bank Berhad
Bank Muamalat Malaysia Berhad

CORPORATE STRUCTURE



5 YEARS' FINANCIAL HIGHLIGHTS

	Financial Year Ended 30.06.2026 RM'000	Financial Year Ended 30.06.2025 (Restated) RM'000	Financial Year Ended 30.06.2024 (Restated) RM'000	Financial Period Ended 30.06.2023 RM'000	Financial Year Ended 30.06.2022 RM'000
FINANCIAL PERFORMANCE					
Revenue	51,582	59,807	50,495	44,788	75,827
Profit/(loss) before tax	(2,475)	785	(2,578)	(9,494)	(1,758)
Profit/(loss) after tax	(2,797)	932	(3,915)	(9,350)	(7,202)
Profit/(loss) attributable to equity holders of the Company	(2,173)	1,095	(3,447)	(9,116)	(7,202)
FINANCIAL POSITION ASSETS					
Total assets	219,793	217,085	216,917	204,905	120,792
Total assets less current liabilities	198,253	201,126	200,102	119,187	88,706
FD, Bank & Cash Balances	65,855	74,073	85,216	81,105	25,312
LIABILITIES AND SHAREHOLDERS FUNDS					
Borrowings	4,065	5,181	6,535	8,526	16,911
Equity attributable to owners of the Company	188,571	190,737	188,843	105,244	78,814
Gearing (times)	0.02	0.03	0.03	0.08	0.21
Interest cover (times)	(9.46)	3.33	4.84	11.08	0.59
FINANCIAL RATIOS					
PBT/(LBT) margin (%)	(4.80)	1.31	(5.11)	(21.20)	(2.32)
PAT/(LAT) after NCI margin (%)	(4.21)	1.83	(6.83)	(20.35)	(9.50)
Net EPS/(LPS) (sen)	(0.65)	0.33	(1.04)	(3.23)	(3.54)
Return on total assets (%)	(0.99)	0.50	(1.59)	(4.45)	(5.96)
Return on equity (%)	(1.15)	0.57	(1.83)	(8.66)	(9.14)

PROFILE OF DIRECTORS



NG KEOK CHAI

Executive Director

Nationality Malaysian / **Age** 67 / **Gender** Male

Mr. Ng Keok Chai was appointed to the Board as Executive Director on 15 June 2022.

Mr. Ng holds a Bachelor of Laws (Hons.) from the University of Wolverhampton and a Certificate in Legal Practice from the Legal Profession Qualifying Board, Malaysia.

He began his career as a Police Inspector with the Royal Malaysia Police ("PDRM") in 1982 and subsequently served in Sarawak for 20 years, rising to the rank of Assistant Superintendent of Police. His experience included the Criminal Investigation Department ("CID"), General Duty and the Police Field Force.

In 2003, he was transferred to West Malaysia, where he served in the Commercial Crime Investigation Department until his retirement in 2019. He was promoted to Assistant Commissioner of Police in 2016, and his last position was Principal Assistant Director in the Forensic Accounting Investigation Division, Commercial Crime Investigation Department ("CCID"), Royal Malaysia Police, Bukit Aman. Throughout his 36 years of service with the Royal Malaysia Police, he gained extensive experience in police investigations, including commercial crime, general crime, forensic accounting, management and special operations.

Mr. Ng also serves as an Independent Non-Executive Director of Landmarks Berhad and as the Independent Non-Executive Chairman of AIMAX Berhad (formerly known as Hong Seng Consolidated Berhad).

He does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. He has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction and/or penalties imposed on him by any relevant regulatory body during the financial year.

Mr. Ng attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.



DATUK KUAN POH HUAT

Executive Director

Nationality Malaysian / **Age** 58 / **Gender** Male

Datuk Kuan Poh Huat was appointed to the Board as an Executive Director on 22 December 2022.

Datuk Kuan graduated from Universiti Sains Malaysia in 1993 with a Second Upper Class Honours Degree in Civil Engineering. He began his career as a Project Coordinator with a construction firm in 1993, where he was involved in construction coordination and project management.

In late 1994, he joined another company as a Design Engineer, where he was responsible for development proposals, design and submission of construction drawings, as well as project coordination. In 1996, he joined a property development company as a Project Manager and, during his tenure, completed numerous commercial and residential development projects, mainly in Johor Bahru.

In 2002, Datuk Kuan became the Executive Director of a private limited company, where he managed various commercial and residential development projects as well as public sector contracts. He also previously served for two (2) years as the Executive Director of Spring Gallery Berhad, currently known as Velocity Capital Partner Berhad.

With more than 30 years of experience in the engineering, consultancy, construction and property development industries, Datuk Kuan is currently the Managing Director of Hien Seng Group of Companies, which comprises three private limited companies engaged in property development and construction-related businesses.

Datuk Kuan does not presently hold any other directorships in public companies or listed issuers in Malaysia.

He does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. He has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanctions and/or penalties imposed on him by any relevant regulatory body during the financial year.

Datuk Kuan attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.



DATO' KANG CHEZ CHIANG

Independent Non-Executive Director

Nationality Malaysian / **Age** 68 / **Gender** Male

Dato' Kang Chez Chiang was appointed to the Board as an Independent Non-Executive Director on 15 June 2022. He is the Chairman of the Nominating Committee and a member of the Audit and Risk Management Committee and Remuneration Committee.

Dato' Kang holds a Diploma in Police Science from Universiti Kebangsaan Malaysia, which he obtained in 2001.

He is a retired Deputy Commissioner of Police of the Royal Malaysia Police ("PDRM"), having served the Police Force for 39 years and 6 months. He joined PDRM in 1979 and served in the Police Field Force under the Internal Security and Public Order Department and the Narcotics Crime Investigation Department ("NCID").

During his tenure with NCID, Dato' Kang held several senior positions, including Head of Intelligence Section at Bukit Aman, Head of NCID of the Kuala Lumpur Police Contingent, Principal Assistant Director of Intelligence and Operations, and Deputy Director of NCID at Bukit Aman. He gained extensive experience in personnel management, intelligence gathering and operational matters, and served in an advisory capacity to Police Directors.

Dato' Kang also serves as an Independent Non-Executive Director of AIMAX Berhad (formerly known as Hong Seng Consolidated Berhad) and Velocity Capital Partner Berhad.

He does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. He has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction and/or penalties imposed on him by any relevant regulatory body during the financial year.

Dato' Kang attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.

PROFILE OF DIRECTORS (CONT'D)



KRISHNAN A/L DORAIRAJU

Independent Non-Executive Director

Nationality Malaysian / **Age** 38 / **Gender** Male

Mr. Krishnan A/L Dorairaju was appointed to the Board as an Independent Non-Executive Director on 15 June 2022. He is the Chairman of the Audit and Risk Management Committee and a member of the Nominating Committee and Remuneration Committee.

Mr. Krishnan obtained his Master of Business Administration (MBA) from Cardiff Metropolitan University in 2015 and also holds a LLB (Hons) from the University of London. He is a licensed tax agent approved by the Ministry of Finance and a member of the Malaysian Institute of Accountants ("MIA"), Chartered Tax Institute of Malaysia ("CTIM") and Association of Chartered Certified Accountants ("ACCA").

Mr. Krishnan has more than 15 years of experience in the financial industry and is a qualified Chartered Accountant. He is currently a Partner in a boutique professional firm providing services including corporate advisory, accounting, human resource management, secretarial, taxation, information technology and capital management.

Prior to venturing into business, Mr. Krishnan worked with a Big Four accounting firm as well as other professional firms, gaining experience in areas including mergers and acquisitions, restructuring, incentives, grants and regulatory compliance.

Mr. Krishnan also serves as a Director of Digital Trustees Berhad and as an Independent Non-Executive Director of Revenue IF Group Berhad and Velocity Capital Partner Berhad.

He does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest or potential conflict of interest, including any interest in competing businesses, with the Company or its subsidiaries. He has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction or penalties imposed on him by any relevant regulatory body during the financial year.

Mr. Krishnan attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.



DATUK AUREEN JEAN NONIS

Independent Non-Executive Director

Nationality Malaysian / **Age** 64 / **Gender** Female

Datuk Aureen Jean Nonis was appointed to the Board as an Independent Non-Executive Director on 1 June 2023. She is the Chairperson of the Remuneration Committee and a member of the Audit and Risk Management Committee and Nominating Committee.

Datuk Aureen holds a Master of Business Administration from the University of Birmingham, United Kingdom, a Bachelor of Business Administration from Universiti Kebangsaan Malaysia and a Diploma in Public Administration from the National Institute of Public Administration ("INTAN").

She retired from the civil service in October 2022 after serving for 34 years and 8 months. Prior to joining the Malaysia External Trade Development Corporation ("MATRADE") in 2000, she served in the Tax Analysis Division of the Ministry of Finance for 13 years. During her 22 years with MATRADE, she held various positions covering product and market segments and served as Trade Commissioner in MATRADE Paris, overseeing export promotion activities in France, Spain, Portugal and the Middle East and North Africa ("MENA") region.

Prior to her retirement, Datuk Aureen was the Senior Director of the Strategic Planning Division of MATRADE, where she was responsible for outlining and monitoring the organisation's strategic direction. She was directly involved in the development and monitoring of the National Trade Blueprint 2021–2025, a five-year strategic and implementation plan aimed at enhancing Malaysian exports through an improved business ecosystem.

Datuk Aureen was also involved in developing and monitoring MATRADE's Business Strategy Plan to enhance the organisation's deliverables and optimise its resources. Her responsibilities included monitoring the organisation's targets and key performance indicators, assessing Malaysia's and global trade performance, ensuring the timely dissemination of trade information and market intelligence, and managing MATRADE's corporate communication plans.

Datuk Aureen also serves as an Independent Non-Executive Director of United Asiapac Energy Berhad.

She does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. She has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction and/or penalties imposed on her by any relevant regulatory body during the financial year.

Datuk Aureen attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.

PROFILE OF DIRECTORS (CONT'D)



HAJAH ERNA BT ISMAIL

Non-Independent Non-Executive Director

Nationality Malaysian / **Age** 48 / **Gender** Female

Puan Hajah Erna binti Ismail was appointed to the Board as a Non-Independent Non-Executive Director on 8 August 2025.

Puan Hajah Erna holds a Bachelor in Business Administration (Hons.) Finance and a Diploma in Banking Studies, both from Universiti Teknologi MARA.

She has more than 20 years of experience in financial management, commercial operations and strategic planning. She began her career in financial operations and asset management before progressing into various leadership roles. Prior to joining Datasonic Group Berhad *(formerly known as NexG Berhad)*, she served as Financial Controller of Dagang Net Technologies Sdn Bhd, a pioneer in the development of paperless electronic Customs services in Malaysia.

Puan Hajah Erna has experience in enhancing operational efficiency, achieving tax savings and cost reductions, as well as leading cross-functional initiatives relating to cost control and margin management.

Puan Hajah Erna currently serves as the Executive Director and Chief Financial Officer of Datasonic Group Berhad *(formerly known as NexG Berhad)* and as a Non-Independent Non-Executive Director of MMAG Holdings Berhad.

She does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. She has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction and/or penalties imposed on her by any relevant regulatory body during the financial year.

Puan Hajah Erna attended all six (6) Board Meetings of the Company held during the financial year ended 30 June 2026.



MOHAMAD TIRMIZI BIN ISHAK

Non-Independent Non-Executive Director

Nationality Malaysian / **Age** 31 / **Gender** Male

Encik Mohamad Tirmizi bin Ishak was appointed to the Board as a Non-Independent Non-Executive Director on 18 May 2026.

Encik Tirmizi holds a Bachelor of Science (Hons) in Management from the University of Nottingham, United Kingdom.

Between 2018 and 2021, he worked with Malayan Banking Berhad, where he gained experience in client relationship management, investments, financial asset management and operational risk management. He has also obtained professional certifications in banking, unit trust and investment-linked insurance.

Following his departure from the banking sector, Encik Tirmizi ventured into business and has held various management and executive roles across industries including food and beverage, property development, technology and private investments. His experience includes corporate finance, governance, business development, asset management and strategic management.

Encik Tirmizi also serves as a Non-Independent Non-Executive Director of Datasonic Group Berhad *(formerly known as NexG Berhad)*.

He does not have any family relationship with any Directors and/or major shareholder of the Company and does not have any conflict of interest with the Company. He has not been convicted of any offences, other than traffic offences, if any, within the past five (5) years, nor any sanction and/or penalties imposed on him by any relevant regulatory body during the financial year.

Encik Tirmizi attended one (1) Board Meeting of the Company held during the financial year ended 30 June 2026.

BOARD OF DIRECTORS' STATEMENT



Dear Valued Shareholders,

On behalf of the Board of Directors of NexG Bina Berhad ("**NexG Bina**" or "**the Company**") we would like to present to you the Annual Report and Audited Consolidated Financial Statements of NexG Bina and its subsidiaries ("**the Group**") for the financial year ended 30 June 2026 ("**FY2026**"). As part of this Annual Report, we have also included the Management Discussion and Analysis to provide our shareholders with a more insightful and informative details of the Group's operation and performance.

The global economy continued to navigate a complex landscape of uncertainty, shaped by persistent international political pressures, shifting trade dynamics, and evolving financial conditions. Rising tensions among major powers continued to disrupt supply chains, weigh on investor confidence, and complicate international cooperation. At the same time, ongoing changes in trade patterns driven by protectionist policies, including renegotiated trade agreements and efforts to diversify supply sources, added further complexity to global commerce. Meanwhile, varying financial conditions including fluctuating interest rates, tighter credit availability and volatile currency movements placed additional pressure on governments, businesses, and households alike. Together, these forces created an unpredictable environment in which policymakers and businesses had to continuously adapt their strategies. Against this backdrop, businesses are rethinking how they operate, invest, and grow. Increasingly, they are looking for partners who can help them cut through complexity, build greater resilience and unlock new opportunities.

The Malaysian economy is poised to grow between 4% and 5% in 2026. Domestic demand will remain the main driver of growth, supported by steady private sector spending. Labour market conditions are expected to remain firm, as employment growth continues and the unemployment rate declines. Continued income, supported by steady economic growth and civil servant salary adjustment, will support private consumption. However, the overall outlook will depend heavily on international developments and external economic conditions, with the possibility of tighter trade regulations, higher tariffs, tighter US monetary policy and the risk of softening global demand. Prolonged global supply chains disruptions may take longer to normalise despite easing geopolitical tensions where supply chain pressures remained elevated long after economies reopened.

Our nation's growth, like many other countries, is influenced by global energy price movements and wider international developments. Higher energy prices raise import costs and subsequently exert upward pressure on domestic production costs and consumer prices. These in turn, could dampen household spending and business activity. Weaker external demand as a result from increase in oil prices could weigh on exports and overall growth. Elevated oil prices in turn, may increase the risk of volatile capital flows across emerging markets, affecting domestic financial conditions and exchange rate.

Despite these headwinds, the Group remained focused on its long-term strategy, maintaining operational discipline while reinforcing the business's foundations. Our management team and employees, whose perseverance enabled us to steer through these difficulties while pursuing initiatives that support sustainable long-term growth.

FINANCIAL REVIEW

The Group's turnover for FY2026 stands at RM51.58 million compared to RM59.81 million in FY2025. The decrease was primarily attributable to lower export order volumes in the manufacturing segment amid softer demand and more cautious customer ordering during the financial year. The property development and construction segment also registered lower revenue due to reduced sales of completed property units during FY2026. Nevertheless, the decline was partly cushioned by contributions from the property investment segment.

The Group recorded a loss before taxation of RM2.48 million for FY2026, compared with a profit before taxation of RM0.79 million in FY2025. The weaker performance was mainly attributable to lower contributions from the manufacturing and property development and construction segments, arising from lower order volumes and reduced property sales during the financial year. The impact was partly mitigated by lower operating expenses arising from continued cost management initiatives and a fair value gain of RM2.03 million on investment properties.

REVIEW OF OPERATIONS

In the manufacturing segment, the Group is focusing on strengthening technical skills and internal system enhancements to ensure output can be scaled efficiently. The Group remains committed to responding effectively to evolving customer demand and market conditions, adapting its operations and service delivery as required. Through these actions, the Group aims to reinforce its resilience, maintain competitiveness, and create sustainable long-term growth.

For our property development and construction business, the previously announced ongoing and planned developments in Tapah, Ulu Kelang and Bentong remain part of the Group's property development plans, with progress and implementation taking into consideration the respective project requirements and prevailing market conditions.

Tapah

- The Group is in the midst of obtaining the necessary approvals to launch the development of its planned 2.8-acre parcel of land for a double-storey terrace housing project in Tapah.

- The demand for student housing continues to be strong and the Group expects rental income from the completed shoplot units in Tapah to further contribute to the Group's future earnings. The budget hotel development in Tapah has now been completed and is pending the Certificate of Completion and Compliance ("CCC"). The hotel may be leased to third-party operators, managed through joint ventures, or self-operated, providing opportunities to diversify the Group's income streams.

Ulu Kelang

The Group is exploring development opportunities on its remaining land of 2.24 acres in Ulu Kelang along the strategically located MRR2 corridor. Leveraging its strategic location and proximity to key government and community hubs, the proposed development is positioned as a flexible model to serve both institutional and public demand. The Group is evaluating both Build-Lease-Transfer (BLT) arrangements and outright sales as part of the asset monetisation strategy.

Bentong

In Bentong, Pahang, the Group continues to manage the planning and development activities of its 7.97-hectare Kepayang Heights development, which spans over two phases. Positioned as a residential and commercial development, the project is planned to include semi-detached homes, bungalows, a commercial clubhouse, serviced apartments, and lifestyle features such as a traditional Chinese medical centre and an organic farm, subject to the relevant development approvals and plans.

The Group continues to prioritise vigilant cost management while maintaining a strategic focus on streamlining operations and improving efficiency. We are determined to optimise our resources, including manpower and equipment, to effectively respond to evolving industry challenges and stay agile in an increasingly demanding market.

PROSPECTS AND OUTLOOK

Growth in 2026 is projected to remain within the forecast range of 4–5%. While the outlook continues to be shaped by external developments, Malaysia is well-positioned to face these challenges from a position of strength and policy readiness. On the domestic front, household spending will benefit from continued income growth as well as ongoing policy measures. Meanwhile, investment activity will be driven by the progress of multi-year projects in both the private and public sectors, continued high realisation of approved investments as well as the ongoing implementation of national master plans. Headline inflation is projected to average between 1.5–2.5% in 2026. Recent inflation outturns and high-frequency indicators continue to point to modest consumer price increases. Although global economic growth is expected to remain moderate in the near term, the Group remains mindful that geopolitical uncertainties, fluctuations in energy, logistics and raw material costs may continue to affect the operating environment and margins.

For the manufacturing segment, the Group continues to secure orders from established customers in key markets such as Germany, Hong Kong and the United States of America. The Group aims to strengthen its existing Malaysian and Indonesian manufacturing facility by optimising production lines to meet demand in its undergarment manufacturing segment. The Group expects the operating environment to remain challenging, particularly for the manufacturing segment amid softer demand, cautious customer ordering and continued uncertainties in the global market. The Group will continue to focus on maintaining its existing customer base, improving operational efficiency and exercising disciplined cost management while responding to changes in customer demand.

In the property development and construction segment, the Group will continue to manage its existing projects at a measured pace, taking into consideration the respective project requirements, market conditions and construction costs. The Group will take a measured approach in the timing and execution of its development activities while continuing to monitor the progress of its ongoing projects.

The Group aims to stay lean, efficient and focused so that the Group can respond effectively to changing industry demands. Our objective is to ensure that the Group's capabilities translate into sustainable revenue, cash flow and long-term value for shareholders. Moving forward, the Board will remain prudent in managing the Group's operations and financial resources. The Group will continue to focus on its core businesses, manage costs and project execution closely, and seek opportunities to improve its performance as market conditions evolve.

ACKNOWLEDGEMENT

The Board remains steadfast in its commitment to the highest standards of governance, ensuring that stakeholders' interest remain the utmost priority in every decision we make.

On behalf of the Board of Directors, I wish to extend our heartfelt appreciation to our shareholders, customers, bankers, suppliers, and business partners. Your continued support, trust, and confidence in our long-term growth strategy have been invaluable to us, and we are deeply grateful for your role in our journey. I would also like to express my sincere gratitude and appreciation to our management team and employees for their dedication and hard work. To my fellow colleagues on the Board, I extend my thanks for your wise counsel and guidance. Your support and contributions in navigating the uncertainty and obstacles of the past year have been invaluable.

With the guidance of our Board and the unwavering commitment of our employees, NexG Bina Berhad will be well positioned to seize emerging opportunities and navigate any challenges that may lie ahead.

NG KEOK CHAI
Executive Director

MANAGEMENT DISCUSSION AND ANALYSIS

GROUP BUSINESS OPERATIONS AND PERFORMANCE

GROUP BUSINESS OPERATIONS

NexG Bina Berhad ("**NexG Bina**" or "**the Company**") and its subsidiaries ("**the Group**") are a diversified Malaysian group principally involved in the following business activities:

(a) manufacturing sales segment, which involves the manufacturing and sales of undergarments;
(b) property development segment, which involves the construction and development of commercial and residential projects;
(c) direct selling and retail segment, which involves the sale and distribution of consumer products;
(d) property investment segment, which involves the holding of properties for rental income and capital appreciation; and
(e) investment holding segment.

As an established undergarment manufacturer in Malaysia, the Group serves both domestic and international markets with its own brands and through Original Equipment Manufacturing ("OEM") partnerships. The Group, through its wholly-owned subsidiary, Classita (M) Sdn. Bhd., also has an interest in PT Classita Indonesia Intimates, a subsidiary in Indonesia principally engaged in lingerie manufacturing.

Caely (M) Sdn. Bhd. ("Caely M") is primarily involved in property development and construction activities, property investment and direct sales. Our property segment plays a crucial role in overseeing the execution of construction projects, including subcontractor engagement and project management. Caely M holds the esteemed status of being a registered Grade G7 contractor with the Construction Industry Development Board of Malaysia (CIDB). This recognition enables Caely M to bid for projects without any contract-value limit, subject to the relevant registration categories and conditions, spanning across different categories such as general buildings, general civil engineering, and mechanical works.

CORPORATE DEVELOPMENTS

On 15 October 2025, NexG Development Sdn. Bhd. ("NEXGDEV"), a wholly-owned subsidiary of NexG Bina, incorporated Mempaga Industrial Park Sdn Bhd ("MIPSB") with an issued share capital of RM100 comprising 100 ordinary shares. MIPSB's principal activities are property development, construction, property investment and related activities.

On 4 March 2026, NEXGDEV disposed of a 30% equity interest in MIPSB for a cash consideration of RM30. Following the disposal, the Group's effective equity interest in MIPSB decreased from 100% to 70%.

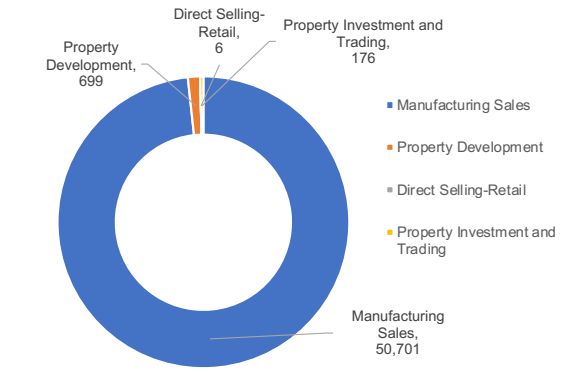


GROUP BUSINESS OPERATIONS AND PERFORMANCE (CONT'D)

GROUP FINANCIAL PERFORMANCE

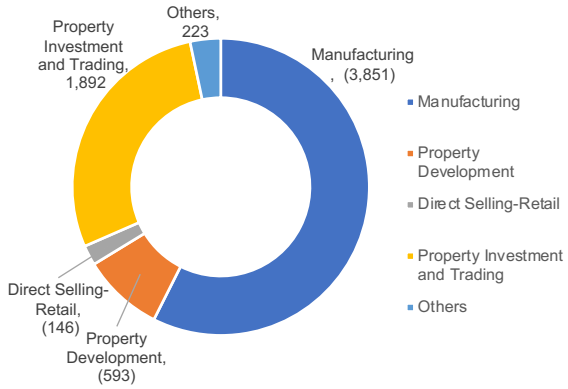
Overall, the Group generated RM51.58 million in revenue for the financial year ended 30 June 2026 ("FY2026") (2025: RM59.81 million). The decline was primarily attributable to lower export order volumes in the manufacturing segment amid softer demand and more cautious customer ordering during the financial year. The property development and construction segment also registered lower revenue due to reduced sales of completed property units during FY2026. Nevertheless, the decline was partly cushioned by higher revenue contributions from the property investment segment.

Revenue by Segment (RM'000)



The Group recorded a loss before taxation of RM2.48 million for FY2026, compared with a profit before taxation of RM0.79 million in FY2025. The weaker performance was mainly attributable to lower contributions from the manufacturing and property development and construction segments, arising from lower order volumes and reduced property sales during the financial year. The impact was partly mitigated by lower operating expenses arising from continued cost management initiatives and a fair value gain of RM2.03 million on investment properties.

Profit/(Loss) before Taxation (RM'000)



BUSINESS SEGMENTS

1) Manufacturing Segment

The manufacturing segment remains the core business of the Group. Classita is an established manufacturer and exporter of lingerie in Malaysia, with a primary focus on Original Equipment Manufacturing ("OEM"). Our Group takes pride in supplying OEM products to renowned clients worldwide, such as Viania Dessous, George Walmart, Claire France, Breezies, Lilianne Lingerie, and LC Waikiki. Each client has their own unique designs and specifications, and we are dedicated to meeting their individual needs with precision and exceptional quality. Our commitment to customer satisfaction has strengthened our reputation as a trusted partner in the global lingerie industry.

The manufacturing business has been the major contributor to the Group's revenue, accounting for more than 90% of the Group's total revenue. The Group's manufacturing business, which focuses on lingerie production, has successfully penetrated key international markets such as Germany, Canada, the United States of America and Turkey. Germany remained the Group's largest overseas market, contributing approximately RM28.21 million in sales in FY2026 (2025: RM35.68 million).

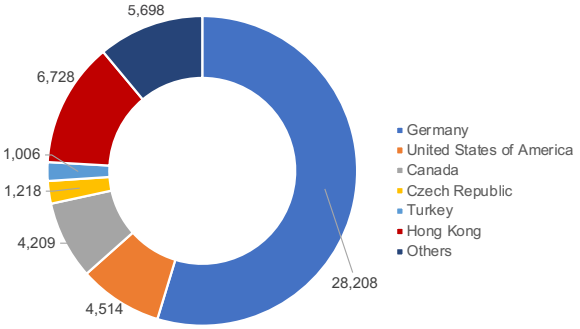
The manufacturing segment achieved a revenue of RM50.70 million in FY2026 (2025: RM56.11 million).

GROUP BUSINESS OPERATIONS AND PERFORMANCE (CONT'D)

BUSINESS SEGMENTS (CONT'D)

The geographical breakdown of manufacturing revenue is as follows:

Revenue by Geographical Region (RM'000)



However, the undergarment manufacturing industry has traditionally faced rising factory overhead costs and competition arising from globalisation and remains labour-intensive. The Group faces stiff competition from countries with competitive labour rates such as Thailand, Myanmar, Indonesia, Bangladesh, Vietnam, and China.

The Group expects the operating environment to remain challenging in the period ahead, particularly for its manufacturing segment. Demand is anticipated to stay relatively soft, with customers likely to remain cautious in their ordering behaviour, while uncertainty in global markets could continue to weigh on future demand. The Group will continue to focus on maintaining and strengthening its existing customer base, improving operational efficiency and managing costs prudently, while responding effectively to changes in customer demand. The Group will also pursue process improvements and productivity enhancements to maintain its competitive position.

2) Property Development and Construction Segment

The construction sector recorded an increase by 8.8 per cent year-on-year, with the value of construction work done reaching RM47.8 billion in the second quarter of 2026 spearheaded by special trade activities and non-residential buildings sub-sectors[1]. Growth in the construction sector is expected to be supported by the sustained development expenditure of the Government including the provision and upgrading of essential public infrastructure as announced under the Budget 2026. The residential subsector is also expected to see launches of affordable new housing projects from both private and public developers[2].

During the financial year under review, the property development and construction segment recorded a revenue of RM0.70 million.

The segment incurred a loss before tax of RM0.59 million, primarily attributed to lower contributions and reduced property sales during the financial year.

Liquidity and Capital Resources

The Group has periodically undertaken reviews and assessments of its financial stability and flexibility, as well as the efficiency of the Group's working capital management and its ability to comfortably meet its short-term and long-term financial obligations and commitments. At the end of the current financial period, the Group recorded net current assets of RM139.68 million.

Total equity attributable to shareholders decreased from RM190.74 million to RM188.57 million as at 30 June 2026.

The cash and cash equivalents of the Group at the end of the financial year 2026 amounted to RM65.86 million.

GROUP BUSINESS OPERATIONS AND PERFORMANCE (CONT'D)

POTENTIAL RISKS

Our dedication to understanding market trends and consumer needs empowers us to adapt and thrive, even in challenging times. As we pursue our goals, we remain committed to fostering sustainable growth and long-term success, with a strong focus on prudent risk management.

The Group is principally engaged in the manufacturing and trading of ladies' undergarment products, along with property development and construction. This diverse portfolio exposes us to specific inherent risks associated with each of these sectors. The dynamics of our operating environment are directly influenced by the overall economic climate, which in turn affects consumer behavior and market demand. Recognising and addressing these risks is vital to ensure the resilience and sustainability of our company.

These risks, inter-alia, include:

(a) Financial Risks

One of the key risks that we face is related to our financial activities. These includes credit risk, liquidity risk, and interest rate risk. Credit risk arises from the possibility of our customers or business partners defaulting on their payment obligations. We actively monitor and assess the creditworthiness of our counterparties to mitigate this risk.

Liquidity risk is the potential inability to meet our financial obligations as they fall due. To minimise this risk, we maintain a strong focus in managing our cash flows and working capital.

Interest rate risk is associated with fluctuations in interest rates, which can impact our borrowing costs and investment returns. We monitor interest rate movements and employ hedging strategies to manage our exposure to this risk.

(b) Supply & Labour Risks

Labour shortages and escalating human resource-related costs in Malaysia present significant challenges to our operations. The inflationary trend, including higher minimum wages and foreign workers levies, directly affects our cost structure. We continuously review and adjust our business policies to address these challenges.

Additionally, supply chain disruptions, whether due to geopolitical issues or natural disasters, pose a risk to our manufacturing activities. We maintain a diverse supplier base and buffer stocks to mitigate the impact of potential supply chain disruptions.

(c) Forex Risks

Foreign exchange risk is a concern for our Group due to the considerable amount of materials we import for our manufacturing segment. Fluctuations in exchange rates can have a direct impact on our costs and profitability. To mitigate this risk, we actively manage our foreign exchange exposure through our foreign currency accounts.

(d) Regulatory Risks

Non-compliance with regulatory requirements could result in legal penalties, reputational damage, and loss of customers' trust. The Group keeps abreast of the latest regulatory changes and we are committed to adapt to these regulatory changes promptly.

We are committed to proactively managing these risks by conducting regular reviews and assessments of our operations and strategies. This approach allows us to identify and address potential challenges in a timely manner. Additionally, we implement prudent business policies that support our overall operational effectiveness, ensuring that we remain resilient in a dynamic market environment.

FORWARD-LOOKING STATEMENT

The International Monetary Fund ("IMF") has projected global growth at 3.0% for 2026 and 3.4% for 2027. The outlook is uneven: The war shock is weighing on energy importers and vulnerable economies, while AI-driven demand is lifting countries integrated into the global technology value chain.[3]

Global headline inflation is expected to increase from 4.1 percent in 2025 to 4.7 percent in 2026 before declining to 3.9 percent in 2027.[4]

According to Bank Negara Malaysia ("BNM"), the Malaysian economy grew by 6% in the second quarter of 2026.[5] This was driven by continued domestic demand and robust exports. Household spending was supported by steady income growth and ongoing policy support. Investment growth was underpinned by continued spending on structures and machinery & equipment.

Growth in 2026 is projected to remain within the forecast range of 4–5%, with recent developments indicating that overall growth could be around 5%.[6] Household spending is expected to benefit from continued income growth as well as ongoing policy measures. Meanwhile, investment activity is expected to be supported by the progress of multi-year projects in both the private and public sectors, continued high realisation of approved investments as well as the ongoing implementation of national master plans.

The construction sector is expected to benefit from the roll-on effects from the RM81 billion development expenditure as allocated in Budget 2026[7].

PROPERTY DEVELOPMENT AND CONSTRUCTION

For our property development and construction segment, the Group is in the midst of obtaining the necessary approvals to launch the development of its planned 2.8-acre parcel of land for a double-storey terrace housing project in Tapah. Our budget hotel development in Tapah has now been completed and is pending the Certificate of Completion and Compliance ("CCC"). The hotel may be leased to third-party operators, managed through joint ventures, or self-operated, providing diversified income streams.

In Ulu Kelang, the Group is exploring development opportunities on its remaining land of 2.24 acres along the strategically located MRR2 corridor. Leveraging its strategic location and proximity to key government and community hubs, the proposed development is positioned as a flexible model to serve both institutional and public demand. The Group is evaluating both Build-Lease-Transfer (BLT) arrangement and outright sales as part of the asset monetisation strategy.

In Bentong, Pahang, construction is ongoing at the Group's 7.97-hectare Kepayang Heights development, which spans over two phases. Positioned as a residential and commercial development, the project is planned to include semi-detached homes, bungalows, a commercial clubhouse, serviced apartments, and lifestyle features such as a traditional Chinese medical centre and an organic farm, subject to the relevant approvals and development plans.

Infrastructure Projects

The Group is currently exploring potential strategic collaborations on large-scale infrastructure. Such initiatives, if pursued, could provide opportunities for the Group to expand its involvement beyond residential development into infrastructure-related activities, subject to the relevant technical, commercial and financial considerations.

Property Investment

NexG Bina's entry into the property investment segment through the acquisition of 18 retail shoplot units in Kajang forms part of its overall Group strategy aimed at generating recurring rental income and potential capital appreciation.

The Group may consider disposing of selected units when market conditions are favourable, while continuing to seek tenants for the properties. Potential tenants to be secured are being considered based on the retail mix, including food and beverage outlets, education centres and groceries stores, as well as the location suitability and market demographics of the surrounding residential and commercial population.

Management is also evaluating opportunities for the potential introduction of additional businesses to enhance the retail mix within the development, improve footfall, and support the overall value of the property. With tenancies secured, the properties have begun contributing rental income. Rental contributions are anticipated to improve progressively as additional tenants are secured and occupancy rates increase.

FORWARD-LOOKING STATEMENT (CONT'D)

PROPERTY DEVELOPMENT AND CONSTRUCTION (CONT'D)

As indicated previously, the Group's strategies to manage and support its property business remain relevant in 2026:

(i) Digital marketing campaigns

NexG Bina intends to implement targeted digital marketing campaigns to promote the acquired retail units to prospective buyers and tenants. This may include online listings, social media advertising, and virtual property tours that highlight the key benefits of the location and accessibility of the retail units, such as its modern amenities, connectivity and affluent neighbourhoods. By utilising digital platforms, the Group aims to reach a wider audience and attract a diverse pool of potential buyers and tenants.

(ii) Commercial leasing

The Group intends to target retailers, restaurants, and co-working space operators to lease the retail units. By capitalising on the retail units' bustling commercial environment, the Group will prioritise attracting anchor tenants such as well-known retailers or restaurants to drive traffic as well to enhance the visibility and desirability of the retail units.

(iii) Property management services

NexG Bina plans to manage its investment properties efficiently by offering comprehensive property management services to tenants, including maintenance, tenant management, and leasing services. This will enhance tenant satisfaction and ensure that properties are well-maintained, thus preserving and increasing the value of the Group's investment portfolio over time. These services will not only improve tenant satisfaction but also allow the Group to command premium rental rates compared to its competitors.



The Group's property trading and property investment activities are expected to contribute positively to its overall financial performance by providing more stable and predictable income compared to the cyclical nature of its current direct selling/retail and manufacturing sales segments. Rental income from investment properties, coupled with potential proceeds from property disposals, may provide additional cash flow and reduce the Group's reliance on its existing business segments over time.

MANUFACTURING

The manufacturing sector grew by 6.6% in the first half of 2026, supported by expansion in both export and domestic-oriented industries. It is expected to moderate to 5.7% in the second half as export front-loading normalises and domestic crude oil and condensate production declines8.

The Group continues to secure orders from existing established customers in key markets such as Germany, Hong Kong, Canada and United States of America. To expand its market reach further, the Group is actively pursuing new opportunities in other countries. The Group expects the operating environment to remain challenging in the period ahead, particularly for its manufacturing segment and will continue to prioritise the retention and strengthening of its existing customer base, while remaining alert to new opportunities and changes in customer requirements. The Group will also focus on enhancing operational efficiency, streamlining processes and managing costs prudently.



STRATEGIC PRIORITIES AND OUTLOOK

The Board is fully aware of the fast-changing and dynamic business environment in which the Group operates, particularly within the manufacturing and property development sectors. These sectors are exposed to shifting market conditions, cost pressures, and economic uncertainty.

In view of the above, the Board remains committed to pursuing growth opportunities while maintaining a prudent and disciplined approach to financial management. Looking beyond the near term, the Group's focus is on building a resilient and sustainable business that consistently creates long-term value for shareholders. To this end, the Group will prioritise prudence, cost-efficiency and operational discipline across all ventures, while continuing to seek improved performance with the aim of achieving better results in the financial year ending 30 June 2027.

Notes:

1 *https://www.dosm.gov.my/portal-main/release-content/construction-statistics-q22026*
2 *https://www.bnm.gov.my/publications/emr2025/ch2*
3 *https://www.imf.org/en/publications/weo/issues/2026/07/08/world-economic-outlook-update-july-2026*
4 *https://www.imf.org/-/media/files/publications/weo/2026/update/july/english/text.pdf*
5 *https://www.bnm.gov.my/-/gdp2q26pr*
6 *https://www.bnm.gov.my/-/gdp2q26pr*
7 *https://www.fsmone.com.my/article/359541/malaysia-sector-outlook-construction-year-of-execution*
8 *https://www.nst.com.my/business/economy/2026/10/1551400/malaysias-services-sector-set-grow-55pct-2026*

ABOUT THIS STATEMENT

On behalf of the Board of Directors ("**the Board**") of NexG Bina Berhad ("**NexG Bina**" or "**the Company**") and its subsidiaries (collectively, "**the Group**"), we are pleased to present the Sustainability Statement ("**Statement**") for the financial year ended 30 June 2026 ("**FYE2026**").

This Statement reaffirms our ongoing commitment to sustainability, underscoring both the progress we have made and the strategic path we have set for the future. Amid an increasingly complex global landscape, we remain resolute in integrating sustainable practices that embody our core values and create enduring value for our stakeholders.

NexG Bina believes that sustainable development is vital to the Group's long-term success. Our vision is to transition towards a climate-resilient company while staying true to being a fair and equal employer. As the world around us evolves, the Board remains cognisant of the growing risks presented by climate change and global warming. Equally, we recognise that respecting human rights is fundamental not only within our own operations, but across every link in our value chain. We aim to build on our capabilities and extend the value propositions of our business to safeguard stakeholders' interests. Through these initiatives, NexG Bina intends to enhance its operational efficiency, minimise environmental impacts, and promote ethical practices, while ensuring strong governance and transparency throughout the organisation. We acknowledge the responsibilities we have towards our various stakeholders which include investors, customers, business partners, as well as the communities we operate in, and we strive to deliver on that responsibility.

This Statement underscores NexG Bina Berhad's ongoing commitment and accomplishments in integrating Economic, Environmental, Social, and Governance ("**EESG**") initiatives throughout every facet of the Group's business operations for FYE2026. It demonstrates the Group's commitment to fostering long-term value creation, addressing stakeholder concerns, and contributing to sustainable development. We engage with our stakeholders in identifying business imperatives to drive improvements in sustainability. Our ultimate goal is to maximise shareholder investments and long-term value for all our stakeholders. We aim to strengthen the trust we have built and engage our diverse stakeholder base.

Our dedication to sustainability is a continuous journey, and we recognise that further progress and goals remain ahead. This Statement outlines the advancements, accomplishments, and challenges we have encountered on our sustainability path as we strive to create lasting value and generate a positive impact on society and the environment. We are delighted to present our sustainability report and invite you to explore our latest progress and achievements over the past year.

REPORTING FRAMEWORKS

This Statement has been prepared in accordance to the Main Market Listing Requirements ("MMLR") of Bursa Malaysia and with reference to Bursa Malaysia's 3rd edition of the Sustainability Reporting Guide.



REPORTING BOUNDARY AND SCOPE

This Statement covers the Group's performance for the reporting period from 1 July 2025 to 30 June 2026. While this timeframe forms the core of our disclosure, we have included data from previous financial periods where applicable to offer meaningful comparisons and highlight trends. Any information outside this specified period that is pertinent to the report has been clearly indicated.

This Statement information encompasses the parent company, NexG Bina Berhad and the following companies unless otherwise indicated in the Statement. It specifically excludes subsidiaries that are dormant, not yet in operations, or have negligible or insignificant contributions to the Group's overall operations.

COMPANY	SEGMENT
NexG Bina Berhad	Investment Holding
Classita (M) Sdn Bhd	Manufacturing
PT Classita Indonesia Intimates	Manufacturing

This Statement incorporates historical data where applicable and available. Relevant targets and key performance indicators have been established, monitored, and disclosed to the best of our ability within this Statement. The Board of Directors has reviewed and approved this Statement.

ASSURANCE

Bursa Malaysia's Sustainability Reporting Guides recommends the use of external assurance, and we believe external assurance adds credibility and transparency to our sustainability reporting. In this regard, a limited assurance exercise on selected indicators in this report have been carried out by our appointed independent auditor, IBDC (Malaysia) Sdn. Bhd.

FEEDBACK

The Group welcomes feedback, suggestions and comments from its valued stakeholders for improvements in its sustainability practices, performances and reporting. Please email to info@nexgbina.com.my.

SUSTAINABILITY HIGHLIGHTS

INDICATORS	THEMES
Revenue: **RM51,581,513**	Economic
C1(a) Employees Trained on Anti-corruption: **99.44%** **C1(b)** Operation Assessed for Corruption-related Risks: **100%** **C1(c)** Incidents of Corruption: **0**	Governance
C2(a) CSR Investments: **RM1,644** **C2(b)** CSR Beneficiaries: **4** **C3(a)** Workforce: **899 (30% Male, 70% Female)** **C3(b)** Board of Directors: **7 (71% Male, 29% Female)**	Social
C4(a) Electricity Consumption: **5,518,588 MJ (1,532,941 kWh)**	Environmental
C5(a) Work-related Fatalities: **0** **C5(b)** Lost Time Incident Rate: **2.17** **C5(c)** Employees Trained on Health and Safety: **894** **C6(a)** Training for Employees: **2,811 Hours** **C6(b)** Percentage of employees that are contractors or temporary staff: **17.69% (159)** **C6(c)** Employee Turnover: **105 (11.68%)** C6(d) Human Rights Violations: **0**	Social
C7(a) Local Purchasing: **4.83%**	Economic
C8(a) Breach of Customer Privacy: **0**	Social
C9(a) Water Usage: **62.35 ML (62,348 M3)** **C10(a)** Total Waste: **73.69 Mt** **C11(a)** Scope 1 Emissions: **67.25 tCO_2e** **C11(b)** Scope 2 Emissions: **1,161.97 tCO_2e**	Environmental
S3(a) Products Health and Safety Assessed for Improvement: **0** **S3(b)** Products Health and Safety Noncompliance: **0** **S3(c)** Products Health and Safety Recall: **0** **S5(a)** Total Weight or Volume of Raw Materials: **Refer to Table**	Social
S6(a) New Suppliers Screened for Environmental Criteria: **100%** **S6(b)** Total Suppliers Screened for Environmental Impact: **10**	Environmental
S7(a) New Suppliers Screened for Social Criteria: **100%** **S7(b)** Total Suppliers Screened for Social Impact: **10**	Social
S8(a) Effluent Discharge: **0**	Environmental

SUSTAINABILITY GOVERNANCE STRUCTURE

NexG Bina is committed to upholding the highest standard of governance with sound business ethics in our business operations. Our commitment serves to protect our integrity, reputation, and foster trust among our stakeholders. As a responsible and forward-thinking company, the Group recognises the vital role that Environmental, Social, and Governance ("ESG") principles play in shaping a sustainable future. Our pivot towards ESG is driven by a commitment to not only enhance long-term value for our stakeholders but also to contribute meaningfully to global efforts in environmental stewardship, social equity, and transparent governance.

The Group's sustainability governance structure comprises the Board of Directors, the Senior Management, and a Sustainability Committee. This structure ensures that sufficient resources are allocated towards achieving our sustainability goals and all levels of the Group contributes to the sustainability endeavour.

The Board and Senior Management set sustainability strategies, priorities, and targets, and oversee the implementation of the Group's sustainability efforts. The Sustainability Committee plans and carries out initiatives to achieve the targets.



Board of Directors

Supervising the Group's sustainability direction:

- Ensures sustainability is integrated into the Group's business strategy
- Sets the Group's sustainability priorities
- Reviews and approves sustainability performance and targets
- Kept informed of the Group's sustainability issues, in particular risks and opportunities

Senior Management

Identifying and addressing principal business risks and material sustainability risks, and aligning the Group's sustainability strategies with long-term business growth:

- Sets sustainability targets and monitors their progress
- Appraises and evaluates sustainability performance
- Reports and makes recommendations to the Board

Sustainability Committee

Comprising of representatives from various departments and business units, the Committee carries out sustainability initiatives to achieve targets that were set:

- Proposes, implements, monitors, and improves sustainability initiatives aligned to priorities and strategies
- Reviews the progress of sustainability initiatives against targets, and reports findings to the Senior Management

SUSTAINABILITY STATEMENT (CONT'D)

STAKEHOLDER ENGAGEMENT

The Group values stakeholder input on its business and sustainability efforts. We maintain active communication with parties who significantly influence or are affected by our business. Strengthening these relationships is key to our long-term success, and we are committed to enhancing stakeholder engagement. The table below outlines our key stakeholder groups, the modes and frequency of engagement.

Stakeholder	Types Of Engagement	Frequency
Investors and Shareholders	• Annual and Extraordinary General Meetings • Corporate Website • Virtual or Physical Meetings • Reports • Announcements and Media Releases	• Annual, When Necessary • Timely Updates • When Necessary • Corporate Website • When Necessary
Employees	• Induction Process • Handbook • Emails • Townhall Meetings • Performance Reviews • Internal Meetings	• One-time • Corporate Website • When Necessary • When Necessary • Annual, When Necessary • When Necessary
Customers	• Corporate Website • Telephone Calls and Emails • Virtual or Physical Meetings • Customer Satisfaction Surveys	• www.nexgbina.com.my • When Necessary • When Necessary • Annual
Financial Institutions	• Corporate Website • Telephone Calls and Emails • Virtual or Physical Meetings • Reports • Announcements and Media Releases	• Timely Updates • When Necessary • When Necessary • Corporate Website • When Necessary
Suppliers and Vendors	• Vendor Onboarding • Contract Renewal Process • Telephone Calls and Emails • Performance Evaluation Surveys • Quality Assurance Audit	• Evaluation Form, Factory Visit • When Issue New Contract • When Necessary • Annual • Incoming Material Delivery
Government and Regulators	• Virtual or Physical Meetings • Announcements and Media Releases	• When Necessary • When Necessary
Local Communities	• Charity and Welfare Activities • Employment Opportunities	• On Occasion • When Available

MATERIALITY ASSESSMENT

The Group carried out its materiality assessment using a four-step process, aided by inputs from prioritised stakeholders, industry information and global trends.

1 Identification and Prioritisation

We identified several sustainability issues that were deemed significant and matched them to key stakeholders. This step illustrates how we take into account our stakeholders' needs and expectations in defining our material issues. The material matters were ranked in priority according to their importance to each of our stakeholders.

2 Materiality Survey and Analysis

Perspectives of our stakeholder groups were obtained through an assessment questionnaire to rank the sustainability matters according to importance. The survey's results combined with our own rankings create a matrix that illustrates the importance of each sustainability matter relative to one another.

3 Review and Validation

The result of the matrix was reviewed and submitted to the Senior Management for validation and approval. This process creates a link between top-level strategy and organization-wide sustainability initiatives to ensure sustainability management is prevalent in every level of the Group. This guarantees a coordinated and effective response to the critical sustainability issues identified as material to our operations.

4 Final Review and Approval

The final matrix was reviewed during the Board of Directors meeting to confirm whether the result is in line with the Group's strategies.

Understanding the most pressing material issues is a core component of our sustainability strategy. The materiality assessment process helps us to identify and prioritise topics that are most relevant to our business and stakeholders.

In FYE2024, we conducted a materiality reassessment to identify both current and emerging sustainability issues affecting the Group. Based on the outcome of materiality assessment carried out previously, five (5) material topics have been identified and disclosures on the sustainability performance on these material topics are indicated across sections in this Statement. Topics such as Labour Practice, Workplace Safety, Pollution, Waste Management and Climate Change has been assessed as high-priority issues. This evaluation enabled us to stay ahead of evolving challenges and opportunities, ensuring these material issues are incorporated into our long-term transformation plan.

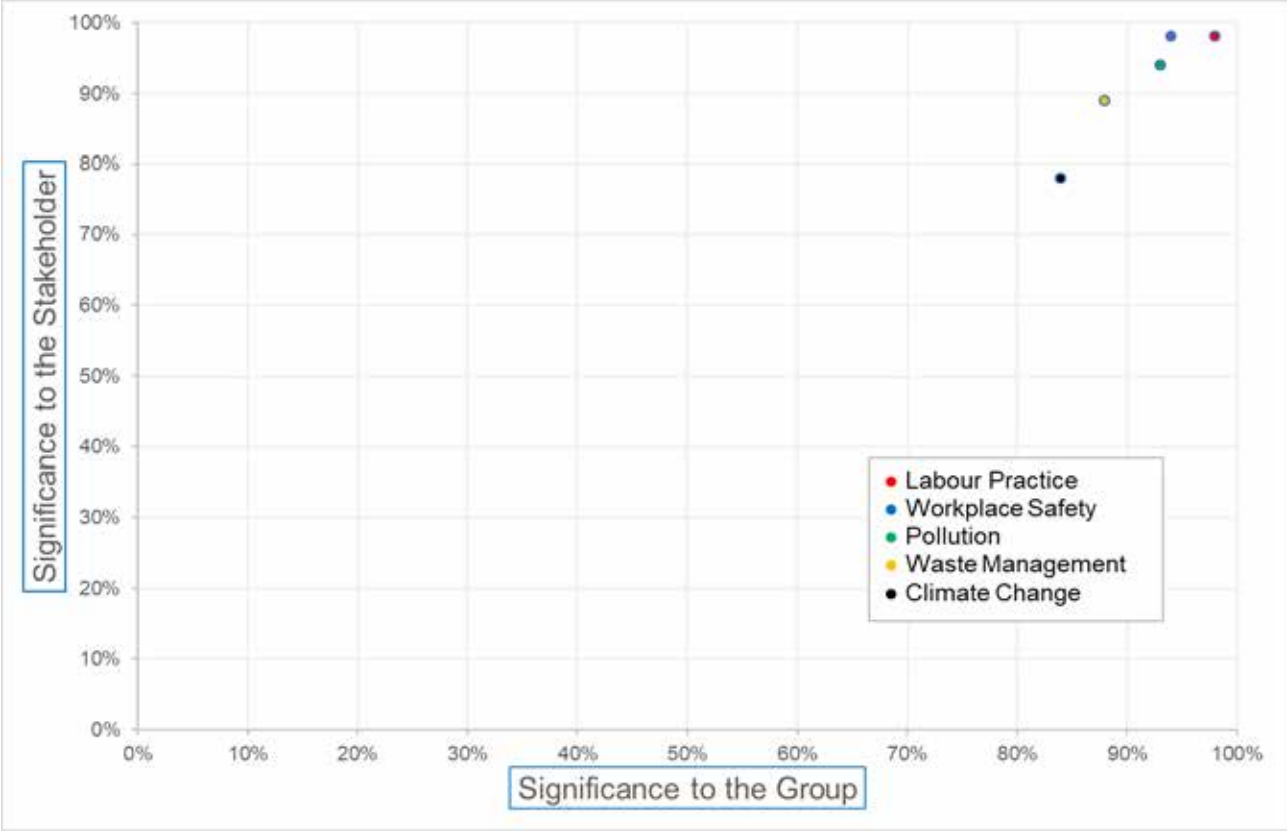
The process above also helps us to prioritise material issues to ensure that resources are allocated towards initiatives that address the most pressing concerns, while fostering long-term business growth and resilience.

After the Group has identified its key sustainability matters, selected stakeholders were engaged to rank and rate the material matters from their viewpoint, in relation to their deemed interest and importance to the Group. Their feedback was analysed, and the combined importance and priority of these issues are shown in the Materiality Matrix.

These material matters guides how the Group can best carry out resource allocation in the short term and long term.

MATERIAL SUSTAINABILITY MATTERS

In FYE2026, the Group reviewed its material ESG factors identified in FYE2024 to ensure their continued relevance to the business and its stakeholders. Following this review, the Group reaffirmed that the material topics remain relevant and applicable to the Group.



MANAGEMENT SYSTEMS

Environmental Management System ("EMS")

NexG Bina has long prioritised the safety and well-being of its employees and the environment through the implementation of a robust internal Environmental Management System. This system is designed to monitor and minimise the environmental impact of its operations, while fostering a culture of safety and sustainability.

Additionally, NexG Bina actively integrates organic raw materials into its production processes and places significant emphasis on recycling materials and minimising waste to reduce environmental impact. The Group is equally committed to upholding industry standards and obtaining relevant certifications to ensure compliance and quality across its operations. Through these concerted efforts, NexG Bina strengthens its commitment to responsible manufacturing practices and contributes to sustainable development, aligning its business objectives with environmental stewardship.

MANAGEMENT SYSTEMS (CONT'D)

Occupational Safety and Health Management System ("OSHMS")

Our OSHMS system is designed to proactively manage workplace risks and foster a culture of safety across all operations. The OSHMS encompasses a wide range of policies, procedures, and protocols aimed at identifying, assessing, and mitigating potential hazards within the work environment.

Key components of the system include regular safety audits, risk assessments, and employee training programs focused on safe work practices and emergency preparedness. The system also ensures compliance with national safety regulations and industry standards, reinforcing the Group's commitment to maintaining a safe workplace. A clear incident reporting and response mechanism is in place to promptly address any accidents or near-miss events, enabling continuous improvement in safety performance.

Additionally, the OSH system promotes employee involvement, encouraging staff at all levels to actively participate in safety initiatives and decision-making processes. By fostering a collaborative approach, the Group strives to create a work environment where safety is prioritised, risks are minimised, and the health and well-being of all employees are safeguarded.

SOCIAL PRACTICE CERTIFICATIONS

To maintain its status as a leader in undergarment manufacturing, NexG Bina is fully committed to upholding international social practice standards. This commitment reflects our focus on ethical practices and the well-being of our employees and stakeholders. By adhering to these standards, we ensure fair labour practices, safe working environments, and respect for human rights throughout our operations.

The Company's primary export markets, Europe and the United States of America, impose stringent social practice and accountability requirements that prioritize employee well-being while prohibiting forced and child labour. These standards include the Business Social Compliance Initiative (BSCI) for European markets and the Worldwide Responsible Accredited Production (WRAP) certification for the US. The Company undergoes regular, mandatory, and rigorous audits, successfully meeting the criteria year after year to maintain our certifications.

By aligning with these rigorous standards, NexG Bina ensures that its operations meet both business and legal requirements, enabling the Company to maintain its presence in Europe and the US. This commitment not only facilitates compliance with market regulations but also reinforces NexG Bina's reputation as a responsible manufacturer dedicated to ethical practices and the well-being of its workforce.

REVENUE

The Group is focused on implementing a strategy that not only drives profitability but also fosters sustainable growth, with a clear focus on achieving long-term success as expected of a publicly listed company. The Group has consistently generated and distributed substantial economic and financial value to its stakeholders, playing a pivotal role in driving socio-economic development.



By creating meaningful value across its operations, the Group has contributed to the growth and stability of local economies, supporting not only shareholders but also employees, suppliers, and the wider community. We are committed to meeting our financial commitments to our hardworking employees, ensure compliance with our tax responsibilities, and strive to deliver meaningful returns to our shareholders.

Our commitment extends to our suppliers, where we practice fair procurement methods to strengthen our supply chain and promote collaborative development. This integrated strategy not only enhances our financial health but also reinforces our commitment to corporate social responsibility, ensuring that we generate value across all stakeholder groups.

Through its business activities, the Group has fostered job creation, enhanced livelihoods, and promoted industrial growth, further strengthening the social fabric in the regions where it operates. This holistic approach to value creation underscores the Group's commitment to responsible growth, ensuring that economic gains are shared broadly and contribute to long-term sustainability.

The Group's principal operations center on the manufacture and export of lingerie and women's intimate apparel, a sector that represents a significant portion of our business. This focus enables us to tap into the growing demand for high- quality and stylish products in both local and international markets. Our commitment to excellence in this area has positioned NexG as a trusted name in the industry, catering to a diverse clientele that values innovation and quality.

At the heart of our operations is NexG Bina's manufacturing plant in Teluk Intan, which features a state-of-the-art facility designed to enhance our production capabilities. Equipped with a computerised pattern-making system, this advanced technology empowers our design teams to develop innovative styles and designs that meet the ever-evolving needs and preferences of our customers. By streamlining the design process, we can quickly respond to market trends and consumer demands, ensuring that our product offerings remain relevant and appealing.

In addition to our core business in lingerie manufacturing, the Group is also actively involved in property development and construction, where we apply our expertise to contribute positively to the local economy. We aim to create high-quality residential developments that enrich the community while ensuring sustainable practices. This multifaceted approach not only diversifies our business operations but also positions the Group for long-term growth and resilience in an ever-changing market landscape.

COMMON SUSTAINABILITY MATTERS

C1. ANTI-CORRUPTION

C1(a) Percentage of Employees Who Has Received Training on Anti-corruption by Employee Category

At NexG, we pride ourselves on being an ethical and responsible organization committed to upholding the highest standards of integrity and transparency in all our operations. We firmly believe that fostering a culture of trust and accountability is essential for the success of our business and the well-being of our workers.

The Group is committed to conducting business with the highest ethical standards while strictly complying with relevant laws and regulations. Integrity is a core philosophy embedded in our corporate culture. The Group enforces a robust Code of Conduct that strictly prohibits bribery, corruption, and unethical behaviour that all directors and employees are required to adhere to.

Indicator	2024		2025		2026	
Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category:						
	No. of Staff Trained	%	No. of Staff Trained	%	No. of Staff Trained	%
Management	12	100.00	17	100.00	25	92.59
Executive	41	100.00	34	100.00	24	88.89
Non-Executive	65	100.00	72	100.00	119	100.00
General Worker	264	100.00	253	100.00	726	100.00

Our zero-tolerance policy towards corruption is a cornerstone of our corporate ethics. Through comprehensive training programs, we educate our workforce about recognizing, preventing, and reporting any corrupt practices. This empowers our employees to make informed decisions and reinforces our collective commitment to integrity.

We also encourage open communication and create safe channels for employees to report unethical behaviour without fear of retaliation. Our commitment to transparency extends to our business relationships, as we conduct thorough due diligence on all partners and suppliers, ensuring they share our values of honesty and responsibility.

For FYE2026, 99.44 % of the Group's employees have undergone anti-corruption training.

C1(b) Percentage of Operations Assessed for Corruption-related Risks

Assessing corruption risk in a specific location of operation is crucial for ensuring ethical business practices and maintaining compliance with international standards. This assessment allows the Group to identify potential vulnerabilities within our operations, implement appropriate controls, and foster a culture of integrity.

We understand that corruption risks can vary significantly based on geographic, political, and economic factors. These risks may manifest in various forms, including bribery, embezzlement, fraud, and cronyism. A comprehensive assessment involves analysing both external and internal factors, including organizational culture and operational processes.

Indicator	Measurement Unit	2024	2025	2026
Bursa C1(b) Percentage of Operations Assessed for Corruption-related Risks	Number	-	-	-

The Group is proud to report that there have been no confirmed incidents of corruption for FYE2026. This is due to the Group's strict adherence to its anti-corruption policies and the implementation of comprehensive internal controls.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C2. COMMUNITY/SOCIETY

C2(a) Total Amount Invested in the Community Where the Target Beneficiaries are External to the Listed Issuer

NexG Bina is committed to go beyond our operations and extend our social responsibility to communities where we operate. By giving back to the local communities, we are able to exercise our social responsibility and uplift the people around us. This in turn allows us to establish a strong and lasting relationship with the local community.

We believe that social responsibility is essential to creating long-term value for both our business and the communities we serve. We are therefore committed to giving back, helping address the social and environmental challenges that our communities face through lasting and inspiring change. This is achieved mainly by providing assistance to underprivileged groups.

Indicator	Measurement Unit	2024	2025	2026
Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	636	74,636	1,644

C2(b) Total Number of Beneficiaries of the Investment in Communities

Indicator	Measurement Unit	2024	2025	2026
Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	114	5,503	4

The Group remains steadfast in supporting impactful community initiatives and will continue to invest in programmes that contribute positively to society.

C3. DIVERSITY

C3(a) Percentage of Employees by Gender and Age Group, for Each Employee Category

NexG Bina believes that diversity is essential to the Group's continued success and is committed to cultivating an inclusive workplace that values diversity in ethnicity, age, religion, and gender. By promoting and inculcating a culture of open-mindedness and inclusivity, we create an environment where all perspectives are respected and valued.

The Group is dedicated to offering equal opportunities in recruitment, career development, promotion, training, and rewards, ensuring that all employees are treated fairly and have equal chances for growth, free from discrimination and bias of any kind. The importance of this is highlighted by the fact that labour practices have been recognised as one of the key material matters by both the Group and its stakeholders.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C3. DIVERSITY (CONT'D)

C3(a) Percentage of Employees by Gender and Age Group, for Each Employee Category (Cont'd)

As of 30 June 2026, the Group employed a total workforce of 899, 267 men (29.70%) and 632 women (70.30%) from ages of below 30 (42.60%), 30-50 (29.92%), and over 50 (27.47%).

Indicator	Measurement Unit	2024	2025	2026
Bursa C3(a) Percentage of employees by gender and age group, for each employee category				
Age Group by Employee Category				
Management Under 30	Percentage	0.00	0.00	0.00
Management Between 30-50	Percentage	2.00	2.00	55.56
Management Above 50	Percentage	2.00	2.00	44.44
Executive Under 30	Percentage	1.00	0.00	0.00
Executive Between 30-50	Percentage	7.00	5.00	55.56
Executive Above 50	Percentage	3.00	4.00	44.44
Non-executive/Technical Staff Under 30	Percentage	4.00	6.00	34.45
Non-executive/Technical Staff Between 30-50	Percentage	9.00	10.00	52.94
Non-executive/Technical Staff Above 50	Percentage	4.00	4.00	12.61
General Workers Under 30	Percentage	21.00	25.00	47.11
General Workers Between 30-50	Percentage	42.00	38.00	24.24
General Workers Above 50	Percentage	5.00	4.00	28.65
Gender Group by Employee Category				
Management Male	Percentage	2.00	3.00	51.85
Management Female	Percentage	2.00	2.00	48.15
Executive Male	Percentage	2.00	2.00	11.11
Executive Female	Percentage	9.00	7.00	88.89
Non-executive/Technical Staff Male	Percentage	6.00	6.00	37.82
Non-executive/Technical Staff Female	Percentage	11.00	13.00	62.18
General Workers Male	Percentage	31.00	29.00	28.24
General Workers Female	Percentage	38.00	39.00	71.76

C3(b) Percentage of Directors by Gender and Age Group

The Group's Diversity Policy also applies to selection of company directors. Candidates from various backgrounds, without discrimination and bias to gender, age and ethnicity, will be considered for appointments to the Board of Directors. The overriding principle is that all appointments to the Board must be based upon on merit, experience, qualification, character, time commitment, integrity and contribution the candidate may bring to the Board.

The current Board comprises of five male (71.43%) and two female (28.57%) from the ages of below 30 (0%), 30-50 (42.86%) and over 50 (57.14%). The Group complies with the Bursa Malaysia's Main Market Listing Requirements Clause 15.02(1)(b) that states one director in the Board of Directors must be a woman. The Group is open to including more women who meet its criteria to increase women representation on its Board, reflecting its commitment to gender diversity and balanced leadership.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C3. DIVERSITY (CONT'D)

C3(b) Percentage of Directors by Gender and Age Group

Indicator	Measurement Unit	2024	2025	2026
C3(b) Percentage of Directors by Gender and Age Group				
Gender Group				
Male	Percentage	87.00	86.00	71.43
Female	Percentage	13.00	14.00	28.57
Age Group				
Below 30	Percentage	-	-	-
Between 30 and 50	Percentage	25.00	29.00	42.86
Above 50	Percentage	75.00	71.00	57.14

C4. ENERGY MANAGEMENT

C4(a) Total Energy Consumption

The Group is fully aware of the significant impact that energy consumption has on climate change, especially given that electricity generation in Malaysia largely relies on fossil fuels such as coal and natural gas. The burning of these fossil fuels contributes to high levels of greenhouse gas emissions, which are a major driver of global warming and environmental degradation. The Group recognises its role in contributing to this issue and the urgent need to reduce its carbon footprint.

The rising cost of electricity imposed by the power provider has further impacted the Group's financial performance, adding pressure to control operational expenses. By actively addressing energy consumption, the Group seeks to improve its financial resilience while aligning with global sustainability goals. This commitment not only enhances operational efficiency but also contributes to a greener, more sustainable future, positioning the Group as a responsible corporate citizen in the fight against climate change.

Understanding the broader implications of energy use, the Group is actively exploring strategies to reduce consumption, improve energy efficiency, and explore renewable energy sources, which would lessen its environmental impact while contributing to the long-term resilience and sustainability of the business.

Indicator	Measurement Unit	2024	2025	2026
Bursa C4(a) Total energy consumption				
Total Energy Consumption	Megawatt	1,318.03	1,404.24	1,532.94
Total Energy Consumption	MJ	4,744,912	5,055,268	5,518,588

For FYE2026, the Group's energy consumption has increased by 128.7 MWh (463,320 MJ), which is 9.16% higher than the previous financial year.

Energy consumption intensity (over revenue), measured in kilowatt-hours per Ringgit Malaysia (kWh/ RM), represents the amount of energy consumed to generate each dollar of revenue. This metric is critical for evaluating the efficiency of energy use in relation to the Group's financial performance. A lower or higher energy intensity indicates that the Group is using less or more energy to generate revenue, which reflects operational efficiency and environmental impact.

COMMON SUSTAINABILITY MATTERS (CONT'D)

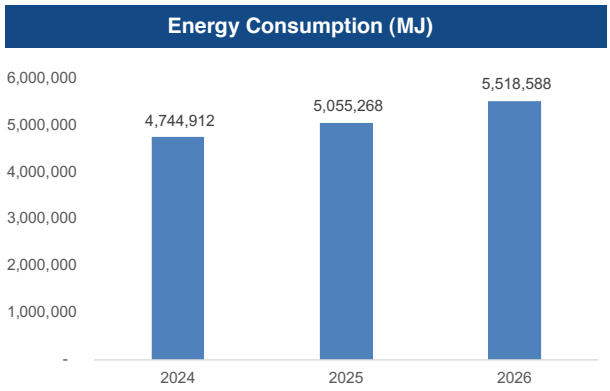
C4. ENERGY MANAGEMENT (CONT'D)

C4(a) Total Energy Consumption (Cont'd)

In FYE2026, the energy consumption intensity of the Group saw a 26.38% increase compared to the previous financial year. This increase can be attributed to lower revenue and increase in energy consumption compared to the previous year.

Energy Intensity	2024	2025	2026
Revenue (RM)	50,494,764	59,806,636	51,581,513
Energy Consumption Intensity (kWh/RM)	**0.0261**	**0.0235**	**0.0297**

Monitoring energy intensity allows the Group to assess how effectively it is managing energy consumption. By focusing on reducing this metric, the Group can lower its overall energy costs, minimise its carbon footprint, and enhance profitability. Initiatives such as adopting energy-efficient technologies, optimising production processes and integrating renewable energy sources allows the Group to reduce its energy intensity, aligning with both financial and sustainability goals.



C11. EMISSIONS

Carbon emissions from fossil fuel combustion are one of significant driver of climate change and global warming. The continued reliance on fossil fuels for energy generation and transportation compounds this challenge, making the shift to renewable and sustainable energy sources increasingly urgent.

The Group recognises its vital role in reducing emissions and is dedicated to effective energy management. We continually strive to minimise energy consumption, with the goal of improving process efficiency and productivity through enhanced operating procedures and the adoption of energy-efficient practices.

We have also started tracking our emissions for FYE2026, enabling us to monitor our carbon footprint trajectory and our progress for the upcoming years.

Indicator	Measurement Unit	2024	2025	2026
Bursa C11(a) Scope 1 emissions	tCO2e	-	-	67.25
Bursa C11(b) Scope 2 emissions	tCO2e	-	-	1,161.97
Bursa C11(c) Scope 3 emissions	tCO2e	-	-	-

Notes:
1) Scope 1 consists of petrol usage of Company-owned vehicles while Scope 2 consist of purchased electricity.
2) Scope 1 emission factor is derived from the Greenhouse Gas (GHG) Protocol.
3) Scope 2 emission factor is derived from the Malaysia and Indonesia published Grid Emission Factor.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C5. HEALTH AND SAFETY

C5(a) Number of Work-related Fatalities

At NexG Bina, the health, safety, and well-being of our employees are paramount. As part of our OSHMS, our Occupational Safety and Health Committee is entrusted with the responsibility of maintaining and enforcing our safety and health policies and practices throughout the Group. The Committee is also responsible for instilling a culture of safety and health in the workplace, emphasising that maintaining a safe environment is a shared responsibility among all employees.

To improve our emergency response capabilities, we collaborate with the local fire and rescue department to carry out fire drills at least twice annually. These exercises provide extensive training on essential skills, including the proper use of firefighting equipment, first-aid procedures, CPR techniques, and structured evacuation plans, along with other safety measures to help prevent and address potential hazards.

In addition to emergency response drills, we have introduced a range of safety and health initiatives aimed at cultivating a positive and health-focused workplace. We firmly believe that all occupational injuries and work-related illnesses are preventable, and we are dedicated to actively reducing incidents and ensuring a disruption-free and safe work environment.

Due to the effective Occupational Safety and Health ("OSH") measures implemented by the Group, we have successfully maintained a record of no fatalities in FYE2026. This commitment to rigorous safety protocols underscores our dedication to ensuring the well-being of all employees in the workplace.

Workplace Safety has been identified as one of the material matters for the Group to focus on. The key performance index ("KPI") going forward is to maintain zero incidents of fatality or injury in the workplace. This commitment reflects our dedication to ensuring the highest safety standards and preventing any fatality, injuries or accidents. By focusing on this objective, we aim to create a safe and secure environment for all employees.

Indicator	Measurement Unit	2024	2025	2026
Bursa C5(a) Number of work-related fatalities	Number	-	-	-

Indicator	2024	2025	2026
Injuries Requiring Hospitalization			
Employee	-	-	-
Non-Employee	-	-	-
Injuries Not Requiring Hospitalization			
Employee	-	7	22
Non-Employee	-	-	-

COMMON SUSTAINABILITY MATTERS (CONT'D)

C5. HEALTH AND SAFETY (CONT'D)

C5(b) Lost Time Incident Rate ("LTIR")

With no incidents of fatalities, the Group has not experienced any major lost production time. This achievement underscores our commitment to maintaining a safe work environment and highlights the effectiveness of our safety protocols and practices.

Indicator	Measurement Unit	2024	2025	2026
Bursa C5(b) Lost time incident rate	Rate	-	1.69	2.17

C5(c) Number of Employees Trained on Health and Safety Standards

A crucial part of the OSHMS is ensuring that all employees receive comprehensive and adequate OSH training. This training is designed to equip employees with the knowledge and skills necessary to identify and mitigate potential hazards in the workplace, respond effectively to emergencies, and follow safety protocols. The training covers a wide range of topics, including the proper use of personal protective equipment ("PPE"), safe handling of machinery and materials, hazard communication, and first-aid techniques.

By providing regular and updated training sessions, the Group ensures that employees are well-prepared to handle any safety-related issues that may arise. This not only helps prevent accidents and injuries but also fosters a culture of safety where every individual is aware of their role in maintaining a secure working environment.

Indicator	Measurement Unit	2024	2025	2026
Bursa C5(c) Number of employees trained on health and safety standards	Number	382	376	894

C6 LABOUR PRACTICES AND STANDARDS

C6(a) Total Hours of Training by Employee Category

NexG Bina places tremendous value on our employees, recognising that they are the backbone of our success. We are committed to creating an empowering work environment where every individual is supported and given opportunities to grow, both personally and professionally. To ensure that our employees are not only efficient but also highly knowledgeable in their roles, we provide continuous training and development programs tailored to enhance their skills and expertise.

We believe in fostering a culture of learning, where employees are encouraged to pursue professional growth through workshops, hands-on training, and skill- building initiatives. By investing in their development, we enable them to stay updated on industry trends and advancements, allowing them to contribute more effectively to the Group's overall goals.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C6 LABOUR PRACTICES AND STANDARDS

C6(a) Total Hours of Training by Employee Category

NexG Bina places tremendous value on our employees, recognising that they are the backbone of our success. We are committed to creating an empowering work environment where every individual is supported and given opportunities to grow, both personally and professionally. To ensure that our employees are not only efficient but also highly knowledgeable in their roles, we provide continuous training and development programs tailored to enhance their skills and expertise.

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Indicator	Measurement Unit	2024	2025	2026
Bursa C6(a) Total hours of training by employee category				
Management	Hours	208	762	302
Executive	Hours	902	548	172
Non-Executive	Hours	538	1,223	358
General Workers	Hours	1,225	2,144	1,979
Total	**Hours**	**2,873**	**4,677**	**2,811**

In addition to technical training, we also focus on leadership and soft skills development to ensure that our workforce is well- rounded and adaptable. This approach not only boosts productivity and efficiency but also empowers employees to take ownership of their work, driving innovation and excellence at every level of the organization. The Group understands that when our employees thrive, the Group thrives.

C6(b) Percentage of Employees That are Contractors or Temporary Staff

The Group employed 159 contract workers, representing 17.69% of the total workforce. These contract workers are foreign nationals, contributing to the Group's diverse labour force. Their involvement is integral to maintaining operational efficiency and meeting production demands.

Indicator	Measurement Unit	2024	2025	2026
Bursa C6(b) Percentage of employees that are contractors or temporary staff	Percentage	46.00	39.00	17.69

C6(c) Total Number of Employee Turnover by Employee Category

The Group experienced a turnover of 105 employees, accounting for 11.68% of the total workforce across all employee categories. Contributing factors to this turnover include the manufacturing plant's rural location and employees pursuing better opportunities elsewhere.

This underscores the persistent challenge of retaining talent in rural areas, compounded by the competitive nature of the job market. Addressing these issues will be key to improving employee retention and maintaining workforce stability.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C6 LABOUR PRACTICES AND STANDARDS (Cont'd)

C6(c) Total Number of Employee Turnover by Employee Category (Cont'd)

Bursa C6(c) Total number of employee turnover by employee category	2024		2025		2026	
	Number of Employees	Number of Turnover	Number of Employees	Number of Turnover	Number of Employees	Number of Turnover
Management	12	3	17	2	27	6
Executive	41	7	34	9	27	5
Non-Executive	65	26	72	10	119	15
General Workers	264	109	253	76	726	79
Total	**382**	**145**	**376**	**97**	**899**	**105**

Fostering strong relationships among our employees is key to our efforts to enhance retention. The Group organises annual events such as the company dinner and Family Day, while also celebrating major festivals with employees, promoting a spirit of unity and inclusivity. These activities are aimed at building teamwork, cohesiveness, and engagement, all of which contribute to a positive work environment.

The Group provides free transportation for our employees to ensure safe and comfortable travel to and from work. In addition, we provide good quality hostel accommodations for all our foreign workers that are certified by the Jabatan Tenaga Kerja as part of our commitment to enhancing the quality of living facilities available to our workforce. By prioritising these initiatives, we strive to boost job satisfaction and retain valuable talent within the Group.

C6(d) Number of Substantiated Complaints Concerning Human Rights Violations

There have been no human rights violations reported at our manufacturing plant at Teluk Intan. The Group remains committed to upholding the highest standards of ethical conduct, ensuring that all operations comply with local and international labour laws. We align our operations with international standards, such as the United Nations Guiding Principles on Business and Human Rights, Universal Declaration of Human Rights, and the International Labour Organisation's ("ILO") Declaration on Fundamental Principles and Rights at Work. We prioritise the dignity, safety, and rights of all employees, and foster a respectful and inclusive work environment where human rights are strictly protected.

Indicator	Measurement Unit	2024	2025	2026
Bursa C6(d) Number of substantiated complaints concerning human rights violations	Number	-	-	-

COMMON SUSTAINABILITY MATTERS (CONT'D)

C7. SUPPLY CHAIN MANAGEMENT

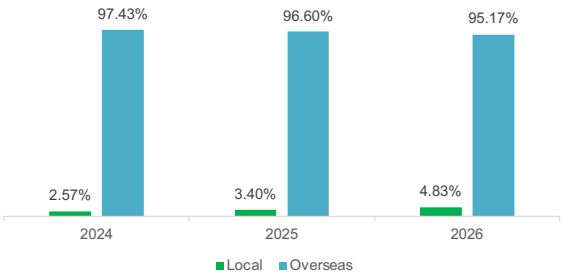
C7(a) Proportion of Spending on Local Suppliers

Our core business focuses on the manufacture and export of lingerie and women's intimate apparel, operating as an Original Equipment Manufacturer ("OEM") for customers in Europe and the United States of America.

Bursa C7(a) Proportion of spending on local suppliers	2024 RM	%	2025 RM	%	2026 RM	%
Total Spending on Local	573,742	2.57	911,495	3.40	1,118,774	4.83
Total Spending on Import	21,787,206	97.43	25,883,846	96.60	22,029,299	95.17
Total Spending	**22,360,948**		**26,795,341**		**23,148,073**	

The manufacture of high-quality products requires high-quality fabrics and premium materials so the final products meet the highest standards of comfort, durability, and design specified by customers. This commitment to quality is essential for maintaining customer satisfaction and a strong reputation in the competitive lingerie and intimate apparel market. A significant portion of the fabrics and materials used are imported, driven by considerations of quality, cost, and availability. Additionally, some customers specify that materials must be sourced from their nominated suppliers overseas, further influencing the import of these materials.

Proportion of Spending on Local Suppliers (%)



Nevertheless, we remain committed to identifying local suppliers who can meet our requirements. Additionally, we are actively engaging with local fabric manufacturers to explore opportunities for producing the fabrics we need.

C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data

We are fully committed to maintaining strict confidentiality and safeguarding all customer information in compliance with industry standards and legal requirements. We take the safeguarding of customer data seriously and have implemented robust measures to ensure the protection of all sensitive information. Our security protocols include strict access controls, and regular audits to prevent unauthorized access or data breaches. By prioritising the confidentiality and integrity of customer information, we not only comply with legal and regulatory requirements but also build trust with our customers. Our commitment to safeguarding data is an integral part of maintaining secure and transparent business operations, and ensures trust and integrity in our business relationships.

Indicator	Measurement Unit	2024	2025	2026
Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	-	-	-

There have been no instances of customer privacy breaches for FYE2026.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C9. WATER

C9(a) Total Volume of Water Used

Water is a precious natural resource essential for sustaining life, ecosystems, and industries. Recognising its importance, our Group is deeply committed to responsible water management. We understand that preserving water resources is critical for the environment. By implementing water conservation practices, monitoring usage and minimizing waste, we strive to reduce our environmental impact and contribute to the preservation of this vital resource for future generations. Our efforts reflect a deep appreciation of water's value and our commitment to sustainable practices.

The 1,500 m³ (1.50 ML) increase in water consumption represents a 2.46% increase compared to the previous financial year.

	2024		2025		2026	
	m3	ML	m3	ML	m3	ML
Water Consumption	69,796	69.80	60,848	60.85	62,348	62.35

Water consumption intensity refers to the amount of water consumed to generate each unit of revenue, measured in m3 per Ringgit Malaysia (m3/RM). This metric is essential for evaluating how efficiently the Group uses water in relation to its financial performance. A lower or higher water intensity means the Group is consuming less or more water to produce revenue, which indicates operational efficiency and environmental footprint.

	2024	2025	2026
Revenue (RM)	50,494,764	59,806,636	51,581,513
Water Consumption Intensity (m3/RM)	**0.0014**	**0.0010**	**0.0012**

The higher water consumption intensity is mainly due to the decrease in revenue while the usage of water remains fairly similar.

By focusing on reducing this metric, the Group aims to lower overall water costs, conserving valuable resource, and enhance sustainability. Initiatives such as harvesting rainwater, water recycling, and optimising water consumption help to reduce water consumption, aligning with both financial performance and environmental responsibility.

COMMON SUSTAINABILITY MATTERS (CONT'D)

C10. WASTE MANAGEMENT

C10(a) Total Waste Generated, and a Breakdown of the Following:
(i) Total Waste Diverted from Disposal
(ii) Total Waste Directed to Disposal

The total waste generated is 73.69 mt, with an estimated 69.05 mt (93.70%) consisting of discarded fabrics. Unfortunately, due to the lack of recyclers who accept mixed fabrics, majority of this waste is currently disposed to landfills. However, the Group is actively exploring alternative solutions to divert this waste from landfills. Potential strategies include partnering with innovative recycling firms capable of processing mixed fabrics and investigating methods for efficient fabrics separation.

Other waste classified as hazardous must be disposed of by licensed waste disposal contractors registered with the Department of Environment ("DOE"), who are authorised to handle hazardous waste. This ensures that the disposal is conducted in compliance with environmental regulations, minimising any potential harm to the environment and public health.

Indicator	Measurement Unit	2024	2025	2026
Bursa C10(a) Total waste generated, and a breakdown of the following:	Tonnes	24.13	59.30	73.69
(i) total waste diverted from disposal	Tonnes	-	-	4.64
(ii) total waste directed to disposal	Tonnes	24.13	59.30	69.05

NexG Bina is classified within the Consumer Products & Services sector in the Stock Exchange and is therefore obligated to report on sector-specific sustainability matters relevant to this classification.

COMMON SUSTAINABILITY MATTERS (CONT'D)

S3. CUSTOMER HEALTH & SAFETY / PRODUCT RESPONSIBILITY

S3(a) Percentage of Significant Product and Service Categories for Which Health and Safety Impacts are Assessed for Improvement

NexG Bina operates as an OEM contract manufacturer, producing products strictly according to designs provided by its customers. As a result, the Group does not assess its products for health and safety impacts or implement improvements, as it is not authorized to alter the designs in any way. All design-related decisions, including those concerning safety, rest solely with the customers.

S3(a) Percentage of significant product and service categories for which health and safety impacts are assessed for improvement	2024	2025	2026
Total Number of Products	-	-	-
Assessed for Improvement	-	-	-
% Assessed	-	-	-

S3(b) Total Number of Incidents of Noncompliance with Regulations or Voluntary Codes Concerning the Health and Safety Impacts of Products

There have been no incidents of noncompliance with regulations or voluntary codes concerning the health & safety impacts of products.

S3(b) Total number of incidents of non-compliance with regulations or voluntary codes concerning the health & safety impacts of products	2024	2025	2026
Incidents of Non-Compliance	-	-	-

S3(c) Number of recalls issued and total units recalled for health and safety reasons

S3(c) Number of recalls issued and total units recalled for health and safety reasons	2024	2025	2026
Total Number of Products	-	-	-
Number of Recalls	-	-	-
Total Units Recalled	-	-	-

There have been no incidents of recalls on products concerning health and safety reasons.

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services

Material consumption includes raw materials, components, and packaging materials used throughout the production and delivery process of goods and services.

Materials are sourced globally from various suppliers and countries, each using different units of measure. To enhance consistency and accuracy, the Group will implement a process to standardise this data moving forward to better track, analyse, and manage our material usage, and improve our material consumption efficiency.

(i) Classita (M) Sdn Bhd

Type	Material		Unit of Measure	2026 Quantity	2025 Quantity
	Renewable	Non-renewable			
Raw Process		Diesel	lit	9,130.09	12,057.86
		Lubricant	lit	72	216
		Petrol	lit	8,425.26	9,029.11
Semi-Manufactured		Allover Lace	mtr	2,043	
		Allover Lace	yrd	12,983	35,970
		Bias Cut Tape	mtr	31,114	41,470
		Buckles	pcs	164,374	70,104
		Buckles	set	19,597	6,184
		Coil Bone	pcs	359	
		Cup	pcs	7,807	39,820
		Cup	prs	937,545	1,371,123
		Elastic Braids	kgs	13	
		Elastic Braids	mtr	3,721,234	4,204,963
		Elastic Braids	yrd	339,100	300,052
		Embroidery	mtr	17,658	18,611
		Embroidery	pcs	159,521	186,013
		Embroidery	yrd	13,095	2,626
		Hook & Eyes	prs	15,793	
		Hook & Eyes	set	1,082,990	1,517,593
		Fishbone	mtr	102	
		Fishbone	pcs	298,655	784,011
		Fishbone	rol	91	
		Fiberfill	mtr	1,352	2,029
		Fiberfill	yrd	177	2,204
		Foam	yrd	1,758	3,467
		Hook	pcs	211,200	224,417
		Hook	set	18,905	30,874
		Lamination	mtr	5,137	7,086
		Lamination	pcs	14,207	9,959
		Lamination	yrd	114	
		Lace (accessories)	mtr	99,217	24,658
		Lace (accessories)	pcs	1,041,268	889,645
		Lace (accessories)	prs	17,002	2,402
		Lace (accessories)	set	662	

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

(i) Classita (M) Sdn Bhd (Cont'd)

Type	Material		Unit of Measure	2026 Quantity	2025 Quantity
	Renewable	Non-renewable			
		Lace (accessories)	yrd	213,510	227,603
		Lace (main material)	mtr	24,046	1,307
		Lace (main material)	pcs	79,226	27,514
		Lace (main material)	prs	11,774	
		Lace (main material)	yrd	219,746	444,433
		Mould Tools	pcs	500	620
		Mould Tools	set	1	45
		Motif	pcs	815,298	1,172,680
		Motif	yrd	2,696	
		Knitted Fabric	mtr	18,069	75,010
		Knitted Fabric	yrd	9,009	7,888
		Powernet	mtr	33,634	38,838
		Powernet	yrd	4,452	731
		Printing Fabric	mtr	12,558	3,417
		Printing Fabric	yrd	2,777	6,499
		Ribbon	pcs	90	
		Ring	pcs	625,647	1,285,707
		Straight Cut Tape	mtr	1,600,542	1,762,371
		Slides	pcs	3,561,378	4,403,275
		Satinet	mtr	2,368	2,532
		Synthetic Fabric	mtr	171,632	224,863
		Synthetic Fabric	yrd	61,766	53,453
		Shoulder Strap	mtr	1,393,067	1,347,308
		Shoulder Strap	prs	7,883	13,222
		Shoulder Strap	yrd	91,489	35,474
		Tricot	mtr	28,541	45,120
		Tricot	yrd	12,890	10,689
		Tricot Fabric 60"	mtr	1,014	2,000
		Tricot Fabric 60"	yrd	122	2
		Thread	con	19,464	29,983
		Wire	pcs	1,526,929	2,111,037
		Zip	pcs	39	1,167
Packaging		Box	pcs	13,020	232,265
		Plastic Clip	mtr	4,352	
		Hanger Collar Tag	pcs	480,638	436,970
		Card	pcs	110,637	393,088
		Charcoal Sachet / Silicon Gel	pcs	222,843	161,629
		Carton	pcs	67,296	54,322
		Hanger	pcs	850,464	1,655,039
		Hanger Size Clip / Size Cap	pcs	14,129	75,665

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

(i) Classita (M) Sdn Bhd (Cont'd)

Type	Material		Unit of Measure	2026 Quantity	2025 Quantity
	Renewable	Non-renewable			
		Hangtag	pcs	3,441,234	4,930,269
		Paddle Ink	tub	1	1
		Label	pcs	3,875,951	5,151,785
		Loytape	pcs	1,002	572
		Loytape	rol	4,279	4,605
		Tag Pin	pcs	3,560,537	4,774,808
		Polybag	rol	17	9
		Polybag	kgs	508	537
		Polybag	pcs	894,904	1,502,821
		Size Tag	pcs	956,538	1,029,476
		Stickers	pcs	991,546	1,149,429
		Stickers	rol	1,649	1,649
		Tissue Paper	pcs	1,058,291	643,155

ii) PT Classita Indonesia Intimates

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
Raw Process			0	-
		Diesel	lit	-
		Lubricant	lit	200.00
		Petrol	lit	2,016.00
Semi-manufactured		12MM 23134 Band	pcs	4,114.00
		Nylon Coated Adjuster	pcs	53,140.00
		Adjuster	set	105,687.00
		8 + 8 Adjuster	pcs	24,000.00
		Aqua X Bra Hem Fabric	mtr	0.91
		Sewing Thread	cones	3,273.00
		Nylon 100D/2	cones	461.00
		Nylon Stretch 100/2P	cones	67.00
		Nylon Stretch 70/2P	cones	9,220.00
		Spun Polyester 40/2	cones	170.00
		Binding	mtr	3,838.00
		Binding Tape (a)	mtr	31,971.00
		Binding Tape (b)	mtr	4,646.00
		Block Label	pcs	2,010.73
		Bra Cup	set	31,957.21
		CM60's Cotton Span Fabric	mtr	0.91
		Cotton Span Fabric	mtr	310.50
		Cotton Cut Piece	pcs	1,290.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Cotton Fabric	yrd	550.00
		Cotton (75M)	mtr	208.00
		Cotton Fabric (b)	mtr	15,049.10
		Cotton Laminating	mtr	4.00
		Cotton Cloth	mtr	45.00
		Cotton Fabric (c)	yrd	252.80
		F Cotton Wapen	pcs	4,925.00
		Cutpart	pcs	24,705.00
		Elastic Binding	mtr	10.00
		Elastic Band	mtr	15,083.40
		Elastic	mtr	81,214.00
		Elastic Band (b)	mtr	93.00
		Elastic	yrd	9.14
		Elastic Gel	pcs	2,753.00
		Elastic (c)	mtr	23,899.53
		Embroidery	pcs	2,063.00
		Folding Band	mtr	10.00
		Heat Seal	pcs	10,947.00
		Hook & Eye	pcs	61,631.00
		Hem Fabric	mtr	1,076.82
		In Band	mtr	5,929.04
		Knitted Cotton Fabric	mtr	800.00
		Knitted Fabric (a)	mtr	6,268.01
		Knitted Fabric (b)	mtr	54,271.61
		Knitted Fabric (c)	mtr	271.00
		Knitted Fabric (d)	mtr	2,273.10
		Knitted Synthetic Fabric	mtr	4,305.00
		Knitted Synthetic Mesh Fabric	mtr	1,670.00
		Knitted Synthetic Spandex	mtr	13,744.00
		Knitted Synthetic Spandex Mesh	mtr	8,070.00
		Fabric	kg	76.42
		Allover Lace Fabric	mtr	25,804.00
		Lace (a)	yrd	616,064.38
		Lace (b)	yrd	967.90
		Lace (c)	yrd	344.00
		Lace (d)	mtr	219,555.63
		Laminating Fabric	mtr	274.00
		Laminating	yrd	321.00
		Laminating	mtr	21,683.16
		Lace (e)	pcs	60,724.00
		Mesh Fabric (a)	mtr	379.51
		Mesh Fabric (b)	kg	6,881.12

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Mesh Fabric (c)	mtr	5,708.50
		Moulded Cup	pair	16,611.00
		40/30 Modal Lenzing	mtr	4,270.25
		0	0	-
		Mould Cup	pair	40,131.00
		Mould Cup	pcs	9,050.00
		Mould Fabric (a)	pair	63,636.00
		Mould Fabric (b)	set	6,483.00
		Mould Fabric (c)	pair	25,000.00
		Mesh Fabric (d)	pcs	3,081.00
		No Span Mesh Fabric	mtr	0.91
		Nylon Stretch	cones	297.00
		Nylon Fabric (a)	mtr	4,383.00
		Nylon Fabric (b)	mtr	4,210.50
		Out Band (a)	mtr	4,997.33
		Out Band (b)	mtr	15,754.00
		PN 4021Fabric	mtr	843.60
		PN 7030 Fabric	mtr	1,136.35
		PN Fabric	mtr	35.77
		Panty Hem Fabric (5-Line) (Nylon)	mtr	0.27
		Polyspan	mtr	1,024.00
		Poly Span Logo JQ Fabric	mtr	1,982.42
		Poly 50D Fabric	yrd	1,211.00
		Polyester Fabric (a)	yrd	1.34
		Polyester Fabric (b)	mtr	55,810.67
		Polyester Fabric (c)	yrd	6,796.32
		Polyester Fabric (d)	mtr	81,033.00
		Poly PN Fabric	mtr	1,821.78
		Poly Fabric Sample	yrd	926.00
		Spun Poly 60/3	yrd	228.41
			cones	222.00
		Spun Polyester	cones	8,983.24
		Spun Polyester	cones	482.00
		Shoulder Strape	mtr	859,547.37
		Shoulder Strape	mtr	1,116.10
		Shoulder Strape	mtr	7,495.00
		Strape	pcs	470.00
		Shoulder Strape	pcs	528,985.00
		Moulding	set	2,064.00
		Laminating PU Foam + Knitted	mtr	17.00
		Laminating PU Foam + Polyester	mtr	20.00
		Laminating PU Foam + Tricot Fabric	yrd	1,471.80

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Binding Tricot Fabric	yrd	19,246.00
		Laminating Knitted Fabric +	yrd	11.23
		Laminating Polyester Fabric +	mtr	13.00
		Laminating Lace + Tricot Fabric	mtr	31.00
		Laminating Knitted Fabric +	mtr	2,092.30
		Laminating Knitted Fabric +	mtr	150.00
		Laminating Polyester Fabric +	yrd	1,466.00
		Laminating Polyester Fabric +	yrd	1,037.00
		Laminating Polyester Fabric +	mtr	85.00
		Laminating Knitted Fabric +	mtr	30.00
		Laminating Polyester Fabric +	mtr	960.47
		T-Band	mtr	47.78
		T/C Bias	mtr	4,093.80
		Sewing Thread	pcs	3,897.00
		Thread	cones	8,079.00
		TR-26 Fabric	mtr	1,469.69
		TR Fabric	yrd	178.00
		Tricot Fabric	mtr	25,221.55
		Tricot Fabric	yrd	325.60
		Tricot	mtr	43.00
		Tricot Fabric	mtr	1,520.00
		TR26 + 50D Poly Fabric Bonding	yrd	0.71
		Wing Mesh Fabric	mtr	0.91
		Wire	set	7,464.00
		Wire Loop Tape	pcs	4,662.00
		Men's Drawers Case	pcs	450.00
		Heat Transfer	pcs	47,266.00
		Lakban	roll	3,381.00
		Mobilon Tape	yrd	12.00
		Moulded Cup	pair	50,029.00
		Price Sticker	pcs	964.00
		Price Tag	pcs	10,198.00
		Ring & Slide	pcs	695.00
		Sizer	pcs	10,666.00
		Separator	pcs	2,719.27
		Aerocool Tag	pcs	3,200.00
		Air Like Tag	pcs	142.00
		Aqua-X Tag	pcs	102.00
		Cool Wave Tag	pcs	13,500.00
		Point Label	pcs	1.00
		Adjuster	pcs	84,025.00
		Adhesive Film	mtr	6,950.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Adhesive Tape	pcs	185.00
		Binding Strip	mtr	219.45
		Bone Casing	mtr	26,317.00
		Plastic Bone	pcs	90,058.00
		Plastic Bone	pcs	71,677.00
		Plastic Bone	pcs	9,397.00
		Plastic Bone	pcs	334,250.00
		Bow	pcs	5,171.00
		Bow	pcs	3,830.00
		Logo Box Tape	pcs	52.00
		Brushed Fabric	mtr	2.00
		Brushed Fabric	mtr	6,503.00
		Metal Open Buckle	set	14,023.00
		Buckle	pcs	5,520.00
		Box Tape	pcs	281.00
		Cardboard	pcs	12,800.00
		Care Label	pcs	27,300.00
		Carton Box	pcs	5,815.91
		Size Clip	pcs	5,431.00
		Clip Size	pcs	145,076.00
		Closing Label	pcs	23,012.00
		Special-Cool Tag	pcs	78,340.00
		Care Label	pcs	12.00
		Care Label	pcs	15,556.51
		Care Label	pcs	81,943.00
		Care Label	pcs	644,614.00
		Carton Box	pcs	2,226.00
		Carton	pcs	1,004.00
		Carton Box	pcs	369.00
		Carton Box	pcs	21,426.38
		Inner Carton	pcs	18,247.00
		Cotton Tape	mtr	14,141.19
		Dessicant	pcs	105,394.00
		Elastic Buckle	mtr	1,056.00
		TMC Tape B8-20054	mtr	302,848.00
		Elastic Braids	mtr	1,976,909.76
		Elastic Braids	yrd	99,808.82
		TMC Tape B8-20054	mtr	9,418.00
		Elastic Braids	mtr	739,072.50
		Fiberfill	yrd	2,525.28
		PU Foam	yrd	2,012.65
		Foam Cup	PR	14,813.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Foam Pad	mtr	4,173.00
		Garter	pcs	21,395.00
		Hanger	pcs	36,092.00
		Hanger	pcs	156,090.00
		Hanger	pcs	126,007.00
		HangTag (LEE)	pcs	28,028.00
		Heat Seal Label	pcs	3,952.00
		Heat Transfer	pcs	5,680.00
		Hook & Eye	set	36,382.00
		Hook & Eye	set	463,699.33
		Hook & Eye	set	6,528.00
		Hook & Eye	set	6,000.00
		Hook & Eye	set	262,863.00
		Hook	pcs	168,062.00
		Insert Card	pcs	69,597.00
		Insert Card	pcs	21,823.00
		Layer	pcs	1,020.00
		Label	pcs	47,670.00
		Label	pcs	1,092,012.02
		Label	pcs	41,841.00
		Label	pcs	24,050.00
		Button	pcs	1,192.00
		Logo Button	pcs	10.00
		Little Band	mtr	966.00
		Loop Pin	pcs	17,202.00
		Layer	pcs	2,008.00
		Layer Box	pcs	57,456.22
		Main Label (1012 M- 1017M/1022M)	pcs	4.00
		Main Tag	pcs	5,677.60
		Mobilon Tape	yrd	41,025.00
		Mobilon Tape B4/B8-1001	mtr	23,299.00
		Mobilon Tape	mtr	39,529.00
		Main Label	pcs	1,061.00
		Motif	pcs	359,834.00
		Motif	pcs	27,715.00
		Motif	pcs	34,788.00
		Motif	pcs	460,711.00
		Moulded Cup	PR	7,339.00
		Moulded Cup	PR	8,779.00
		Moulded Cup	set	303,372.00
		Metal Hook	pcs	57,756.00
		Metal Slider	pcs	114,764.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Neck Label	pcs	3.00
		Packing Paper	pcs	4,000.00
		Padding Fabric	mtr	133.00
		Pad Sticker	pcs	1,930.00
		Paper Tag	pcs	116,865.00
		Polybag Tape	pcs	131.00
		Plastic Bone	pcs	19,964.00
		Plastic Pin	pcs	147,050.00
		Polybag	pcs	114,043.00
		Polybag	pcs	21,754.00
		Polybag	pcs	21,505.00
		Polybag	pcs	37,948.00
		Polybag	pcs	469,549.13
		Polybag	pcs	25,457.00
		Plastic Shoot	pcs	24.00
		Plastic Cup	pcs	92.00
		PL Tag	pair	22,303.98
		Polybag	pcs	27,425.00
		Polybag	pcs	65,723.00
		Polybag	pcs	8,125.40
		Pouch	pcs	907.50
		Power Net	mtr	180.00
		Paper Box	pcs	1,590.00
		Paper Tube	pcs	148,370.00
		Printed Label	pcs	366,980.00
		PU Foam	yrd	94.00
		Pewarna Textile	gram	54,820.00
		Qr Sticker	pcs	22,847.70
		Ribbon	pcs	5,941.00
		Ring	pcs	64,906.00
		Ring & Slide	pcs	954,534.90
		Ring & Slide	pcs	203,567.00
		Rubber Tape	mtr	145,114.57
		Rubber Tape	kg	2,834.50
		Security Tag	pcs	73,620.00
		Size Flag	pcs	125,024.59
		Size Sticker	pcs	3,090.00
		Size Sticker & Box Size Sticker	pcs	27,500.00
		Silica Gel	pcs	293.00
		Silica Gel	pcs	26,107.00
		Slide	pcs	10,000.00
		Super Dry	pcs	45,357.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S5. MATERIALS (CONT'D)

S5(a) Total Weight or Volume of Materials that are Used to Produce and Package Products and Services (Cont'd)

ii) PT Classita Indonesia Intimates (Cont'd)

Type	Material		Unit of Measure	2026 Quantity
	Renewable	Non-renewable		
		Dry Sac 2	pcs	1,150,964.25
		Snap Button	mtr	640.00
		Sticker	pcs	127,354.00
		Sticker	pcs	13,975.00
		Sticker	pcs	22,869.00
		Sticker	pcs	54,200.00
		Sticker	pcs	91,441.00
		Sticker	pcs	804,934.00
		Sticker	pcs	26,239.00
		Size Tag	pcs	6,424.00
		Shoulder Strap	yrd	1,544.00
		Sticker	pcs	500.00
		Hang Tag	pcs	59,092.00
		Hang Tag	pcs	85,706.10
		Hang Tag	pcs	738,070.18
		Hang Tag	pcs	79,811.00
		Tag Pin	pcs	7,730.10
		Tag Pin	pcs	30,900.00
		Tag Pin	pcs	3,000.00
		Tag Pin	pcs	586,436.46
		Tag Pin	pcs	94,807.00
		Hang Tag	mtr	11,411,320.00
		Tape	mtr	318,138.00
		Tape 25-38MM	roll	5.00
		Thermo Transfer Ribbon	cones	8,872.00
		Thread	cones	3.00
		Three Piece Packing Paper	pcs	17.00
		Three Piece Case	pcs	17.00
		Tracking Number	pcs	8,504.00
		Transparent Sticker	pcs	1,200.00
		Tissue Paper	pcs	309,759.00
		Twill Tape	mtr	44,377.00
		Wire Casing	mtr	5,682.00
		Wire Casing	mtr	14,079.00
		Bra Wire	pcs	311,078.00
		Wire Cup	pair	3,913.00
		Wire	set	29,711.00
		Bra Wire	set	344,888.00
		Woven Tape	mtr	531.00
		Wapen Logo Label	pcs	2,931.88
		Ziper	pcs	4.00
		Kertas Marker	kg	6,100.00

SECTOR-SPECIFIC SUSTAINABILITY MATTERS

S6. SUPPLY CHAIN (ENVIRONMENTAL) / SUPPLIER ENVIRONMENTAL ASSESSMENT

S6(a) Percentage of New Suppliers that were Screened Using Environmental Criteria

There were 10 new suppliers in FYE2026 and all have been assessed for their environmental credentials and compliance.

S6(a) Percentage of new suppliers that were screened using environmental criteria	2024	2025	2026
Number of New Suppliers	10	10	10
Suppliers Screened	10	10	10
% Screened	100	100	100

S6(b) Number of Suppliers Assessed for Environmental Impacts

S6(b) Number of suppliers assessed for environmental impacts	2024	2025	2026
Number of Suppliers	100	100	100
Number of Suppliers Assessed	63	10	10

S7. SUPPLY CHAIN (SOCIAL) / SUPPLIER SOCIAL ASSESSMENT

S7(a) Percentage of New Suppliers that were Screened Using Social Criteria

10 new suppliers added in FYE2026 have been assessed for their environmental credentials and compliance.

S7(a) Percentage of new suppliers that were screened using social criteria	2024	2025	2026
Number of New Suppliers	10	10	10
Suppliers Screened	10	10	10
% Screened	100	100	100

S7(b) Number of Suppliers Assessed for Social Impacts

10 suppliers or 10% from a total of 100 suppliers that included 10 new suppliers have been assessed for their environmental credentials and compliance.

S7(b) Number of suppliers assessed for social impacts	2024	2025	2026
Number of Suppliers	100	100	100
Number of Suppliers Assessed	63	10	10

S8. EFFLUENTS

S8(a) Total Volume of Water (Effluent) Discharge Over the Reporting Period

The Group's manufacturing process does not consume water, and there is no water effluent discharge.

S8(a) Total volume of water (effluent) discharge over the reporting period	2024	2025	2026
Total Volume of Water (Effluent) Discharge (Liter)	-	-	-

NEXG BINA BERHAD

BMLR Transition Period

Date & Time: 2026-10-27 17:30:02

Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Anti-corruption and Anti-Bribery	Bursa C1(a) Percentage pf employees who have received training on anti-corruption by employee category	Percentage	—	92.59	-	Internal	Management
-	-	Percentage	—	88.89	-	Internal	Executive
-	-	Percentage	—	100.00	-	Internal	Non-Executive
-	-	Percentage	—	100.00	-	Internal	General Worker
-	Bursa C1(b) Percentage of operations assessed for corruption-related risks	Percentage	—	100.00	-	Internal	
-	Bursa C1(c) Confirmed incidents of corruption and action taken	Number	—	0.00	-	Internal	
Community / Society	Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	—	1,644.29	-	Internal	
-	Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	—	4.00	-	Internal	
Diversity	Bursa C3(a) Percentage of Employees By Age Group: By Employee category	Percentage	—	0.00	-	Internal	Management Under 30
-	-	Percentage	—	55.56	-	Internal	Management Between 30 - 50
-	-	Percentage	—	44.44	-	Internal	Management Above 50
-	-	Percentage	—	0.00	-	Internal	Executive Under 30

NEXG BINA BERHAD

BMLR Transition Period

Date & Time: 2026-10-27 17:30:02

Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
-	-	Percentage	—	55.56	-	Internal	Executive Between 30 - 50
-	-	Percentage	—	44.44	-	Internal	Executive Above 50
-	-	Percentage	—	34.45	-	Internal	Non-Executive / Technical Staff Under 30
-	-	Percentage	—	52.94	-	Internal	Non-Executive / Technical Staff Between 30 - 50
-	-	Percentage	—	12.61	-	Internal	Non-Executive / Technical Staff Above 50
-	-	Percentage	—	47.1	-	Internal	General Workers Under 30
-	-	Percentage	—	24.24	-	Internal	General Workers Between 30 - 50
-	-	Percentage	—	28.65	-	Internal	General Workers Above 50
-	Gender Group by Employee Category	Percentage	—	51.85	-	Internal	Management Male
-	-	Percentage	—	48.15	-	Internal	Management Female
-	-	Percentage	—	11.11	-	Internal	Executive Male
-	-	Percentage	—	88.89	-	Internal	Executive Female
-	-	Percentage	—	37.82	-	Internal	Non-Executive / Technical Staff Male
-	-	Percentage	—	62.18	-	Internal	Non-Executive / Technical Staff Female
-	-	Percentage	—	28.24	-	Internal	General Workers Male
-	-	Percentage	—	71.76	-	Internal	General Workers Female
-	Directors by gender	Percentage	—	71.43	-	Internal	Director Male

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
-	-	Percentage	—	28.57	-	Internal	Director Female
-	Directors by age	Percentage	—	0.00	-	Internal	Director below 30
-	-	Percentage	—	42.86	-	Internal	Director between 30 - 50
-	-	Percentage	—	57.14	-	Internal	Director Above 50
Energy Management	Bursa C4(a) Total energy consumption	Megajoule	—	5,518,587.60	-	Internal	
Health and safety	Bursa C5(a) Number of work-related fatalities	Number	—	0.00	-	Internal	
-	Bursa C5(b) Lost time incident rate ("LTIR")	Rate	—	2.17	-	Internal	
-	Bursa C5(c) Number of employees trained on health and safety standards	Number	—	894	-	Internal	
Labor Practice and safety	Bursa C6(a) Total hours of training by employee category	Hours	—	302	-	Internal	Management
-	-	Hours	—	172	-	Internal	Executive
-	-	Hours	—	358	-	Internal	Non-Executive
-	-	Hours	—	1979	-	Internal	General Workers
-	Bursa C6(b) Percentage of employees that are contractor or temporary staff	Percentage	—	17.69	-	Internal	
-	Bursa C6(c) Total number of employee turnover by employee category	Number	—	6	-	Internal	Management

NEXG BINA BERHAD

BMLR Transition Period

Date & Time: 2026-10-27 17:30:02

Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
-	-	Number	—	5	-	Internal	Executive
-	-	Number	—	15	-	Internal	Non-executive
-	-	Number	—	79	-	Internal	General worker
-	Bursa C6(d) Number of substantiated complaints concerning human rights violations	Number	—	0.00	-	Internal	
Supplier chain management	Bursa C7(a) Proportion of spending on local supplier	Percentage	—	4.83	-	Internal	Local supplier
Data Privacy and security	Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	—	0.00	-	Internal	
Water	Bursa C9(a) Total volume of water used	Megaliters	—	62.35	-	Internal	
Waste management	Bursa C10(a) Total waste generated	Metric tones	—	73.69	-	Internal	
-	Bursa C10(a)(i) Total waste diverted from disposal	Metric tones	—	4.64	-	Internal	
-	Bursa C10(a)(ii) Total waste directed to disposal	Metric tones	—	69.05	-	Internal	
Emissions management	Bursa C11(a) Scope 1 emissions in tonnes of C02e	Metric tones	—	67.25	-	Internal	
-	Bursa C11(b) Scope 2 emissions in tonnes of C02e	Metric tones	—	1,161.97	-	Internal	

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
-	Bursa C11(c) Scope 3 emissions in tonnes of C02e (at least for the categories of business travel and employee commuting)	Metric tones	—	0.00	-	Internal	

CORPORATE GOVERNANCE OVERVIEW STATEMENT

This Corporate Governance Overview Statement is prepared in accordance with the Main Market Listing Requirements ("**MMLR**") of Bursa Malaysia Securities Berhad ("**Bursa Securities**") and the Malaysian Code on Corporate Governance ("**MCCG**") issued by the Securities Commission Malaysia.

This Statement gives the shareholders an overview of the corporate governance practices of NexG Bina Berhad ("**NexG Bina**" or "**the Company**") during the financial year ended 30 June 2026 ("**FY2026**") and should be read together with the Corporate Governance Report which is available at the Company's website (www.nexgbina.com.my).

In FY2026, the Company had applied the following key principles of good corporate governance in the MCCG:

- Board leadership and effectiveness
- Effective audit and risk management
- Integrity in corporate reporting and meaningful relationship with stakeholders.

The Company applied 36 out of the total 43 recommended practices in the MCCG, excluding Step Up practices. Four (4) practices were reported as departures, while three (3) practices were not applicable to the Company.

The recommended practices not applied relate to Practice 5.2 – At least half of the board comprises Independent Directors, Practice 5.9 – The board comprises at least 30% women directors, Practice 13.2 – Attendance of all Directors at general meetings and meaningful responses to shareholders' questions, and Practice 13.3 – Listed companies should leverage technology to facilitate voting in absentia and remote shareholders' participation at general meetings. Further explanations are provided in the Corporate Governance Report.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

1. BOARD RESPONSIBILITIES

Roles and Responsibilities of the Board

The Board has established a governance structure whereby certain responsibilities are delegated to the Board Committees and Executive Directors to facilitate effective oversight and management of the Group.

The Board Committees namely the Audit and Risk Management Committee ("ARMC"), Nominating Committee ("NC") and Remuneration Committee ("RC") perform the respective duties in accordance with the Terms of Reference established by the Board. The Chairmen of the respective Board Committees report to the Board on the Committees' recommendations, decisions and significant deliberations, where applicable.

The Executive Directors are responsible for overseeing the day-to- day operations and affairs of the Group. The Board collectively oversees the leadership, governance and strategic direction of the Group.

The Non-Executive Directors, both Independent and Non-Independent, are responsible for providing insights, objective and independent views and judgement in the decision-making process of the Board.

The above governance structure is supported by a defined organisational chart, Terms of Reference, frameworks, policies and the Limits of Authority ("LOA") approved by the Board.

The Board policies which serve as a guide to strengthen the governance and internal control of the Company are as follows:-

- Board Charter
- Whistleblowing Policy
- Code of Conduct and Ethics
- Corporate Disclosure Policy
- Anti-Bribery and Anti-Corruption Policy

The above policies are reviewed annually by the Board or as and when required. Copies of the above policies are available on the Company's website at www.nexgbina.com.my.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

1. BOARD RESPONSIBILITIES (CONT'D)

Roles and Responsibilities of the Board (Cont'd)

The Board through the NC, reviews the succession plan annually to ensure the Group is well-positioned to deliver on its value proposition to shareholders and stakeholders of the Company.

The Board supported the NC's recommendation that the current leadership structure has the necessary capabilities and experience to steer the Group in the best interests of the Company, shareholders and its stakeholders.

Supply of Information

All the directors have access to any information pertaining to the Company and the Group, including direct access to the Management and the Company Secretary. The Directors may also seek independent professional advice necessary for the discharge of duties at the Company's expense, subject to prior approval by the Board.

The Board is provided with meeting agendas and Board papers at least seven (7) days before each meeting to enable the Directors to participate actively in the meeting. The Board may also invite Management personnel who are not Directors of the Company to provide explanations or information on matters that may be raised by the Directors during the meeting.

The minutes of meetings are kept at the registered office of the Company and are accessible to all Directors during office hours.

Company Secretaries

The Board is supported by a Company Secretary who is qualified to act as company secretary under Section 235(2) of the Companies Act 2016.

The Company Secretary is responsible for the proper maintenance of secretarial records, preparation of resolutions and other secretarial functions of the Company. The Company Secretary attends Board, Board Committee and general meetings of the Company and records the minutes of the meetings.

2. COMPOSITION OF THE BOARD

The Board of Directors consists of two (2) Executive Directors, three (3) Independent Non-Executive Directors and two (2) Non-Independent Non-Executive Director. Collectively, the Directors have a good combination of experience, skills and knowledge in manufacturing, property development, operations, finance, law and general management.

The profile of each Director is set out in the Directors' Profile section of this Annual Report.

The Company complies with the requirement of the MMLR of Bursa Securities that at least two (2) Directors or one-third (1/3) of the Board members, whichever is higher, are Independent Directors. As at 30 June 2026, three (3) out of seven (7) Board members, representing approximately 42.9%, were Independent Directors.

In the event of any vacancy on the Board resulting in non-compliance with the required Board composition under the MMLR of Bursa Securities, the Company will ensure that the vacancy is filled within three (3) months. If the number of Directors is not three (3) or a multiple of three (3), the number nearest to one-third (1/3) will be used to determine the required number of Independent Non-Executive Directors of the Company.

Upon the recent assessment, the NC and the Board were satisfied with the independence of the current Independent Non-Executive Directors of the Company based on the following justifications:

i) All the Independent Non-Executive Directors complied with the MMLR of Bursa Securities;
ii) None of the Independent Non-Executive Directors participated in any business dealings with the Group in FY2026;
iii) None of the Independent Non-Executive Directors had any conflicts of interest that could affect independent judgement or the ability to act in the best interests of the Company;
iv) All the Independent Non-Executive Directors had devoted sufficient time and commitment to fulfilling the responsibilities of Independent Directors in FY2026; and
v) All the Independent Non-Executive Directors had demonstrated objectivity in Board discussions.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

2. COMPOSITION OF THE BOARD (CONT'D)

Gender Diversity

The Board embraces gender diversity as an essential element in strengthening the composition of the Board. In this respect, the Board has established a policy to have at least one female Director represented on the Board.

As at 30 June 2026, the Company complied with the requirement of the MMLR of Bursa Securities to have at least one female Director on the Board.

Age and Ethnicity Diversity

As at 30 June 2026, the Company's Board comprised Directors of diverse ages and ethnic backgrounds, as the Board believes that such composition provides different perspectives and contributes positively to the Group's strategy and decision-making process.

Tenure of Independent Directors

The Board does not have a policy that limits the tenure of its Independent Non-Executive Directors to nine (9) years. However, the Board recognises Practice 5.3 of the MCCG, which recommends that the tenure of an Independent Director should not exceed a cumulative period of nine (9) years. If the Board intends to retain and Independent Director beyond nine (9) years, the Board should provide justification and seek annual shareholders' approval through a two-tier voting process.

As at 30 June 2026, none of the Independent Non-Executive Directors had served on the Board for a cumulative period exceeding nine (9) years.

The Board is mindful of the MMLR of Bursa Securities, which imposes a cumulative tenure limit of twelve (12) years for Independent Directors.

Re-elections and Appointments

In accordance with the Company's Constitution, one-third (1/3) of the Directors for the time being, or, if the number of Directors is not three (3) or a multiple of three (3), then the number nearest to one-third (1/3), shall retire from office and be eligible for re-election. All the Directors shall retire from office at least once every three (3) years but shall be eligible for re-election. A retiring Director shall retain office until the close of the meeting at which the Director retires.

The NC had assessed the performance and contribution of the retiring Directors namely Ng Keok Chai, Datuk Aureen Jean Nonis and Mohamad Tirmizi bin Ishak, who are seeking re-election at the forthcoming annual general meeting ("AGM") and was satisfied with the outcome of the assessment. The Board had endorsed the NC's recommendation to seek shareholders' approval for the re-election of the retiring Directors at the forthcoming AGM of the Company.

The retiring Directors had abstained from deliberations and decisions on the respective re-elections at the NC and Board meetings.

The NC is also tasked with assessing and recommending new appointments to the Board. The Board will consider the recommendations of the NC and make the final decision on appointments.

Annual Assessments

The NC performs annual assessments to review the effectiveness of the Board as a whole, the Board Committees, the ARMC and its members, and makes recommendations to the Board. The NC also assesses the contributions of individual Directors and the independence of the Independent Directors.

The assessments of the Board as a whole, the Board Committees, the ARMC and its members are carried out by way of evaluation questionnaires. The responses are then compiled and presented to the NC for evaluation and consideration. The NC evaluates the results and tables its recommendations to the Board. The Director concerned shall abstain from deliberating on his or her own assessment.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

2. COMPOSITION OF THE BOARD (CONT'D)

Annual Assessments (Cont'd)

The assessments of Directors and Senior Management are carried out by way of self-assessment questionnaires. The self-assessment questionnaires include, amongst others, the character, integrity, contributions at meetings, quality of input, and understanding of roles and time commitment.

The NC met once during the FY2026 and a summary of the activities undertaken is as follows:-

- Assessed the composition and effectiveness of the Board and Board Committees
- Assessed the contribution and performance of each individual Director
- Assessed the Directors due for retirement at the AGM
- Assessed the independence of the Independent Directors
- Assessed the effectiveness and objectivity of the ARMC and each of its members
- Assessed the training programmes attended by the Directors and the training required
- Assessed the Board's skills matrix and diversity
- Assessed the Board's oversight of Environmental, Social and Governance ("ESG") matters
- Assessed candidates for appointment as Directors

Time Commitment

The Board is committed to meeting at least four (4) times a year, with additional meetings to be held when the need arises to consider urgent proposals or matters that require expeditious decisions or deliberation by the Board. The Board also approves certain matters of the Company via circular resolutions signed by a majority of Directors.

During FY2026, a total of six (6) meetings were held and the details of the directors' attendance are as follows:-

Directors	Number of Meetings Attended
Ng Keok Chai [(1)]	6/6
Datuk Kuan Poh Huat	6/6
Dato Kang Chez Chiang	6/6
Krishnan A/L Dorairaju	6/6
Datuk Aureen Jean Nonis	6/6
Hajah Erna Bt Ismail [(2)]	6/6
Mohamad Tirmizi bin Ishak [(3)]	1/6
Tan Sri Razarudin bin Husain @ Abd Rasid [(4)]	1/6
Tan Sri Dato' Seri Mohd Khairul Adib bin Abd Rahman [(5)]	1/6
Dato' Mior Faridalathrash Bin Wahid [(6)]	NIL
Lester Chin Kent Lake [(7)]	NIL

(1) Redesignated as Executive Director on 11 August 2025

(2) Appointed as Non-Independent Non-Executive Director on 8 August 2025

(3) Appointed as Non-Independent Non-Executive Director on 18 May 2026

(4) Appointed as Independent Non-Executive Chairman on 11 August 2025 and resigned on 15 October 2025

(5) Appointed as Non-Independent Non-Executive Director on 8 August 2025 and resigned on 14 October 2025

(6) Resigned as Executive Director on 11 August 2025

(7) Resigned as Non-Independent Non-Executive Director on 8 August 2025

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

2. COMPOSITION OF THE BOARD (CONT'D)

Directors' Trainings

All the Directors had attended the Mandatory Accreditation Programme ("MAP") prescribed by Bursa Securities. In addition to the MAP, Board members are encouraged to attend structured training programmes conducted by professional firms or the regulatory authorities.

During FY2026, the training programmes attended by the Directors were as follows:

Directors	Seminar/Training Programmes Attended
Ng Keok Chai	1) From the Corporate Boardroom to our Personal Boardroom 2) CTP15 - Growth and Impact with Advisory Boards 3) CTP 7: Sustaining ESG Momentum: The Critical Role of Directors (Supported by Climate Governance Singapore [CGS])
Datuk Kuan Poh Huat	1) From the Corporate Boardroom to our Personal Boardroom
Dato Kang Chez Chiang	1) From the Corporate Boardroom to our Personal Boardroom
Krishnan A/L Dorairaju	1) From the Corporate Boardroom to our Personal Boardroom 2) Lembaga Hasil Dalam Negeri Malaysia & CTIM : 25th Edition Premier Tax Event of the Year National Tax Conference 2025 3) Lembaga Hasil Dalam Negeri Malaysia : Seminar Percukaian Kebangsaan 2025 (Belanjawan 2026) 4) Chartered Tax Institute of Malaysia (CTIM) : 2026 Budget Seminar (The Saujana Hotel Kuala Lumpur)
Datuk Aureen Jean Nonis	1) From the Corporate Boardroom to our Personal Boardroom
Hajah Erna bt Ismail	1) From the Corporate Boardroom to our Personal Boardroom 2) Anti-Bribery and Anti-Corruption (MACC Act) Awareness 3) Deloitte TaxMax – The 51st series
Mohamad Tirmizi bin Ishak	1) From the Corporate Boardroom to our Personal Boardroom 2) Mandatory Accreditation Programme Part I

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

3. REMUNERATION

The RC is empowered by the Board through its Terms of Reference to review and recommend the remuneration of the Executive and Non-Executive Directors. The Director concerned shall abstain from deliberating on his or her own remuneration. The Directors' fees and benefits, as determined by the Board, are subject to annual shareholders' approval at the AGM.

The RC, in discharging its duties, considers, amongst others, the Executive Directors' responsibilities, accomplishments and the financial performance of the Group before making recommendations to the Board. The objective of the RC is to ensure that a competitive remuneration package is in place.

The RC also reviews the remuneration payable to Non-Executive Directors based on the level of responsibilities and commitment required and makes recommendations to the Board. The Board then determines and recommends the remuneration of the Non-Executive Directors to shareholders for approval at the AGM of the Company.

The RC met once in FY2026 to review and recommend the remunerations of Executive and Non-Executive Directors of the Company.

Details of the Directors' remuneration for FY2026 are as follows:-

The Company	Fees RM	Salaries, bonus and other emoluments RM	Allowance RM	Benefits in kind RM	Total RM
Director					
Ng Keok Chai	-	131,427	-	17,400	148,827
Datuk Kuan Poh Huat	-	147,504	-	-	147,504
Dato Kang Chez Chiang	36,000	-	5,000	-	41,000
Krishnan A/L Dorairaju	54,000	-	4,500	-	58,500
Datuk Aureen Jean Nonis	36,000	-	5,000	-	41,000
Hajah Erna Bt Ismail	32,323	-	4,000	-	36,323
Mohamad Tirmizi bin Ishak	4,355	-	500	-	4,855
Lester Chin Kent Lake	3,774	-	-	-	3,774
Dato' Mior Faridalathrash Bin Wahid	-	8,607	-	-	8,607
Tan Sri Dato' Seri Mohd Khairul Adib bin Abd Rahman	6,677	-	1,000	-	7,677
Tan Sri Razarudin bin Husain @ Abd Rasid	21,613	-	1,000	-	22,613
Total	**194,742**	**287,538**	**21,000**	**17,400**	**520,680**

* *Inclusive of defined contribution plan*

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

3. REMUNERATION (CONT'D)

The Group	Fees RM	Salaries, bonus and other emoluments RM	Allowance RM	Benefits in kind RM	Total RM
Director					
Ng Keok Chai	-	303,293	-	17,400	320,693
Datuk Kuan Poh Huat	-	340,393	-	-	340,393
Dato Kang Chez Chiang	36,000	-	5,000	-	41,000
Krishnan A/L Dorairaju	54,000	-	4,500	-	58,500
Datuk Aureen Jean Nonis	36,000	-	5,000	-	41,000
Hajah Erna Bt Ismail	32,323	-	4,000	-	36,323
Mohamad Tirmizi bin Ishak	4,355	-	500	-	4,855
Lester Chin Kent Lake	3,774	-	-	-	3,774
Dato' Mior Faridalathrash Bin Wahid	-	14,345	-	-	14,345
Tan Sri Dato' Seri Mohd Khairul Adib bin Abd Rahman	6,677	-	1,000	-	7,677
Tan Sri Razarudin bin Husain @ Abd Rasid	21,613	-	1,000	-	22,613
Total	**194,742**	**658,031**	**21,000**	**17,400**	**891,173**

* *Inclusive of defined contribution plan*

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

1. AUDIT AND RISK MANAGEMENT COMMITTEE

The ARMC was established to fulfil the principles of accountability, integrity and good corporate governance by assisting the Board in independently reviewing and monitoring the Group's financial reporting and audit processes, statutory and regulatory compliances, corporate governance and other matters which the Board may delegate from time to time.

As at 30 June 2026, the ARMC of the Company comprised entirely of Independent Non-Executive Directors. The ARMC was chaired by Mr. Krishnan A/L Dorairaju, a member of the Malaysian Institute of Accountants.

The ARMC had held five (5) meetings in FY2026 and a summary of its activities, including the internal audit function, is set out in the ARMC Report section of this Annual Report.

External Auditors

The Board maintains a formal and transparent relationship with the Company's external auditors. The external auditors report audit findings, including any other matters of concern arising from the audits of the Company and the Group. The ARMC will then report to the Board on matters that necessitate the Board's attention.

The current external auditors, Messrs. PKF PLT, confirmed to the ARMC that the firm had complied with the relevant ethical requirements regarding independence in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants and the Malaysian Institute of Accountants' By-Laws (on Professional Ethics, Conducts and Practice).

The ARMC, upon its recent annual assessment, was satisfied with the performance, resources, competence and independence of the existing external auditors and recommended the re-appointment of Messrs. PKF PLT to the Board for consideration at the Company's forthcoming AGM.

2. RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK

Risk Management

The Board acknowledges its responsibility for maintaining a sound risk management framework and internal control system to safeguard shareholders' investments and the Group's assets. The Board has authorised the ARMC to review the effectiveness of the internal audit function and to provide oversight on the establishment and implementation of the risk management framework. The ARMC reports directly to the Board.

The Board received assurance from the Management on the adequacy and effectiveness of the Group's risk management and internal control systems during FY2026.

Internal Audit Function

The Board acknowledges its responsibility to maintain an appropriate system of internal control to safeguard shareholders' interests and the assets of the Group.

The Company has outsourced its internal audit function to an independent professional firm of to review compliance with the Group's policies and procedures and assess the effectiveness of the Group's internal control systems. The internal auditors report directly to the ARMC.

Further details are set out in the Statement on Risk Management and Internal Control of this Annual Report.

PRINCIPLE C – INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

1. COMMUNICATION WITH STAKEHOLDERS

The Board has adopted a Corporate Disclosure Policy to ensure accurate and timely disclosures to the regulatory authorities, shareholders and stakeholders of the Company. This policy sets out the procedures for the Group to observe, including but not limited to disclosures of information in compliance with the rules and regulations of Bursa Securities, issuance of press releases and updating of information published on the Company's website.

All pertinent information is disseminated or communicated to shareholders, stakeholders and the investment community through:-

- Announcements and disclosures to Bursa Securities
- Annual Report of the Company
- Circulars to Shareholders
- Press conferences and corporate briefings
- Company's website

A copy of the Corporate Disclosure Policy is available at the Company's website at www.nexgbina.com.my

2. CONDUCT OF GENERAL MEETINGS

The Company's AGM is a vital forum for interaction with shareholders. The Annual Report of the Company, together with the notice of AGM, is sent to shareholders at least 28 days before the date of the AGM.

Each item of special business included in the notice of AGM will be accompanied by an explanatory statement to facilitate a full understanding and evaluation of the proposed resolution. All resolutions set out in the notice of meeting will be put to vote by poll.

The Board supports and encourages active shareholder participation at the AGM and any other general meetings. In accordance with the Company's Constitution, any member may appoint up to a maximum of two (2) proxies to attend and vote on behalf of the member at any general meeting. A proxy need not be a member of the Company.

At every general meeting of the Company, the Chairman will invite shareholders to raise questions pertaining to the proposed resolutions, which are to be addressed during the question-and-answer session and before the resolutions are put to vote by poll. Board members and Senior Management will be present to respond to questions raised by members or proxies. The Company's external auditors will also be present at the AGM to address matters relating to the audit and the auditors' reports.

Before the commencement of poll voting, the Company Secretary will brief members and proxies present on the poll voting procedures and instructions. The Polling Administrator will conduct the polling process and the Independent Scrutineer will verify the poll results.

The results of the poll are announced at the general meeting, and the outcome of the meeting is announced to Bursa Securities via Bursa LINK. The announcement can also be accessed via the Company's website.

During FY2026, the Company held two (2) physical general meetings.

All resolutions set out in the notice of the AGM dated 8 December 2025 and the notice of the Extraordinary General Meeting ("EGM") dated 9 September 2025 were voted upon by poll. The minutes of the AGM and EGM, including the questions raised, Management's responses and detailed poll results, were made available on the Company's website within thirty (30) business days after the respective meetings.

This Statement is issued in accordance with a resolution of the Board dated 30 October 2026.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

The Board of Directors ("**the Board**") of NexG Bina Berhad ("**NexG Bina**" or "**the Company**") is pleased to present the Audit and Risk Management Committee ("**ARMC**") Report for the financial year ended 30 June 2026, in accordance with Paragraph 15.15 of the Main Market Listing Requirements ("**MMLR**") of Bursa Malaysia Securities Berhad ("**Bursa Securities**").

COMPOSITIONS

The ARMC comprises three (3) members, all of whom are Independent Non-Executive Directors. The composition of the ARMC complies with Paragraph 15.09(1)(a) and (b) of the MMLR and is in line with Step Up Practice 9.4 of the Malaysian Code on Corporate Governance 2021 ("MCCG"), which recommends that the Audit Committee comprise solely Independent Directors.

The Chairman of the ARMC is not the Chairman of the Board, in line with Practice 9.1 of the MCCG.

The Chairman of the ARMC, Mr. Krishnan A/L Dorairaju, is a member of the Malaysian Institute of Accountants ("MIA") and fulfils the requirement under Paragraph 15.09(1)(c)(i) of the MMLR.

MEMBERS

The ARMC held five (5) meetings during the financial year ended 30 June 2026. The members of the ARMC, their respective designations and attendance at the meetings are set out below:

Names	MEMBERSHIP / DIRECTORSHIP	ATTENDANCE
Krishnan A/L Dorairaju *(Chairman)*	Independent Non-Executive Director	5/5
Dato' Kang Chez Chiang	Independent Non-Executive Director	5/5
Datuk Aureen Jean Nonis	Independent Non-Executive Director	5/5

Members of Management attended the ARMC meetings by invitation, where appropriate, to provide information and clarification on matters relating to financial reporting, audit and the operations of the Company and its subsidiaries ("the Group").

The External Auditors, Messrs. PKF PLT ("PKF"), and the Internal Auditors, Kloo Point Risk Management Services Sdn. Bhd. ("Kloo Point"), each attended two (2) ARMC meetings during the financial year by invitation. The ARMC also held two (2) private sessions with PKF without the presence of the Executive Directors and Management.

Based on the annual evaluation, the Board is satisfied that the ARMC and its members have discharged their functions, duties and responsibilities in accordance with the ARMC's Terms of Reference during the financial year.

TERMS OF REFERENCE

The Terms of Reference of the ARMC are available on the Company's corporate website at www.nexgbina.com.my

SUMMARY OF WORK OF THE ARMC

In discharging its functions and duties in respect of the financial year ended 30 June 2026, the ARMC carried out the following activities:

1. Financial Reporting

a. Reviewed the quarterly unaudited consolidated financial results of the Group for the financial year ended 30 June 2026 before recommending the same to the Board for approval and release to Bursa Securities.

b. Reviewed, together with the External Auditors, the audited financial statements of the Group and of the Company for the financial year ended 30 June 2026 before recommending the same to the Board for approval.

c. In reviewing the audited financial statements, the ARMC considered, among others:

- the appropriateness and consistent application of accounting policies;
- significant accounting judgements and estimates;
- significant audit adjustments and matters raised by the External Auditors; and
- compliance with applicable Malaysian Financial Reporting Standards, IFRS Accounting Standards, the Companies Act 2016 and other relevant regulatory requirements.

2. External Audit

a. Reviewed with PKF the audit plan, including the scope and approach of the audit, areas of audit emphasis, reporting responsibilities, proposed reporting timetable and audit fees.

b. Reviewed with PKF the audit findings and other matters arising from the audit of the Group and of the Company, together with Management's responses thereto.

c. Held private sessions with PKF without the presence of the Executive Directors and Management to discuss matters relating to the audit and any matters which PKF considered appropriate to raise with the ARMC.

d. Reviewed the non-assurance services provided by PKF and its affiliates and assessed their implications on the independence and objectivity of the External Auditors.

e. Assessed the performance, suitability and independence of PKF before recommending its re-appointment as External Auditors to the Board.

3. Internal Audit

a. Reviewed and approved the FY2026 Internal Audit Plan and assessed the scope, competency, resources and performance of the outsourced internal audit function.

b. Reviewed the internal audit reports on the Quality Assurance Process, Sourcing and Buying Process, and Sales Order Processing and Billing Process, including the audit findings, recommendations, Management's responses and agreed corrective actions.

c. Reviewed the status of Management's implementation of agreed corrective actions arising from previous internal audit findings and the follow-up work performed by the Internal Auditors.

d. Reviewed the Group Risk Assessment Review, including the key existing and emerging risks identified and the corresponding controls and risk mitigation measures.

SUMMARY OF WORK OF THE ARMC (CONT'D)

In discharging its functions and duties in respect of the financial year ended 30 June 2026, the ARMC carried out the following activities: (Cont'd)

4. Related Party Transactions

a. Reviewed any related party transactions, where applicable, to ensure that they were conducted on an arm's length basis and on normal commercial terms and were not detrimental to the interests of minority shareholders.

5. Conflict of Interest ("COI") or Potential COI

a. Reviewed any COI or potential COI involving the Directors and Key Senior Management of the Company. No COI or potential COI was identified during the financial year.

6. Annual Report

a. Reviewed the relevant statements and reports within the ARMC's purview for inclusion in the Annual Report before recommending the same to the Board for approval.

7. Sustainability

a. Received an update on the status of sustainability data collection and preparation of the FY2026 Sustainability Statement.

INTERNAL AUDIT FUNCTION

The Company outsourced its internal audit function to Kloo Point, an independent internal audit service provider which reports directly to the ARMC.

During the financial year ended 30 June 2026, the internal audit work covered the following areas:

- Quality Assurance Process
- Sourcing and Buying Process;
- Sales Order Processing and Billing Process;
- Group Risk Assessment Review; and
- follow-up on agreed corrective actions arising from previous internal audit findings.

The ARMC reviewed the internal audit findings and recommendations, together with Management's responses and the status of implementation of the agreed corrective actions.

The Group Risk Assessment Review considered the Group's key existing and emerging risks and the controls and mitigation measures in place to manage those risks.

The total cost incurred for the internal audit function for the financial year ended 30 June 2026 was RM32,000.

Further details on the Group's risk management and internal control systems are set out in the Statement on Risk Management and Internal Control in this Annual Report.

ADDITIONAL COMPLIANCE INFORMATION

The information set out below is disclosed in compliance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

1.1 AUDIT AND NON-AUDIT FEES

The audit and non-audit fees paid or payable for services rendered to the Company and the Group by the external auditors, Messrs PKF PLT ("PKF"), and firms affiliated with PKF for the financial year ended 30 June 2026 are as follows:

	Group (RM'000)	Company (RM'000)
Audit fees paid/payable to PKF	290	90
Non-audit fees paid/payable to PKF*	18	7
Non-audit fees paid/payable to affiliates of PKF**	42	16
Total	**350**	**113**

* *The non-audit fees paid or payable to PKF relate to the review of the Statement on Risk Management and Internal Control.*

** *The non-audit fees paid or payable to affiliates of PKF relate to tax compliance and tax advisory services.*

1.2 MATERIAL CONTRACTS

There were no material contracts (other than contracts entered into in the ordinary course of business) entered into by the Company or its subsidiaries involving the interests of any Director, Chief Executive who is not a Director, and/or major shareholder of the Company, either subsisting at the end of the financial year ended 30 June 2026 or entered into since the end of the previous financial year.

1.3 RECURRENT RELATED PARTY TRANSACTIONS ("RRPT")

The RRPT entered by the Group during financial year ended 30 June 2026 are enclosed in the financial statement.

1.4 UTILISATION OF PROCEEDS

Rights Issue Exercise

On 14 July 2023, the Company completed a Rights Issue of 880,529,260 new ordinary shares at an issue price of RM0.10 each and raised a total gross proceeds of approximately RM88.05 million. The amounts utilised as at 30 June 2026 are set out as follows:-

Purposes	Proposed Utilisation RM'000	Actual Utilisation RM'000	Balance of Proceeds RM'000	Expected Timeframe for Utilisation
i. Funding for the property development and construction business	83,000	(22,020)	60,980	Within 48 months
ii. Working capital	3,953	(3,953)	-	Within 24 months
iii. Estimated expenses for the Rights Issue	1,100	(1,100)	-	Immediately
Total	**88,053**	**(27,073)**	**60,980**	

1.5 REVALUATION POLICY ON LANDED PROPERTIES

The Group applies the revaluation model under Malaysian Financial Reporting Standards ("MFRS") 116 Property, Plant and Equipment to its landed properties classified as property, plant and equipment. Investment properties are measured at fair value in accordance with MFRS 140 Investment Property.

The Group's landed properties comprise freehold and leasehold land, factory buildings and residential properties. The Group reviews the fair values of its landed properties annually and performs revaluations where necessary to ensure that the carrying amounts do not differ materially from the fair values. Investment properties are measured at fair value at each reporting date.

DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Paragraph 9.25A of the Main Market Listing Requirements, below are the financial data that are relevant for the purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

(A) Group Total Income and Total Assets

	Group	
	2026	2025
Total Income	**RM**	**RM**
Revenue	51,581,513	59,806,636
Other income	2,539,397	2,036,436
Interest income	2,316,743	2,666,804
Total	**56,437,653**	**64,509,876**
Total Assets	**219,792,758**	**217,084,870**

(B) Business Activities

	Group	
	2026	2025
Shariah Non-Compliant Activities	**RM**	**RM**
Interest income	2,316,743	2,666,804
Total	**2,316,743**	**2,666,804**

DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING (CONT'D)

(C) Component of Financial Position

(i) Cash component

	Group	
	2026	2025
Islamic Account/ Instruments	**RM**	**RM**
Deposit with licensed bank	-	-
Cash at bank (exclude cash in hand)	950,677	1,519,684
Total	**950,677**	**1,519,684**
Conventional Account/ Instruments		
Deposit with licensed bank	60,843,540	70,630,379
Cash at bank (exclude cash in hand)	4,043,004	1,905,813
Total	**64,886,544**	**72,536,192**

(ii) Debt component

	Group	
	2026	2025
Islamic Financing	**RM**	**RM**
Current	-	-
Non-Current	-	-
Total	**-**	**-**

	Group	
	2026	2025
Conventional Borrowing	**RM**	**RM**
Current		
Bank overdraft	-	8
Lease liabilities	51,266	63,248
Term loans	255,688	1,144,698
	306,954	1,207,954
Non-Current		
Lease liabilities	32,797	79,295
Term loans	3,725,267	3,894,155
	3,758,064	3,973,450
Total	**4,065,018**	**5,181,404**

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

The Board of Directors ("**the Board**") of NexG Bina Berhad ("**NexG Bina**" or "**the Company**") is pleased to present this Statement on Risk Management and Internal Control ("**Statement**"), which outlines the key features of the risk management and internal control systems of the Company and its subsidiaries ("**the Group**") for the financial year ended 30 June 2026 ("**FY2026**").

This Statement is prepared pursuant to Paragraph 15.26(b) and Practice Note 9 of the Main Market Listing Requirements ("**MMLR**") of Bursa Malaysia Securities Berhad ("**Bursa Securities**"), with reference to the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Companies 2025 ("**SORMIC Guide 2025**").

THE BOARD'S RESPONSIBILITIES

The Board acknowledges its overall responsibility for overseeing the Group's risk management and internal control systems and for reviewing their adequacy and effectiveness.

The Group's risk management and internal control systems are designed to manage, rather than eliminate, risks that may impede the achievement of the Group's business objectives. Accordingly, these systems can provide reasonable, but not absolute, assurance against material misstatement, loss, fraud or the occurrence of unforeseeable events.

The Audit and Risk Management Committee ("ARMC") assists the Board in overseeing the Group's risk management and internal control processes, including the review of key existing and emerging risks, internal audit findings and the corresponding mitigation or corrective actions.

Management is responsible for identifying, assessing, managing and monitoring risks within their respective areas of responsibility and for implementing and maintaining appropriate policies, procedures and controls.

RISK MANAGEMENT FRAMEWORK

The FY2026 Internal Audit Plan, which included the Group Risk Assessment Review, was approved by the ARMC and presented to the Board prior to the commencement of FY2026. As part of the Plan, Kloo Point Risk Management Services Sdn. Bhd. ("Kloo Point") carried out a Group Risk Assessment Review covering selected companies across the Group's investment holding, manufacturing and property development and construction businesses.

The Group adopts a structured risk assessment approach using risk impact and likelihood parameters to assess identified risks. The financial risk impact parameters are reviewed annually, taking into consideration the Group's financial position and the level of risk it is willing to accept.

The risk assessment process involved, among others:

- identifying existing and emerging risks through discussions with Management and key personnel;
- assessing identified risks based on their potential impact and likelihood;
- considering the existing controls and mitigation measures in place;
- assessing the residual risk after taking into account the relevant controls; and
- monitoring changes in risk exposure and the corresponding mitigation measures.

The assessed risks are classified according to their residual risk ratings, which assist Management in prioritising areas requiring attention and determining the appropriate mitigation measures.

The review considered risks relating to, among others, strategic and business matters, financial and liquidity management, legal and regulatory compliance, operations and product quality, supply chain and logistics, human resources, property development activities and sustainability-related customer requirements.

The resulting risk profile, including the key existing and emerging risks and the corresponding controls and mitigation measures, was reviewed by Management, the ARMC and the Board. Relevant amendments arising from the review were incorporated into the risk assessment.

The Group Risk Assessment Review is conducted annually, with the findings and updated risk profile reported to the ARMC for review.

RISK MANAGEMENT FRAMEWORK (CONT'D)

Risk management is an ongoing process. Management is responsible for monitoring risks within their respective areas and implementing appropriate mitigation or action plans. Significant risk matters are reported to the ARMC and the Board, where appropriate. These processes were in place throughout FY2026 and remain in place up to the date of approval of this Statement.

INTERNAL AUDIT FUNCTION

The Group's internal audit function is outsourced to Kloo Point, an independent internal audit service provider which reports directly to the ARMC.

The internal audit function provides independent assurance on the adequacy and effectiveness of selected internal controls and assists the ARMC in discharging its oversight responsibilities. Internal audit findings and recommendations are reported to the ARMC together with Management's responses and agreed corrective actions.

Management is responsible for implementing the agreed corrective actions, while the Internal Auditors perform follow-up reviews, where appropriate, and report the status of implementation to the ARMC.

Further details of the internal audit activities undertaken during FY2026 are set out in the Audit and Risk Management Committee Report in this Annual Report.

KEY ELEMENTS OF RISK MANAGEMENT AND INTERNAL CONTROL

The key elements of the Group's risk management and internal control systems include the following:

- **Organisation structure and authority**
  The Group maintains an organisation structure with defined lines of responsibility, accountability and authority to support the effective management of its businesses and operations.

- **Manufacturing operations**
  Internal control procedures for the manufacturing segment are established through standard operating policies and procedures. These procedures are reviewed and updated, where necessary, to address changes in operational risks, improve operating processes and support compliance with applicable requirements, including Business Social Compliance Initiative ("BSCI") requirements, where relevant.

- **Property development and construction**
  Controls over property development and construction activities include project and financial assessments, consideration of applicable statutory and regulatory requirements, and assessment of prevailing market conditions. Management monitors relevant project and regulatory developments and takes appropriate action where necessary.

- **Financial reporting and performance monitoring**
  Management reports are prepared to facilitate the monitoring of the financial and operational performance of the Group. The quarterly financial results are reviewed by the ARMC before being recommended to the Board for approval and release to Bursa Securities. The annual audited financial statements are also reviewed by the ARMC together with the External Auditors before being recommended to the Board for approval.

- **Policies and operating procedures**
  Policies, procedures and approval processes are established for key business activities to promote consistency, accountability and appropriate segregation of duties. These are reviewed and updated where necessary to reflect changes in operations or to address areas identified for improvement.

- **Risk and control oversight**
  The ARMC and the Board review significant risks affecting the Group and consider the adequacy of the financial and operational controls in place to manage those risks. Matters identified through the Group Risk Assessment Review are considered together with the corresponding controls and mitigation measures.

- **Internal and external audit review**
  The ARMC reviews the findings and recommendations of the Internal Auditors and External Auditors together with Management's responses. Management is responsible for implementing the agreed corrective actions, while the status of implementation is monitored and followed up, where applicable

- **Compliance and integrity**
  Management monitors compliance with applicable laws, regulations and internal policies relevant to the Group's operations and obtains professional advice where necessary. The Group has also established policies including the Anti-Bribery and Anti-Corruption Policy and Whistleblowing Policy to support ethical conduct and the reporting of improper activities.

REVIEW BY EXTERNAL AUDITORS

As required under Paragraph 15.23 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the External Auditors, Messrs PKF PLT, have reviewed this Statement on Risk Management and Internal Control for inclusion in the Annual Report. Their limited assurance review was performed in accordance with Audit and Assurance Practice Guide 3 ("AAPG 3") issued by the Malaysian Institute of Accountants.

Based on the procedures performed, the External Auditors have reported to the Board that nothing has come to their attention that causes them to believe that this Statement has not been prepared, in all material respects, in accordance with the disclosures required under Section 7 of the SORMIC Guide 2025, nor is the Statement factually inaccurate.

AAPG 3 does not require the External Auditors to consider whether this Statement covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group's risk management and internal control systems, including the assessment and opinion by the Board and Management thereon.

CONCLUSION

The Board has reviewed the adequacy and effectiveness of the Group's risk management and internal control systems for FY2026 and up to the date of approval of this Statement. In carrying out its review, the Board considered the risk management and internal control processes in place, matters reported by the ARMC and information provided by Management personnel primarily responsible for the Group's operations and financial affairs.

Where areas for improvement were identified, appropriate corrective actions have been or are being implemented by Management, and the progress of such actions is monitored through the relevant reporting and review processes.

Based on the review conducted and information provided by Management, the Board is of the view that the Group's risk management and internal control systems were adequate and effective in all material aspects during FY2026 and up to the date of approval of this Statement.

The Board is not aware of any significant control failure or weakness that has resulted in material losses, contingencies or uncertainties requiring separate disclosure in this Annual Report. The Board will continue to review and enhance the Group's risk management and internal control systems, where appropriate, having regard to changes in the Group's businesses, operating environment and risk profile.

This Statement was approved by the Board of Directors on 30 October 2026.

DIRECTORS' RESPONSIBILITY STATEMENT

The Directors acknowledge their responsibility for preparing the financial statements of the Group and of the Company to give a true and fair view of the financial position of the Group and of the Company as at 30 June 2026 and of their financial performance and cash flows for the financial year then ended, in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards, the Companies Act 2016 ("Act") and the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

In preparing the financial statements, the Directors have:

- applied the applicable approved accounting standards and appropriate accounting policies consistently;
- made judgements and estimates that are reasonable and prudent; and
- prepared the financial statements on a going concern basis.

The Directors are responsible for ensuring that proper accounting records are maintained which disclose with reasonable accuracy the financial position of the Group and of the Company and enable them to ensure that the financial statements comply with the Act.

The Directors have also taken reasonable steps to safeguard the assets of the Group and of the Company and to prevent and detect fraud and other irregularities.

This Statement was approved by the Board of Directors on 30 October 2026.



FINANCIAL STATEMENTS

81 Directors' Report

85 Statement by Directors

85 Statutory Declaration

86 Independent Auditors' Report

93 Statements of Profit or Loss and Other Comprehensive Income

94 Statements of Financial Position

96 Statements of Changes in Equity

98 Statements of Cash Flows

101 Notes to the Financial Statements

DIRECTORS' REPORT

The Directors hereby submit their report and the audited financial statements of the Group and of the Company for the financial year ended 30 June 2026.

PRINCIPAL ACTIVITY

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are set out in Note 14 to the financial statements.

RESULTS

	Group RM	Company RM
Loss for the financial year attributable to:		
Owners of the Company	(2,172,938)	(21,538,319)
Non-controlling interests	(624,541)	-
	(2,797,479)	(21,538,319)

RESERVES AND PROVISIONS

All material transfers to or from reserves and provisions during the financial year are shown in the financial statements.

DIVIDEND

No dividend has been paid or declared by the Company since the end of the previous financial year. The Directors do not recommend any dividend payment in respect of the current financial year.

DIRECTORS

The Directors of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Ng Keok Chai
Krishnan A/L Dorairaju
Dato' Kang Chez Chiang
Datuk Kuan Poh Huat
Datuk Aureen Jean Nonis
Puan Hajah Erna Bt Ismail - *Appointed on 8 August 2025*
Tan Sri Razarudin Bin Husain @ Abdul Rasid - *Appointed on 11 August 2025, resigned on 15 October 2025*
Mohamad Tirmizi Bin Ishak - *Appointed on 18 May 2026*
Lester Chin Kent Lake - *Resigned on 8 August 2025*
Dato' Pahlawan Mior Faridalathrash Bin Wahid - *Resigned on 11 August 2025*
Tan Sri Dato' Seri Mohd Khairul Adib Bin Abd Rahman - *Appointed on 8 August 2025, resigned on 14 October 2025*

The name of the Directors of the Company's subsidiaries since the beginning of the financial year to the date of this report, excluding those who are already listed above are:

Choo Peng Hung

DIRECTORS' INTERESTS IN SHARES

The Directors holding office at the end of the financial year and their beneficial interests in the ordinary shares and warrants of the Company and its related corporations during the financial year ended 30 June 2026 as recorded in the Register of Directors' shareholdings kept by the Company under Section 59 of the Companies Act, 2016 in Malaysia, were as follows:

	Number of Ordinary Shares			
	Balance as at 1.7.2025	Bought	Sold	Balance as at 30.6.2026
In the Company				
Direct interest				
Ng Keok Chai	119,100	-	119,100	-

	Number of Warrant C			
	Balance as at 1.7.2025	Bought	Sold	Balance as at 30.6.2026
In the Company				
Direct interest				
Ng Keok Chai	33,394,800	-	33,394,800	-

Other than as disclosed above, none of the Directors at the end of the financial year held any interest in shares in the Company or its related corporations during the financial year.

DIRECTORS' BENEFITS

Since the end of previous financial year, no Director of the Company has received or become entitled to receive any benefits (other than the benefits included in the aggregate amount of emoluments received or due and receivable by Directors as shown in the financial statements) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest except for those disclosed in Note 29 to the financial statements.

There were no arrangements during and at the end of the financial year, which had the object of enabling Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' REMUNERATION AND FEES

Directors' remuneration of the Group and of the Company amounted to RM1,049,507 and RM359,977 (including benefits-in-kind) respectively as disclosed in Note 6 to the financial statements.

Directors' fees of the Group and of the Company amounted to RM194,742 as disclosed in Note 6 to the financial statements.

INDEMNITY AND INSURANCE FOR DIRECTORS, OFFICERS AND AUDITOR

The Company maintains a liability insurance paid amounted to RM9,000 which provides appropriate insurance cover for the Directors and officers of the Company and its subsidiaries.

No other indemnity has been given or insurance premium paid by the Company and its subsidiaries, during the financial year, for any person who is or has been Director, officer and auditors of the Company and its subsidiaries.

ISSUE OF SHARES AND DEBENTURES

There were no changes in the share capital of the Company during the financial year.

There were no debentures issued during the financial year.

OPTIONS GRANTED OVER UNISSUED SHARES

No options were granted to any person to take up unissued shares of the Company during the financial year.

OTHER STATUTORY INFORMATION

Before the financial statements of the Group and of the Company were made out, the Directors took reasonable steps to ascertain that:

(i) proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and have satisfied themselves that there are no known bad debts and that adequate provision had been made for doubtful debts; and

(ii) any current assets which were unlikely to be realised in the ordinary course of business have been written down to an amount which they might be expected so to realise.

At the date of this report, the Directors are not aware of any circumstances:

(i) which would necessitate the writing off of bad debts or render the amount of the provision for doubtful debts inadequate to any substantial extent; or

(ii) which would render the value attributed to the current assets in the financial statements of the Group and of the Company misleading; or

(iii) which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or

(iv) not otherwise dealt with in this report or the financial statements, that would render any amount stated in the financial statements of the Group and of the Company misleading.

OTHER STATUTORY INFORMATION (CONT'D)

At the date of this report, there does not exist:

(i) any charge on the assets of the Group and of the Company that has arisen since the end of the financial year and which secures the liabilities of any other person; or

(ii) any contingent liability in respect of the Group and of the Company that has arisen since the end of the financial year.

No contingent liability or other liability of the Group and of the Company has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may substantially affect the ability of the Group and of the Company to meet their obligations as and when they fall due.

In the opinion of the Directors, the results of the operations of the Group and of the Company for the financial year ended 30 June 2026 have not been substantially affected by any item, transaction or event of a material and unusual nature nor has any such item, transaction or event occurred in the interval between the end of that financial year and the date of this report.

SIGNIFICANT EVENT DURING THE FINANCIAL YEAR

Details of significant event during the financial year are disclosed in Note 36 to the financial statements.

AUDITORS

The auditors, Messrs PKF PLT, have indicated their willingness to continue in office.

The auditors' remuneration of the Group and of the Company for the financial year ended 30 June 2026 amounted to RM290,444 and RM90,000 respectively.

Signed on behalf of the Directors
in accordance with a resolution of the Board,

NG KEOK CHAI **DATUK KUAN POH HUAT**

Kuala Lumpur

STATEMENT BY DIRECTORS
PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

In the opinion of the Directors, the accompanying financial statements as set out on pages 93 to 169 are drawn up in accordance with MFRS Accounting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia, so as to give a true and fair view of the financial positions of the Group and of the Company as at 30 June 2026 and of their financial performances and their cash flows for the financial year ended on that date.

Signed on behalf of the Directors
in accordance with a resolution of the Board,

NG KEOK CHAI

DATUK KUAN POH HUAT

Kuala Lumpur

STATUTORY DECLARATION
PURSUANT TO SECTION 251(1)(b) OF THE COMPANIES ACT 2016

I, CHOO YEN WAH, being the Officer primarily responsible for the financial management of NEXG BINA BERHAD, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements as set out on pages 93 to 169 are in my opinion correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960 in Malaysia.

Subscribed and solemnly declared by the)
above-named at Kuala Lumpur in Wilayah)
Persekutuan on 30 October 2026)

CHOO YEN WAH
Financial Controller

Before me,

COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF NEXG BINA BERHAD AND ITS SUBSIDIARIES

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of NEXG BINA BERHAD, which comprise the statements of financial position as at 30 June 2026 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows for the financial year then ended, and notes to the financial statements, including a summary of material accounting policies as set out on pages 93 to 169.

In our opinion, the accompanying financial statements give a true and fair view of the financial positions of the Group and of the Company as at 30 June 2026, and of their financial performances and their cash flows for the financial year then ended in accordance with MFRS Accounting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the Group and of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

(i) Valuation of investment properties
Refer to Notes 1(d)(ix),1(d)(xii), 2(d), 13 and 33 to the financial statements.

The Group carries its investment properties at fair value, amounting to RM27.43 million as at 30 June 2026 (2025: RM23.83 million). The directors determine fair value using valuations prepared by an external independent valuer. The valuer applied the comparison method, adjusting the transacted prices of comparable properties for differences in size, location and other characteristics of each property.

We identified the valuation of investment properties as a key audit matter because it is an area of higher assessed risk and involves significant judgement. The selection of comparable properties and the adjustment factors applied to them are subjective, and small changes in these inputs can have a significant effect on the fair value recognised in profit or loss and on the fair value disclosures.

Key Audit Matters (Cont'd)

(i) Valuation of investment properties (Cont'd)
Refer to Notes 1(d)(ix),1(d)(xii), 2(d), 13 and 33 to the financial statements. (Cont'd)

Our audit procedures included, amongst others:

- Evaluated the independence, objectivity, competence and professional qualifications of the external valuer engaged by management;
- Obtained an understanding of the valuation methodology adopted and assessed whether the methodology applied was appropriate and consistent with generally accepted valuation practices and the requirements of MFRS 13 Fair Value Measurement;
- Discussed with the valuer the key assumptions, judgements and inputs used in determining the fair values;
- Assessed the reasonableness of the comparable properties selected by the valuer and evaluated the appropriateness of the adjustments made for differences in location, size and other relevant characteristics; and
- Assessed the adequacy and appropriateness of the related disclosures in the financial statements.

(ii) Valuation of property development assets
Refer to Notes 1(d)(iv), 2(e) and 17 to the financial statements.

The Group's inventories as at 30 June 2026 include property development costs of RM62.22 million (2025: RM48.05 million) and completed development units of RM18.91 million (2025: RM19.21 million). Together these represent 94% of total inventories of RM86.75 million and are measured at the lower of cost and net realisable value.

We identified this as a key audit matter because the determination of net realisable value requires significant management judgement and is subject to estimation uncertainty. Management's estimates depend on expected selling prices, the estimated cost to complete and the timing of sales. These are informed by a feasibility study prepared by an independent Quantity Surveyor and by valuations of the completed units.

Our audit procedures included, amongst others:

(a) Property development costs:

- Evaluated the competence, capabilities and objectivity of the independent Quantity Surveyor engaged by management;
- Interviewed the Quantity Surveyor to obtain an understanding of the feasibility assessment, including key assumptions relating to estimated costs to complete and expected sales values;
- Assessed the reasonableness of management's estimates of net realisable value for property development inventories by reference to the feasibility assessment and supporting documentation;
- Assessed the adequacy of the related disclosures in the financial statements.

(b) Completed development units:

- Physically inspected selected completed development units;
- Evaluated the competence, capabilities and objectivity of the independent valuer engaged by management for the valuation of completed development units;
- Assessed the reasonableness of the valuation methodology adopted, including the appropriateness of the comparable properties selected and adjustment factors applied by the valuer;
- Compared the carrying values of selected completed development units against the estimated net realisable values derived from independent valuations; and
- Assessed the adequacy of the related disclosures in the financial statements.

INDEPENDENT AUDITORS' REPORT (CONT'D)
TO THE MEMBERS OF NEXG BINA BERHAD AND ITS SUBSIDIARIES

Key Audit Matters (Cont'd)

(iii) Impairment of property, plant and equipment

Refer to Notes 1(d)(iii), 2(c), 2(i), 11 and 33 to the financial statements.

The Group's property, plant and equipment amounted to RM28.91 million as at 30 June 2026, of which RM26.90 million is carried at valuation (freehold land and buildings and a hotel under construction). The market capitalisation of the Group amounted to RM36.89 million as of 30 June 2026 is lower than the net assets of the Group of RM188.25 million and the Group also reported losses of RM2.8 million, which give indication that the carrying amounts of property, plant and equipment of the Group may potentially be higher than their recoverable amounts. Management assessed the recoverable amount of each cash-generating unit using the value in use or fair value less costs of disposal method. Management recognised an impairment loss of RM0.06 million during the financial year.

We identified this as a key audit matter because the determination of recoverable amounts includes but not limited to cash flow projections that involve significant management judgement, in particular revenue growth, margins, capital expenditure and the discount rate, and are sensitive to changes in these assumptions and estimated costs to dispose.

Our audit procedures included, amongst others:

- Obtained management's assessment of impairment, including but not limited to the cash flow projections, methodology and key inputs for each cash-generating unit where indicators of impairment were identified;
- Evaluated the appropriateness of the recoverable amount methodology against MFRS 136 Impairment of Assets;
- Reviewed the key inputs and assumptions used in determining the recoverable amount;
- Assessed the work of the independent valuer on the appropriateness of the valuation method, adjusting factors and assumptions used by the valuer; and
- Assessed the objectivity, independence, reputation, experience and expertise of independent valuers.

(iv) Impairment of goodwill

Refer to Notes 1(d)(vii), 2(i) and 16 to the financial statements.

As at 30 June 2026, the Group has goodwill of RM2.20 million arising from the acquisition of Kepayang Heights Sdn. Bhd., a subsidiary engaged in property development. Goodwill is not amortised and is tested for impairment annually, or more frequently when there is an indication of impairment, in accordance with MFRS 136 Impairment of Assets. Management determined the recoverable amount of the cash-generating unit based on its fair value less costs of disposal, estimated using the adjusted net asset value of the subsidiary as no observable market data was available, and concluded that no impairment loss was required.

We identified this as a key audit matter because the determination of the recoverable amount involves significant management judgement and is subject to estimation uncertainty. The adjusted net asset value depends mainly on the fair value of the land held by the subsidiary, which is based on a valuation by an external valuer, and on the feasibility assessment prepared by an independent Quantity Surveyor. The recoverable amount is sensitive to changes in these assumptions, and a change could result in an impairment loss on the goodwill.

Our audit procedures included, amongst others:

- Obtained management's impairment assessment and evaluated the appropriateness of the methodology applied against the requirements of MFRS 136 Impairment of Assets;
- Evaluated the competence, capabilities and objectivity of the independent valuer and the independent Quantity Surveyor engaged by management;
- Assessed the fair value of the land by reference to the valuation report, including the appropriateness of the valuation method and adjustment factors applied by the valuer; and
- Assessed the adequacy of the related disclosures in the financial statements.

Key Audit Matters (Cont'd)

(v) Recoverability of trade receivables
Refer to Notes 1(d)(v), 2(g), 2(i), 18(a) and 32 to the financial statements.

As at 30 June 2026, the Group's trade receivables amounted to RM5.01 million, representing approximately 2.3% of the Group's total assets as at 30 June 2026.

We have identified the recoverability of trade receivables as at 30 June 2026 as a key audit matter because of the significance of the amount and the factors considered by the management included significant assumptions which are judgmental.

As part of our audit to test management's assessment of the recoverability of the Group's trade receivables, our procedures included:

- Assessed whether recoverability of trade receivables is significant risk due to the size, aging profile and historical collection issues;
- Verified subsequent collection and recent correspondences with significant trade receivables to substantiate recoverability;.
- Reviewed management's assessment on impairment loss of the outstanding trade receivables; and
- Reviewed and assessed the appropriateness and adequacy of the disclosures in the financial statements.

(vi) Impairment of amounts due from subsidiaries
Refer to Notes 2(h), 18(c) and 32 to the financial statements.

As at the reporting date, the gross carrying amount of amounts owing by subsidiaries amounted to RM85.88 million. These balances are significant to the Company's financial statements and are subject to credit risk, as recoverability depends on the financial performance and cash flow of the respective subsidiaries.

Management is required to assess the recoverability of these balances and to determine whether any expected credit loss ("ECL") or impairment allowance should be recognised in accordance with MFRS 9 Financial Instruments. The assessment involves significant management judgment, particularly in evaluating the subsidiaries' financial positions, future profitability, and ability to repay. Accordingly, this area was considered a key audit matter.

Our audit procedures included, amongst others:

- Assessed the recoverability of amounts owing by subsidiaries, including an evaluation of the key assumptions and estimates made by management in determining whether any impairment is required; and
- Assessed whether financial statements disclosures are adequate and appropriately reflect the Company's exposure to credit risk, arising from subsidiary companies.

INDEPENDENT AUDITORS' REPORT (CONT'D)
TO THE MEMBERS OF NEXG BINA BERHAD AND ITS SUBSIDIARIES

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with MFRS Accounting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as going concerns, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

The Directors of the Company are responsible for overseeing the Company's financial reporting process.

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

INDEPENDENT AUDITORS' REPORT (CONT'D)
TO THE MEMBERS OF NEXG BINA BERHAD AND ITS SUBSIDIARIES

Auditors' Responsibilities for the Audit of the Financial Statements

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as going concerns. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group and the Company to cease to continue as going concerns.

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguard applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDITORS' REPORT (CONT'D)
TO THE MEMBERS OF NEXG BINA BERHAD AND ITS SUBSIDIARIES

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

In accordance with the requirements of the Companies Act, 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 14 to the financial statements.

OTHER MATTERS

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act, 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the contents of this report.

PKF PLT
202206000012 (LLP0030836-LCA) & AF0911
CHARTERED ACCOUNTANTS

PUVANESWARY NAIDU A/P NYAHNAN
03562/03/2027 J
CHARTERED ACCOUNTANT

Kuala Lumpur
30 October 2026

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group		Company	
		2026 RM	Restated 2025 RM	2026 RM	2025 RM
Revenue	3	51,581,513	59,806,636	-	-
Cost of sales	4	(48,895,467)	(52,957,762)	-	-
Gross profit		2,686,046	6,848,874	-	-
Other operating income	5	4,856,140	4,703,240	2,088,235	2,558,508
Selling and distribution costs		(462,377)	(1,293,544)	-	-
Administrative expenses		(10,290,963)	(10,414,841)	(1,846,457)	(3,280,736)
Other expenses		(311,369)	(657,762)	-	-
Impairment of goodwill		-	(51,977)	-	-
Net gain/(loss) on impairment of financial assets		1,283,796	1,991,771	(21,335,743)	843,172
(Loss)/Profit from operations		(2,238,727)	1,125,761	(21,093,965)	120,944
Finance costs	7	(236,648)	(340,462)	-	-
(Loss)/Profit before tax for the year	8	(2,475,375)	785,299	(21,093,965)	120,944
Tax (expenses)/income	9	(322,104)	147,079	(444,354)	58,423
(Loss)/Profit after tax for the year		(2,797,479)	932,378	(21,538,319)	179,367
Other comprehensive (loss)/income					
Transfer from revaluation reserve		-	93,191	-	-
Foreign currency translation		4,279	(63,907)	-	-
Others		11,680	5,811	-	-
Total comprehensive (loss)/income for the financial year		(2,781,520)	967,473	(21,538,319)	179,367
(Loss)/Profit attributable to:					
Owners of the Company		(2,172,938)	1,094,740	(21,538,319)	179,367
Non-controlling interests	23	(624,541)	(162,362)	-	-
		(2,797,479)	932,378	(21,538,319)	179,367
Total comprehensive (loss)/income attributable to:					
Owners of the Company		(2,166,365)	1,133,637	(21,538,319)	179,367
Non-controlling interests	23	(615,155)	(166,164)	-	-
		(2,781,520)	967,473	(21,538,319)	179,367
(Loss)/Earnings per share (sen)					
– Basic	10	(0.65)	0.33		
– Diluted		(0.65)	0.33		

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
ASSETS					
Non-current assets					
Property, plant and equipment	11	28,912,164	29,517,128	64,923	98,779
Right-of-use assets	12	20,410	104,010	-	-
Investment properties	13	27,435,000	23,833,300	-	-
Investment in subsidiaries	14	-	-	49,532,014	49,532,014
Deferred tax assets	15	-	4,612	-	-
Goodwill	16	2,203,163	2,203,163	-	-
		58,570,737	55,662,213	49,596,937	49,630,793
Current assets					
Inventories	17	86,753,931	74,800,700	-	-
Receivables, deposits and prepayments	18	7,479,651	10,623,680	33,521,787	47,522,000
Tax recoverable		1,133,342	1,924,795	-	73,295
Fixed deposit with licensed banks	19	60,843,540	70,630,379	55,438,370	61,830,379
Cash and bank balances	20	5,011,557	3,443,103	431,570	48,432
		161,222,021	161,422,657	89,391,727	109,474,106
TOTAL ASSETS		219,792,758	217,084,870	138,988,664	159,104,899
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	21	191,499,782	191,499,782	191,499,782	191,499,782
Other reserves	22	11,705,947	11,795,992	-	-
Accumulated losses		(14,635,012)	(12,558,692)	(56,949,282)	(35,410,963)
		188,570,717	190,737,082	134,550,500	156,088,819
Non-controlling interests	23	(316,497)	298,628	-	-
Total equity		188,254,220	191,035,710	134,550,500	156,088,819

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF FINANCIAL POSITION (CONT'D)
AS AT 30 JUNE 2026

	Note	Group		Company	
		2026 RM	2025 RM	2026 RM	2025 RM
Non-current liabilities					
Provisions	24	-	20,962	-	-
Lease liabilities	25	32,797	79,295	-	-
Borrowings	26	3,725,267	3,894,155	-	-
Deferred tax liabilities	15	6,240,674	6,095,656	12,210	12,210
		9,998,738	10,090,068	12,210	12,210
Current liabilities					
Payables and accrued liabilities	27	20,360,914	14,118,661	4,225,525	3,003,870
Provisions	24	632,477	632,477	-	-
Tax payable		239,455	-	200,429	-
Lease liabilities	25	51,266	63,248	-	-
Borrowings	26	255,688	1,144,706	-	-
		21,539,800	15,959,092	4,425,954	3,003,870
Total liabilities		31,538,538	26,049,160	4,438,164	3,016,080
TOTAL EQUITY AND LIABILITIES		219,792,758	217,084,870	138,988,664	159,104,899

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

		← Equity attributable to the owners of the parent →								
	Note	Share capital RM	Reserve on consolidated RM	Revaluation reserve RM	Foreign translation reserve RM	Total other reserves RM	Accumulated losses RM	Total RM	Non-controlling interests RM	Total equity RM
Group										
At 1 July 2024		191,499,782	80,344	10,918,058	4,487	11,002,889	(13,660,105)	188,842,566	464,793	189,307,359
Profit/(Loss) for the financial year		-	-	-	-	-	1,094,740	1,094,740	(162,362)	932,378
Other comprehensive income		-	-	-	-	-	5,811	5,811	-	5,811
Revaluation surplus (net of tax)		-	-	857,648	-	857,648	-	857,648	-	857,648
Transfer of reserve		-	-	(93,191)	-	(93,191)	89,612	(3,579)	-	(3,579)
Foreign currency translation		-	-	-	28,646	28,646	(88,750)	(60,104)	(3,803)	(63,907)
At 30 June 2025		191,499,782	80,344	11,682,515	33,133	11,795,992	(12,558,692)	190,737,082	298,628	191,035,710
Loss for the financial year		-	-	-	-	-	(2,172,938)	(2,172,938)	(624,541)	(2,797,479)
Others		-	-	-	-	-	4,006	4,006	7,674	11,680
Transfer of reserve		-	-	(92,612)	-	(92,612)	92,612	-	-	-
Foreign currency translation		-	-	-	2,567	2,567	-	2,567	1,712	4,279
Non-controlling interest		-	-	-	-	-	-	-	30	30
At 30 June 2026		191,499,782	80,344	11,589,903	35,700	11,705,947	(14,635,012)	188,570,717	(316,497)	188,254,220

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN EQUITY (CONT'D)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Share capital RM	Accumulated losses RM	Total equity RM
Company				
At 1 July 2024		191,499,782	(35,590,330)	155,909,452
Total comprehensive income for the financial year		-	179,367	179,367
At 30 June 2025		191,499,782	(35,410,963)	156,088,819
Total comprehensive loss for the financial year		-	(21,538,319)	(21,538,319)
At 30 June 2026		191,499,782	(56,949,282)	134,550,500

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group Restated 2025 RM	Company 2026 RM	Company 2025 RM
Cash flows from operating activities					
(Loss)/Profit before tax		(2,475,375)	785,299	(21,093,965)	120,944
Adjustments for:					
Depreciation of property, plant and equipment		1,065,212	1,032,171	36,356	35,980
Depreciation of right-of-use assets		83,600	86,747	-	-
Loss on valuation		28,500	-	-	-
Gain on disposal of – property, plant and equipment		(20,000)	(350)	-	-
Impairment of goodwill		-	51,977	-	-
Impairment of property, plant and equipment		55,984	462,186	-	-
Impairment loss on amount owing by subsidiaries		-	-	21,335,743	14,195
Impairment loss on receivables		149,194	265,887	-	-
Reversal of impairment loss on receivables		(1,432,990)	(2,257,658)	-	-
Reversal of impairment loss on amount owing by subsidiaries		-	-	-	(857,367)
Interest expense		236,648	337,929	-	-
Interest income		(2,316,743)	(2,666,804)	(2,088,235)	(2,556,224)
Inventories (reversal)/written down		(873,136)	475,570	-	-
Fair value changes in investment properties		(2,024,780)	(250,000)	-	-
Unrealised foreign exchange loss		272,427	106,583	-	-
Operating loss before working capital changes		(7,251,459)	(1,570,463)	(1,810,101)	(3,242,472)
(Increase)/Decrease in inventories		(11,080,095)	682,890	-	-
Decrease in receivables		4,155,398	6,409,882	4,722	89,799
Increase/(Decrease) in payables		6,242,253	(217,697)	12,754	(284,998)
Increase in Housing Development Accounts		(12,692)	(3,691)	-	-
Decrease in provision		(20,962)	-	-	-
Cash generated from/ (used in) operations		(7,967,557)	5,300,921	(1,792,625)	(3,437,671)
Interest paid		(5,432)	(20,777)	-	
Real property gain tax paid		-	(54)	-	(54)
Restricted accounts due to freezing orders		(1,066,739)	-	(125,583)	-
Tax paid		(592,195)	(874,972)	(170,630)	(334,396)
Tax refunded		1,447,770	3,556	-	2,838
Net cash (used in)/from operating activities		(8,184,153)	4,408,674	(2,088,838)	(3,769,283)

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS (CONT'D)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group		Company	
		2026 RM	Restated 2025 RM	2026 RM	2025 RM
Cash flows from investing activities					
Acquisition of property, plant and equipment		(682,234)	(1,109,348)	(2,499)	(3,930)
Acquisition of investment property		(1,576,920)	(15,483,300)	-	-
Proceeds from disposals of property, plant and equipment		20,000	350	-	-
Increase in fixed deposit		4,561,630	(60,000,000)	4,561,630	(60,000,000)
Interest received		2,316,743	2,666,804	2,088,235	2,556,224
Net cash from/(used in) investing activities		4,639,219	(73,925,494)	6,647,366	(57,447,706)
Cash flows from financing activities					
Repayments of term loans	(ii)	(1,057,898)	(1,292,101)	-	-
Repayments of lease liabilities	(ii)	(58,480)	(61,510)	-	
Advance to subsidiaries	(ii)	-	-	(6,131,352)	(18,535,501)
Interest paid		(231,216)	(317,152)	-	-
Net cash (used in)/from financing activities		(1,347,594)	(1,670,763)	(6,131,352)	(18,535,501)
Net decrease in cash and cash equivalents		(4,892,528)	(71,187,583)	(1,572,824)	(79,752,490)
Cash and cash equivalents at the beginning of the financial year		13,644,968	84,791,579	1,878,811	81,631,301
Effect of exchange rate changes		156,350	40,972	-	-
Cash and cash equivalents at the end of the financial year	(i)	8,908,790	13,644,968	305,987	1,878,811

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS (CONT'D)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

Notes:

(i) Cash and cash equivalents

Cash and cash equivalents comprise the following:

	Note	Group 2026 RM	Group Restated 2025 RM	Company 2026 RM	Company Restated 2025 RM
Cash and bank balances	20	5,011,557	3,443,103	431,570	48,432
Deposits with licensed bank less than 3 months		5,405,170	10,630,379	-	1,830,379
Deposits with licensed bank more than 3 months		55,438,370	60,000,000	55,438,370	60,000,000
		65,855,097	74,073,482	55,869,940	61,878,811
Less: Bank overdraft		-	(8)	-	-
Less: Bank balances held under Housing Development Account	20	(441,198)	(428,506)	-	-
Less: Deposits with licensed bank more than 3 months		(55,438,370)	(60,000,000)	(55,438,370)	(60,000,000)
Less: Restricted account due to freezing orders	36	(1,066,739)	-	(125,583)	-
		8,908,790	13,644,968	305,987	1,878,811

(ii) Reconciliation of liabilities arising from financing activities:

	1 July 2025/2024 RM	Cash flows RM	30 June RM
2026			
Group			
Lease liabilities	142,543	(58,480)	84,063
Borrowings	5,038,853	(1,057,898)	3,980,955
	5,181,396	(1,116,378)	4,065,018
Company			
Amount owing to a subsidiary	1,984,000	1,208,900	3,192,900
2025			
Group			
Lease liabilities	204,053	(61,510)	142,543
Borrowings	6,330,954	(1,292,101)	5,038,853
	6,535,007	(1,353,611)	5,181,396
Company			
Amount owing to a subsidiary	2,696,373	(712,373)	1,984,000

The accompanying notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

1. BASIS OF PREPARATION

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia.

The accompanying financial statements have been prepared assuming that the Group and the Company will continue as going concerns which contemplates the realisation of assets and settlement of liabilities in the normal course of business.

These financial statements are presented in the Ringgit Malaysia ("RM"), which is the Group's and the Company's functional and presentation currency.

(a) Standards issued and effective

On 1 July 2025 the Group and the Company adopted the following accounting standards, amendments and interpretations which are mandatory for annual financial periods beginning on or after 1 July 2025:

Description
- Amendments to MFRS 121, *Lack of exchangeability*

The Directors expect that the adoption of the new and amended MFRS above will have no impact on the financial statements of the Group and of the Company.

(b) Standards issued but not yet effective

At the date of authorisation of these financial statements, the following pronouncements have been issued by the MASB, will become effective in future financial periods and have not been adopted by the Group and the Company:

Effective for financial periods beginning on or after 1 January 2026:
- Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107: Annual Improvements to MFRS Accounting Standards – Volume 11
- Amendments to MFRS 9: Financial Instruments and MFRS 7: Disclosure of Financial Instruments Amendments to the Classification and Measurement of Financial Instruments
- Amendments to MFRS 9: Financial Instruments and MFRS 7: Disclosure of Financial Instruments Contracts Referencing Nature-dependent Electricity

Effective for financial periods beginning on or after 1 January 2027:
- MFRS 18: Presentation and Disclosure in Financial Statements
- MFRS 19: Subsidiaries without Public Accountability: Disclosures
- Amendments to MFRS 121 – Translation to a Hyperinflationary presentation Currency
- Amendments to MFRS 128 – Amendments to the Fair Value Option for Investments in Associates and Joint Ventures

Effective for financial periods beginning on or after 1 January 2029:
- MFRS 20: Regulatory Assets and Regulatory Liabilities

Effective date yet to be determined:
- Amendments to MFRS 10: Consolidated Financial Statements and MFRS 128: Investments in Associates and Joint Ventures– Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Deferred)

1. BASIS OF PREPARATION (CONT'D)

(b) Standards issued but not yet effective (Cont'd)

The initial application of the above standards/amendments to MFRSs is not expected to have any material impact on the financial statements of the Group and the Company upon adoption, except for MFRS 18 Presentation and Disclosure in Financial Statements.

MFRS 18 introduces new requirements on presentation within the statements of profit or loss, including specified totals and subtotals. It also requires disclosure of management-defined performance measures and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. In addition, there are consequential amendments to MFRS 107 Statement of Cash Flows and MFRS 134 Interim Financial Reporting.

The amendments will have an impact on the Group's and the Company's presentation of statements of profit or loss, statements of cash flows and additional disclosures in the notes to the financial statements but not on the measurement or recognition of any items in the Group and the Company's financial statements.

The Company is currently assessing the impact of MFRS 18 and plans to adopt the new standard on the required effective date.

(c) Basis of measurement

The financial statements have been prepared on the historical cost basis except as otherwise indicated in the material accounting policies.

(d) Significant accounting estimates and judgements

Estimates and judgements are continually evaluated by the Directors and management and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and judgements that affect the application of the Group's and of the Company's accounting policies and disclosures, and have a significant risk of causing a material adjustment to the carrying amounts of assets, liabilities, income and expenses are discussed below:

(i) Income Taxes

There are certain transactions and computations for which the ultimate tax determination may be different from the initial estimate. The Group and the Company recognise tax liabilities based on its understanding of the prevailing tax laws and estimates of whether such taxes will be due in the ordinary course of business. Where the final outcome of these matters is different from the amounts that were initially recognised, such difference will impact the income tax and deferred tax provisions in the year in which such determination is made.

(ii) Depreciation of Property, Plant and Equipment

The estimates for the residual values, useful life and related depreciation charges for property, plant and equipment are based on commercial factors which could change significantly as a result of technical innovations and competitors' actions in response to the market conditions.

1. BASIS OF PREPARATION (CONT'D)

(d) Significant accounting estimates and judgements (Cont'd)

(ii) Depreciation of Property, Plant and Equipment (Cont'd)

The Group and the Company anticipate that the residual values of its property, plant and equipment will be insignificant. As a result, residual values are not being taken into consideration for the computation of the depreciable amount.

Changes in the expected level of usage and technological development could impact the economic useful life and the residual values of these assets, therefore future depreciation charges could be revised.

(iii) Impairment of Non-financial Assets

When the recoverable amount of an asset is determined based on the estimate of the value in use of the cash-generating unit to which the asset is allocated, the management is required to make an estimate of the expected future cash flows from the cash-generating unit and also to apply a suitable discount rate in order to determine the present value of those cash flows.

(iv) Write-down of Inventories

- Property development project

  The Group writes down the inventories to their net realisable values based on the estimated selling prices by reference to recent sales transactions of similar properties or comparable properties in similar or nearby locations net of the estimated cost necessary to complete the sale. The estimation of the selling price in particular is subject to significant inherent uncertainties, in particular the property market.

  Whilst the Directors exercise due care and attention to make reasonable estimates, taking into account all available information in estimating the selling price and the related cost to complete the sale, the estimates will, in all likelihood, differ from the actual transactions achieved in future periods and these differences may, in certain circumstances, be significant.

- Other inventories

  Reviews are made periodically by management on damaged, obsolete and slow-moving inventories. These reviews require judgement and estimates. Possible changes in these estimates could result in revisions to the valuation of inventories.

  The economic uncertainties may have impact to the selling prices and the saleability of inventories. When future events differ from current expectations, the carrying amounts of unsold inventories may have to be written down or written back in future financial periods.

1. BASIS OF PREPARATION (CONT'D)

(d) Significant accounting estimates and judgements (Cont'd)

(v) Provision for Expected Credit Losses ("ECLs") of trade receivables and amount owing by subsidiaries

The Group uses a provision matrix to calculate ECLs for trade receivables and amount owing by subsidiaries. The provision rates are based on the payment profiles of sales over a period of 36 months before the end of the reporting period and the corresponding historical credit losses experienced within this period.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The historical observed default rates are updated and changes in the forward-looking estimates are analysed at every end of the reporting period.

(vi) Deferred Tax Assets and Liabilities

Deferred tax implications arising from the changes in corporate income tax rates are measured with reference to the estimated realisation and settlement of temporary differences in the future periods in which the tax rates are expected to apply, based on the tax rates enacted or substantively enacted at the end of the reporting year. While management's estimates on the realisation and settlement of temporary differences are based on the available information at the statements of financial position date, changes in business strategy, future operating performance and other factors could potentially impact on the actual timing and amount of temporary differences realised and settled. Any difference between the actual amount and the estimated amount would be recognised in the profit or loss in the period in which actual realisation and settlement occurs.

(vii) Impairment of Goodwill

The Group tests goodwill for impairment annually, or more frequently if events or changes in circumstances indicate that the carrying amount may be impaired. The recoverable amount of the cash-generating unit ("CGU") to which goodwill has been allocated is determined based on its fair value less costs of disposal ("FVLCOD"), being the higher of FVLCOD and value in use.

In determining FVLCOD, the fair value of the property held by the CGU is derived from a valuation performed by an independent professional valuer, and is then reduced by the estimated costs of disposal. The fair value measurement requires significant judgement, including the selection of valuation methodology (for example, the comparison approach or the investment approach) and key inputs such as comparable transaction prices, adjustments for location, size and condition, capitalisation rates and rental yields by the independent professional valuer. These inputs are categorised within Level 3 of the fair value hierarchy where they are based on unobservable data. Changes in these assumptions, or in market conditions, may result in a materially different recoverable amount and could give rise to an impairment loss in future periods.

(viii) Recognition of Property Development Profits

The Group recognises revenue on certain of its property development activities over time or based on the percentage of completion method using the input method which is based on the actual cost incurred to date on the property development project as compared to the total budgeted cost for the respective development projects.

1. BASIS OF PREPARATION (CONT'D)

(d) Significant accounting estimates and judgements (Cont'd)

(viii) Recognition of Property Development Profits (Cont'd)

Significant judgement is required in determining the progress towards complete satisfaction of the performance obligation and this includes determining the extent of property development costs incurred and the total estimated costs of property development, which in turn is used to determine the percentage of completion and gross profit margin of property development activities undertaken by the Group. In making these judgements, management relies on past experience and the work of specialists.

(ix) Classification between Investment Properties and Owner-occupied Properties

The Group determines whether a property qualifies as an investment property and has developed criteria in making that judgement. Investment property is a property held to earn rentals or for capital appreciation or both. Therefore, the Group consider whether a property generates cash flows largely independent of the other assets held by the Group.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately (or leased out separately under a finance lease), the Group account for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as investment property.

(x) Carrying Amount of Investment in Subsidiaries

Investments in subsidiaries are reviewed for impairment annually in accordance with its accounting policy as disclosed in the financial statements, or whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable.

Significant judgement is required in the estimation of the present value of future cash flows generated by the subsidiaries, which involves uncertainties and are significantly affected by assumptions and judgements made regarding estimates of future cash flows and discount rates. Changes in assumptions could significantly affect the carrying amount of investments in subsidiaries.

The economic uncertainties would result in an even higher level of estimation uncertainty to the inputs and assumptions used in the calculation of value-in-use. Cash flows projected based on those inputs and assumptions may have a significant effect on the Group's and the Company's financial positions and results if the actual cash flows are less than expected.

(xi) Leases

(a) Lease term

In determining the lease term, management considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option.

Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

1. BASIS OF PREPARATION (CONT'D)

(d) Significant accounting estimates and judgements (Cont'd)

(xi) Leases (Cont'd)

(b) Incremental borrowing rate of leases

In determining the incremental borrowing rate, the Group uses recent third-party financing received by the Group as a starting point and makes adjustments specific to the lease, for example, the financing terms.

(xii) Fair value of investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognised in profit or loss. The Group engaged independent professional valuers to perform valuations on its investment properties as at 30 June 2026. The valuation methodology commonly used is the comparison method which is based on comparable historical transactions adjusted for specific market factors such as location, size, condition, accessibility and design of the respective properties.

2. MATERIAL ACCOUNTING POLICIES

(a) Foreign currencies

(i) Functional and presentation currency

The financial statements of the Group and of the Company are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements are presented in Ringgit Malaysia ("RM"), which is the functional currency of the Company and the presentation currency of the Group.

(ii) Foreign currency transactions

Transactions in foreign currencies are initially recorded in the respective functional currencies of the Group and the Company at exchange rates approximating those prevailing at the transaction dates.

Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the reporting date. Non-monetary items denominated in foreign currencies that are measured at historical cost are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items denominated in foreign currencies measured at fair value are translated using the exchange rates at the date when the fair value was determined.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the reporting date are recognised in the profit or loss except for exchange differences arising on monetary items that form part of the Group's and the Company's net investment in foreign operations, which are recognised initially in other comprehensive income and accumulated under foreign currency translation reserve in equity. The foreign currency translation reserve is reclassified from equity to the profit and loss of the Group and of the Company on disposal of the foreign operation.

Exchange differences arising on the translation of non-monetary items carried at fair value are included in the profit or loss for the period except for the differences arising on the translation of non-monetary items in respect of which gains and losses are recognised in other comprehensive income. Exchange differences arising from such non-monetary items are recognised in other comprehensive income.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(a) Foreign currencies

(ii) Foreign currency transactions (Cont'd)

The principal exchange rates for every unit of foreign currency ruling used at reporting date are as follows:

	2026 RM	2025 RM
Assets		
1 United States Dollar	4.0550	4.2350
1 Euro	4.6296	4.8457
100 Indonesian Rupiah	0.0228	0.0261
100 Chinese Renminbi	60.0900	58.6720
Liabilities		
1 United States Dollar	4.0550	4.2350
1 Euro	4.6296	4.8457
1 SGD	3.1495	3.3044
100 Indonesian Rupiah	0.0228	0.0261
100 Chinese Renminbi	60.0900	58.6720

(b) Revenue and other income

(i) Sales of goods – Original Equipment Manufacturer ("OEM")

The Group sells a range of undergarment under OEM arrangements and through general manufacturing activities. Revenue is recognised at the point in time when control of the asset is transferred to the customer, being when the products are delivered. The normal credit terms range from cash on delivery to 75 days from delivery.

The undergarment are sold to customers with rebates provided based agreed term. Revenue from there sales is recognized net of the applicable rebates. No significant financing component is deemed present as the sales are made with a credit term of 75 days.

Trade receivables are recognised when the goods are delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

(ii) Sales of goods – direct selling and retail

The Group sells a range of undergarments, garments, leather goods, sportswear and household products to departmental stores and licensed distributors. Revenue is recognised at a point in time when control of the asset is transferred, being when the products are delivered to the end customer. The contract price is variable for different contracts as the revenue is recognised based on the selling price, net of returns and discounts. The normal credit term is cash on delivery to 60 days from delivery.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(b) Revenue and other income (Cont'd)

(ii) Sales of goods – direct selling and retail (Cont'd)

No element of financing is deemed present as the sales are made with credit term ranging from cash on delivery to 60 days, which is consistent with the market practice.

Trade receivables are recognised when the goods are delivered as this is the point in time that consideration is unconditional because only the passage of time is required before the payment is due.

(iii) Sales of services

The Group provides self-service laundry, laundering, dry-cleaning and pressing services. Revenue is recognised at a point in time when the services are rendered to customers.

(iv) Property development

(a) Project in progress

The Group develops and sells properties. Revenue is recognised based on the actual property development costs incurred relative to the estimated total property development costs to be incurred, excluding the cost of land held for development.

The Group recognises revenue over time for units sold using the input method, which is based on the actual costs incurred to date on the property development project as compared to the total budgeted costs for the respective development projects. Payment of the transaction price is due when each stage of the developing property is certified by a qualified architect.

The customer pays the amount based on a payments received schedule. If the services rendered by the Group exceed the payment, a contract asset is recognised. If the payments received exceed the services rendered, a contract liability is recognised.

(b) Completed development units

The Group recognises revenue at a point in time for the sale of completed properties, when the control of the properties has been transferred to the purchasers, being when the properties have been completed and delivered to the customers and it is probable that the Group will collect the considerations to which it will be entitled to in exchange for the assets sold.

(v) Interest income

Interest income is recognised using the effective interest method.

(vi) Rental income

Rental income is recognised on the accrual basis unless collection is in doubt.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(c) Property, plant and equipment

The cost of an item of property, plant and equipment is recognised as an asset if, and only if it is probable that future economic benefits associated with the item will flow to the entity and the cost of the item can be measured reliably.

All items of property, plant and equipment are initially recorded at cost. Costs include purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates, any costs directly attributable to bring the asset to working condition for its intended use, and the initial estimate of the costs of dismantling and removing the items and restoring the site on which they are located.

Other than freehold land and buildings and capital work in progress, subsequent to recognition, property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment, if any.

Subsequent to recognition, property, plant and equipment whose fair value can be measured reliably are measured at a revalued amount, being their fair value at the date of the revaluation less subsequent accumulated depreciation and subsequent accumulated impairment losses, if any.

Increases in the carrying amounts arising on revaluation of property, plant and equipment are recognised, net of tax, in other comprehensive income and accumulated in reserves in shareholders' equity. To the extent that the increase reverses a decrease previously recognised in profit or loss, the increase is first recognised in profit or loss. Decreases that reverse previous increases of the same asset are first recognised in other comprehensive income to the extent of the remaining surplus attributable to the asset; all other decreases are charged to profit or loss. Each year, the difference between depreciation based on the revalued carrying amount of the asset charged to profit or loss and depreciation based on the asset's original cost, net of tax, is reclassified from the property, plant and equipment revaluation surplus to retained earnings.

Depreciation is based on the cost/revalued amount of an asset less its residual value. Significant components of assets are assessed, and if a component has a useful life that is different from the remainder of that asset, then that component is depreciated separately.

Freehold land has an indefinite useful life and therefore is not depreciated.

Capital work-in-progress is not depreciated as these assets are not available for use. Depreciation will commence on these assets when they are ready for their intended use.

Depreciation of other property, plant and equipment is computed on a straight-line basis over the estimated useful life of the assets at the following annual rates:

Buildings	3%
Plant and machinery	5% – 10%
Furniture, fittings, equipment and renovations	5% – 20%
Motor vehicles	20%

The residual values and useful life and depreciation method are reviewed at each financial year end, and adjusted prospectively, if appropriate.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(c) Property, plant and equipment (Cont'd)

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in the profit or loss in the year the asset is derecognised. Upon the disposal of revalued assets, the attributable revaluation surplus remaining in the revaluation reserve is transferred to retained profits.

The gain or loss arising from derecognition of the asset is determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item.

(d) Investment properties

Investment properties, comprising principally land and office building, is held for long term rental yields or for capital appreciation or both, and an insignificant portion is occupied by the Group for own production or supply of goods or services or for administrative purposes.

Investment property is measured initially at its cost, including related transaction costs.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset.

Valuations are performed as of the reporting date by professional valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued.

The fair value of investment property reflects, among other things, rental income from current leases and other assumptions that market participants would make when pricing the property under current market conditions.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Changes in fair values are recognised in profit or loss. Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

Where the Group dispose of a property at fair value in an arm's length transaction, the carrying amount immediately prior to the sale is adjusted to the transaction price, and the adjustment is recorded in profit or loss as a net gain/loss from fair value adjustment on investment property.

If an item of owner-occupied property becomes an investment property because its use had changed, any difference resulting between carrying amount and the fair value of such a property at the date of transfer is treated in the same way as a revaluation under MFRS 116, Property, Plant and Equipment. Any resulting increase in the carrying amount of the property is recognised in profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase credited directly to other comprehensive income in revaluation surplus reserve. Any resulting decrease in the carrying amount of the property is initially charged in other comprehensive income against any previously recognised revaluation surplus reserve, with any remaining decrease charged to profit or loss. On subsequent disposal of the investment property, the revaluation surplus included in equity is transferred to retained profits.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(d) Investment properties (Cont'd)

In previous financial year, the subsidiaries changed its accounting policy for investment properties from the cost model to the fair value model in accordance with MFRS 140 - Investment Property. This change provides more relevant information as it reflects the current market conditions and the fair value of the properties.

(e) Inventories

Inventories are stated at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less the costs of completion and the estimated costs necessary to make the sale.

(i) Inventory properties

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

Cost includes:
– Freehold and leasehold rights for land;
– Amounts paid to contractors for construction;
– Planning and design costs, costs of site preparation, professional fees for legal services, title transfer legal fee, construction overheads and other related costs; and
– Compensation claim.

Net realisable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sales.

Inventory properties under construction are referred to as property development costs and comprise the cost of land, direct building costs and a share of development costs common to the entire development project where applicable. Once sold, the cost of these inventories is recognised in profit or loss as and when control passes to the respective customers.

Units of development properties completed and held for sale are stated at the lower of cost and net realisable value. Costs comprise costs of acquisition of land including all related costs incurred subsequent to the acquisition necessary to prepare the land for its intended use, related development costs to projects and direct building costs.

Inventory properties where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle are referred to as land held for development and classified within non-current assets. Generally, no significant development work would have been undertaken on these lands other than infrastructure work, earth work and landscape work incurred to prepare the land for development and these inventory properties are stated at cost plus incidental expenditure incurred to put the land in a condition ready for development. These inventory properties are classified to current assets at the point when active development project activities have commenced and when it can be demonstrated that the development activities can be completed within the normal operating cycle.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(e) Inventories (Cont'd)

(ii) Inventories of raw materials, work in progress and finished goods

Cost of purchased inventory (determined on the weighted average cost method) comprises cost of purchase and cost of bringing the inventories to their present condition and location. Costs of purchased inventory are determined after deducting rebates, discounts and the amount of SST. Cost of work in progress and finished goods (determined on the weighted average cost method) includes cost of direct materials, direct labour and an appropriate proportion of production overheads.

(f) Contract liabilities

Contract liabilities are the obligation to transfer goods or services to customer for which the Group has received the consideration or has billed the customer. In the case of property development and construction contracts, contract liability is the excess of the billings to-date over the cumulative revenue earned. Contract liabilities include downpayments received from customers and other deferred income where the Company has billed or has collected the payment before the goods are delivered or services are provided to the customers.

(g) Financial assets

(i) Initial recognition and measurement

Financial assets are recognised when, and only when, the Group becomes party to the contractual provision of the instrument.

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset.

A trade receivable without a significant financing component is initially measured at the transaction price.

(ii) Subsequent measurement

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

The Group reclassified debt investments when and only when its business model for managing those asset changes.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(g) Financial assets (Cont'd)

(ii) Subsequent measurement (Cont'd)

Amortised cost

Financial asset is measured at amortised cost when the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income from financial asset measured at amortised cost is recognised in profit or loss using the effective interest method. Any gain or loss on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gain and losses.

(h) Financial liabilities

(i) Initial recognition and measurement

Financial liabilities are recognised when, and only when, the Group becomes party to the contractual provision of the instrument.

At initial recognition, the Group measures a financial liability at its fair value plus, in the case of a financial liability not at FVTPL, transaction costs that are directly attributable to the issue of the financial liability.

(ii) Subsequent measurement

The categories of financial liabilities at initial recognition are as follows:

Amortised cost

All financial liabilities are measured at amortised cost using the effective interest method, except for financial liabilities where it is designated as FVTPL.

Interest expense and foreign exchange gains and losses are recognised in profit or loss.

(iii) Derecognition

A financial liability is derecognised when the obligation under the liability is extinguished. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability.

The difference between the carrying amount of a financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liability assumed, is recognised in profit or loss.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(i) Impairment

(i) Financial assets

The Group recognises loss allowances for expected credit losses on financial assets measured at amortised cost, expected credit losses are a probability-weighted estimate of credit losses.

The Group measures loss allowances at an amount equal to lifetime expected credit loss, except for cash and bank balances. Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit loss.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit loss, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and including forward-looking information, where available.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset, which 12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within the 12-months after the reporting date. The maximum period considered when estimating expected credit losses is the maximum contractual period over which the Company are exposed to credit risk.

The Group estimate the expected credit losses on trade receivables using a provision matrix with reference to historical credit loss experience.

An impairment loss in respect of financial assets measured at amortised cost is recognised in profit or loss and the carrying amount of the asset is reduced through the use of an allowance amount.

At each reporting date, the Group assess whether financial assets carried at amortised cost are credit-impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery amounts due.

2. MATERIAL ACCOUNTING POLICIES (CONT'D)

(i) Impairment (Cont'd)

(ii) Non-financial assets

The Group assesses at each reporting date whether there is an indication that a non-financial asset may be impaired. If any such indication exists or when an annual impairment assessment for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units ("CGU")).

In assessing value in use, the estimated future cash flows expected to be generated by the asset are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is written down to its recoverable amount. Impairment losses recognised in respect of a CGU or groups of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to those units or groups of units and then, to reduce the carrying amount of the other assets in the unit or groups of units on a pro-rata basis.

Impairment losses are recognised in profit or loss except for assets that are previously revalued where the revaluation was taken to other comprehensive income. In this case the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment loss on goodwill is not reversed in subsequent periods.

3. REVENUE

The revenue of the Group and of the Company consists of the following:

	Group		Company	
		Restated		
	2026 RM	2025 RM	2026 RM	2025 RM
Revenue from contract customers	51,581,513	59,806,636	-	-

Disaggregation of revenue

In the following table, revenue from contracts with customers is disaggregated by primary major goods or services, geographical market and timing of revenue recognition.

	Group		Company	
		Restated		
	2026 RM	2025 RM	2026 RM	2025 RM
Revenue from contract customers:				
Finished goods:				
– Direct sales and retail	5,607	17,012	-	-
– Manufacturing and export	50,700,952	56,107,000	-	-
– Property development	698,904	3,617,624	-	-
	51,405,463	59,741,636	-	-
Other revenue:				
Property investment and trading:				
– Rental income	176,050	65,000	-	-
	51,581,513	59,806,636	-	-
Geographical markets				
Malaysia	3,803,607	5,634,814	-	-
United States of America	4,513,385	5,905,276	-	-
Australia	248,819	-	-	-
Canada	4,208,916	3,780,516	-	-
Germany	28,207,597	35,680,257	-	-
France	353,211	857,345	-	-
Hong Kong	6,727,950	1,499,576	-	-
Czech Republic	1,217,262	1,380,212	-	-
Turkey	1,005,733	4,994,094	-	-
Netherlands	806,749	-	-	-
Other countries	488,284	74,546	-	-
	51,581,513	59,806,636	-	-
Timing of revenue recognition				
At a point in time	51,405,463	59,741,636	-	-

4. COST OF SALES

	Group	
	2026 RM	2025 RM
Property development costs	300,000	2,301,111
Cost of finished goods sold	48,595,467	50,656,651
	48,895,467	52,957,762

5. OTHER OPERATING INCOME

	Group		Company	
		Restated		
	2026 RM	2025 RM	2026 RM	2025 RM
Rental income	72,000	96,000	-	-
Fair value changes in investment properties	2,024,780	250,000	-	-
Accommodation	74,465	84,150	-	-
Deposit forfeited	-	8,982	-	-
Interest income	2,316,743	2,666,804	2,088,235	2,556,224
Gain on disposal of property, plant and equipment	20,000	350	-	-
Other income	348,152	1,596,954	-	2,284
	4,856,140	4,703,240	2,088,235	2,558,508

6. EMPLOYEE BENEFITS EXPENSE

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Staff costs:				
– salaries, wages and bonus	16,005,949	14,793,538	302,757	1,032,211
– defined contribution plan and social security contribution	1,213,549	1,052,635	35,005	114,347
– other short term employee benefits	481,301	739,411	15,470	10,008
Total staff costs	17,700,799	16,585,584	353,232	1,156,566
Executive Directors:				
– salaries and bonus	601,548	708,000	262,929	424,800
– defined contribution plan and social security contribution	56,483	62,445	24,609	37,466
	658,031	770,445	287,538	462,266
Non-executive Directors:				
– fees	194,742	182,323	194,742	182,323
– allowances	21,000	16,500	21,000	16,500
	215,742	198,823	215,742	198,823
Director of subsidiaries:				
– salaries and bonus	312,500	240,000	30,000	144,000
– defined contribution plan and social security contribution	40,576	40,334	4,039	24,200
	353,076	280,334	34,039	168,200
Total Directors' remuneration	1,226,849	1,249,602	537,319	829,289
Total employee benefits expense	18,927,648	17,835,186	890,551	1,985,855
Monetary value of benefits-in-kind given to certain Directors	17,400	26,200	17,400	26,200

7. FINANCE COSTS

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Term loan interests	226,269	309,890	-	-
Lease liability interests	4,947	7,262	-	-
Interests on other borrowings	5,432	20,777	-	-
Total interest expense	236,648	337,929	-	-
Commitment fees	-	2,533	-	-
	236,648	340,462	-	-

8. (LOSS)/PROFIT BEFORE TAX

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
(Loss)/Profit before tax is arrived at after charging/(crediting):				
Auditors' remuneration				
— current year	290,444	254,541	90,000	81,000
Other non-statutory services	18,000	11,000	7,000	-
Inventories (reversal)/ written down:				
— completed development units	-	275,000	-	-
— finished goods	(873,136)	200,570	-	-
Impairment loss on				
— trade receivables	149,194	265,887	-	-
— amount owing by subsidiaries	-	-	21,335,743	14,195
Reversal of impairment loss on receivables				
— trade and non-trade receivables	(1,031,213)	(2,257,658)	-	-
— amount owing by subsidiaries	-	-	-	(857,367)
Impairment loss on property, plant and equipment	55,984	462,186	-	-
Gain on disposal of property, plant, and equipment	(20,000)	(350)	-	-
Depreciation of property, plant and equipment	1,065,212	1,032,171	36,356	35,980
Depreciation of right-of-use assets	83,600	86,747	-	-
Impairment of goodwill	-	-		
Rental expenses	399,363	437,910	-	-
Rental income	(72,000)	(96,000)	-	-
Reversal on provision of post-employment benefit	(20,962)	-	-	-
Unrealised foreign exchange loss	272,427	106,583	-	-
Realised foreign exchange loss/(gain)	208,651	243,031	-	-

9. TAX EXPENSES/(INCOME)

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Current tax:				
– current year	200,816	413,398	179,393	65,527
– (over)/underprovision in prior year	(25,483)	(332,416)	264,961	(136,214)
	175,333	80,982	444,354	(70,687)
Deferred tax				
– current year	487,700	62,708	-	5,286
– (over)/underprovision in prior year	(244,870)	(251,592)	-	6,924
Crystallisation of revaluation reserve	(96,059)	(39,231)	-	-
	146,771	(228,115)	-	12,210
Real property gain tax	-	54	-	54
	322,104	(147,079)	444,354	(58,423)

Reconciliation of tax expense

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
(Loss)/Profit before tax	(2,475,375)	785,299	(21,093,965)	120,944
Tax calculated at statutory tax rate of 24%	(594,090)	188,472	(5,062,552)	29,026
Non-deductible expenses	1,121,294	1,253,534	5,241,945	244,148
Non-taxable income	(182,849)	(538,296)	-	(202,361)
Effect of changes in tax rate	31,147	(4,296)	-	-
Crystallisation of revaluation reserve	(96,059)	(39,231)	-	-
Deferred tax asset not recognised/ (Utilisation of deferred tax asset not recognized)	313,014	(423,308)	-	-
	592,457	436,875	179,393	70,813
Real property gain tax	-	54	-	54
(Over)/Underprovision of current tax in prior year	(25,483)	(332,416)	264,961	(136,214)
(Over)/Underprovision of deferred tax in prior year	(244,870)	(251,592)	-	6,924
	322,104	(147,079)	444,354	(58,423)

The Group has unutilised tax losses and unabsorbed capital allowance amounted to RM23,690,924 and RM1,375,447 (2025: RM19,156,071 and RM753,560) respectively for set off against future taxable profits.

9. TAX EXPENSES/(INCOME) (CONT'D)

The unutilised tax losses can be carried forward for a period of 10 year of assessment ("YA") to set against future profits as follows:

	RM	Utilised Up to
YA 2020	2,984,735	YA 2030
YA 2021	1,742,899	YA 2031
YA 2022	2,461,951	YA 2032
YA 2023	11,794,564	YA 2033
YA 2024	92,542	YA 2034
YA 2025	79,380	YA 2035
YA 2026	4,534,853	YA 2036
	23,690,924	

10. EARNING PER SHARE

Basic/Diluted loss per share of the Group is calculated by dividing net (loss)/profit for the financial year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial year.

	Group	
	2026	2025
Net (loss)/profit for the financial year attributable to owners of the Company (RM)	(2,172,938)	1,094,740
Weighted average number of ordinary shares in issue (units)	332,888,151	332,888,151
Basic (loss)/earning per share (sen)	(0.65)	0.33

There was no dilution effect on the (loss)/earnings per share for the financial year as the exercise price of the outstanding warrants was higher than the average market price of the Company's ordinary shares during the financial year. Accordingly, the warrants were considered anti-dilutive and were excluded from the calculation of diluted earnings/(loss) per share.

11. PROPERTY, PLANT AND EQUIPMENT

	Freehold land RM	Buildings RM	Plant and machinery RM	Furniture, fittings, equipment and renovations RM	Motor vehicles RM	Capital work-in progress RM	Total RM
2026							
Group							
Cost/Valuation							
At 1 July 2025	11,180,000	14,216,555	9,335,806	7,764,270	1,339,158	4,962,187	48,797,976
Additions	-	-	390,386	263,348	-	28,500	682,234
Disposal	-	-	(165,000)	-	-	-	(165,000)
Revaluation	-	-	-	-	-	(28,500)	(28,500)
Foreign exchange difference	-	-		(119,721)	-	-	(163,799)
At 30 June	11,180,000	14,216,555	9,517,114	7,907,897	1,339,158	4,962,187	49,122,911
Accumulated depreciation and accumulated impairment							
At 1 July 2025	-	2,590,394	8,176,386	7,133,437	918,445	462,186	19,280,848
Charge for the year	-	401,174	258,262	261,310	144,466	-	1,065,212
Disposal	-	-	(165,000)	-	-	-	(165,000)
Impairment	-	-	-	55,984	-	-	55,984
Foreign exchange difference	-	-	(19,844)	(6,453)	-	-	(26,297)
At 30 June	-	2,991,568	8,249,804	7,444,278	1,062,911	462,186	20,210,747
Carrying amount							
At 30 June	11,180,000	11,224,987	1,267,310	463,619	276,247	4,500,001	28,912,164
Representing:							
At cost	-	-	1,267,310	463,619	276,247	-	2,007,176
At valuation	11,180,000	11,224,987	-	-	-	4,500,001	26,904,988
	11,180,000	11,224,987	1,267,310	463,619	276,247	4,500,001	28,912,164

11. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

	Freehold land RM	Buildings RM	Plant and machinery RM	Furniture, fittings, equipment and renovations RM	Motor vehicles RM	Capital work-in progress RM	Total RM
2025							
Group							
Cost/Valuation							
At 1 July 2024	10,040,000	14,573,555	9,174,474	7,726,450	1,339,158	4,182,796	47,036,433
Additions	-	-	291,598	38,360	-	779,391	1,109,349
Disposal	-	-	(2,392)	-	-	-	(2,392)
Revaluation	1,140,000	(357,000)	-	-	-	-	783,000
Foreign exchange difference	-	(127,874)	(540)	-	-	-	(128,414)
At 30 June	11,180,000	14,216,555	9,335,806	7,764,270	1,339,158	4,962,187	48,797,976
Accumulated depreciation and accumulated impairment							
At 1 July 2024	-	2,895,924	7,991,409	6,871,638	768,653	-	18,527,624
Revaluation	-	(712,897)	-	-	-	-	(712,897)
Charge for the year	-	407,367	212,957	262,055	149,792	-	1,032,171
Disposal	-	-	(2,392)	-	-	-	(2,392)
Impairment	-	-	-	-	-	462,186	462,186
Foreign exchange difference	-	-	(25,588)	(256)	-	-	(25,844)
At 30 June	-	2,590,394	8,176,386	7,133,437	918,445	462,186	19,280,848
Carrying amount							
At 30 June	11,180,000	11,626,161	1,159,420	630,833	420,713	4,500,001	29,517,128
Representing:							
At cost	-	-	1,159,420	630,833	420,713	4,500,001	6,710,967
At valuation	11,180,000	11,626,161	-	-	-	-	22,806,161
	11,180,000	11,626,161	1,159,420	630,833	420,713	4,500,001	29,517,128

11. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

	Furniture, fittings and equipment RM	Motor vehicle RM	Total RM
Company			
2026			
Cost			
At 1 July 2025	610,177	157,908	768,085
Addition	2,499	-	2,499
At 30 June	612,676	157,908	770,584
Accumulated depreciation			
At 1 July 2025	598,247	71,059	669,306
Charge for the year	4,774	31,581	36,355
At 30 June	603,021	102,640	705,661
Carrying amount			
At 30 June	9,655	55,268	64,923
2025			
Cost			
At 1 July 2024	606,247	157,908	764,155
Addition	3,930	-	3,930
At 30 June	610,177	157,908	768,085
Accumulated depreciation			
At 1 July 2024	593,849	39,477	633,326
Charge for the year	4,398	31,582	35,980
At 30 June	598,247	71,059	669,306
Carrying amount			
At 30 June	11,930	86,849	98,779

11. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(a) The land and buildings of the Group were last revalued on 5 June 2026, 10 June 2026, 23 June 2026 and 16 July 2026 based on valuations carried out by an external independent professional valuers as follow:

Description	Valuation method	Valuation amount RM
Freehold land	Comparison method	11,180,000
Buildings	Comparison method	11,728,000
		22,908,000

(b) The carrying amount of the land and buildings that would have been included in the financial statements, had these assets been carried at cost less accumulated depreciation and impairment losses are as follows:

	Group	
	2026 RM	2025 RM
Freehold land	1,019,735	1,019,735
Buildings	7,591,990	7,993,164
	8,611,725	9,012,899

Carrying amount of property, plant and equipment pledged as securities for the borrowings of the Group as disclosed in Note 26 to the financial statements are RM 22,224,987 (2025: RM22,626,161).

(c) Capital work-in-progress of the Group represents a hotel property under construction, with the intention to be managed by the subsidiary upon completion.

(d) The recoverable amount of property, plant and equipment of subsidiaries is computed using the value in use approach, and this is derived from the present value of the future cash flows from subsidiaries based on the projections of financial budgets approved by management covering a period of 5 years. The key assumption used in the determination of the recoverable amount are as follow:-

(i) Growth rate

The cash flow projections incorporate revenue growth rates ranging from 2% to 8%, which are based on management's assessment of the subsidiaries' expected on the projection of the subsidiaries' business expected industry in Malaysia and the region

(ii) Budgeted gross margin

Gross margin ranges from 3% to 25% for the 5 years projected period.

(iii) Discount rate

A pre-tax discount rate of 12% was applied in determining the recoverable amount of the relevant cash-generating unit.

11. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

The values assigned to the key assumptions represent management's assessment of future projections in the cash-generating unit and are based on both external sources and internal historical data.

Sensitivity to changes in key assumptions

The management believes that there is no reasonably possible change in any of the above key assumptions which would cause the carrying amount of the cash-generating unit to materially exceed the recoverable amount.

12. RIGHT-OF-USE ASSETS

	2026 RM	2025 RM
Group		
Motor vehicles		
Cost		
At 1 July 2025/2024/30 June	433,738	433,738
Accumulated depreciation		
At 1 July 2025/2024	329,728	242,981
Charge for the year	83,600	86,747
At 30 June	413,328	329,728
Carrying amount		
At 30 June	20,410	104,010

The Group's motor vehicle leases contract terms range from 5 to 7 years (2025: 5 to 7 years).

The Group has entered into lease arrangement in acquiring the asset as disclosed in Note 25 to the financial statements with a carrying amount of the asset amounted to RM20,410 (2025: RM104,010).

13. INVESTMENT PROPERTIES

	Freehold building-(work-in-progress) RM	Leasehold building RM	Freehold building RM	Total RM
Group				
2026				
At fair value				
At 1 July 2025	15,483,300	5,100,000	3,250,000	23,833,300
Addition	-	-	1,576,920	1,576,920
Transfer	(15,483,300)	-	15,483,300	-
Changes in fair value	-	-	2,024,780	2,024,780
At 30 June	-	5,100,000	22,335,000	27,435,000
At fair value				
At 30 June	-	5,100,000	22,335,000	27,435,000

13. INVESTMENT PROPERTIES (CONT'D)

	Freehold land (work-in-progress) RM	Leasehold building RM	Freehold building RM	Total RM
Group				
2025				
At fair value				
At 1 July 2024	-	5,100,000	3,000,000	8,100,000
Addition	15,483,300	-	-	15,483,300
Changes in fair value	-	-	250,000	250,000
At 30 June	15,483,300	5,100,000	3,250,000	23,833,300
At fair value				
At 30 June	15,483,300	5,100,000	3,250,000	23,833,300

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Recognised in profit or loss:				
Rental income from investment properties	176,050	65,000	-	-
Direct operating expenses relating to investment properties that did not generate rental income	(195,435)	(35,958)	-	-
Direct operating expenses relating to investment properties that generate rental income	(58,515)	(799)	-	-

14. INVESTMENT IN SUBSIDIARIES

	Company	
	2026 RM	2025 RM
Unquoted shares at cost	85,304,586	85,304,586
Less: Impairment loss		
At 1 July 2025/2024/ 30 June	(35,772,572)	(35,772,572)
Carrying amount	49,532,014	49,532,014

Details of the subsidiaries which are incorporated in Malaysia, are as follows:

Name of Subsidiaries	Percentage of equity (%) 2026	2025	Principal activities
Caely (M) Sdn. Bhd.	100	100	Property investment, property trading, property management, property development, construction activities, direct sales, trading and consignment sales of fabric face masks, personal protective equipment, medical products, undergarments, garments, leather goods, sportswear and household products and retail sales of undergarments and garments.
Classita (M) Sdn. Bhd.	100	100	Manufacture and sales of undergarments.
Marywah Industries (M) Sdn. Bhd.	100	100	Manufacture and sales of undergarments, related raw materials, protective facial mask and personal protective equipment.
NexG Development Sdn. Bhd.	100	100	Dormant.
Caely Ecommerce Sdn. Bhd.	100	100	Supply and selling via online for all kinds of garments, clothes, scarf, pharmaceutical products, cosmetic, skincare & personal care products.
Kepayang Heights Sdn. Bhd.	100	100	Business of property development and construction.
NexG Bina Properties Sdn. Bhd.	100	100	Investment holdings.
Firstwide Success Sdn. Bhd.	100	100	Investment holding.
Classita Capital Sdn. Bhd.	100	100	Investment holding.
Subsidiary of NexG Development Sdn. Bhd.			
Mempaga Industrial Park Sdn Bhd	70	-	Property development, investment and trading.
Subsidiary of Classita (M) Sdn. Bhd.			
PT Classita Indonesia Intimates*	60	60	Manufacture and sales of undergarments.

* *Subsidiary audited by another member firm of PKF International.*

14. INVESTMENT IN SUBSIDIARIES (CONT'D)

Acquisition of subsidiary

(i) On 15 October 2025, NexG Development Sdn. Bhd. acquired a new subsidiary namely Mempaga Industrial Park Sdn. Bhd. for total consideration of RM100, representing 100% of the issued share capital of the subsidiary.

(ii) On 25 February 2026, NexG Development Sdn. Bhd disposed 30 ordinary shares, representing 30% of the issued and paid-up share capital of Mempaga Industrial Park Sdn. Bhd., to a third party for total consideration of RM30.

14.1 Impairment of investment in subsidiaries

The Directors performed an impairment assessment on the Company's investment in subsidiaries as certain subsidiaries had been persistently making losses. Based on the assessment, there were no impairment losses recognised during the financial year.

The recoverable amount of subsidiaries cash-generating unit is computed using the value in use approach, and this is derived from the present value of the future cash flows from the cash-generating unit based on the projections of financial budgets approved by management covering a period of 5 years. The key assumption used in the determination of the recoverable amount are as follow:-

(i) Growth rate

The cash flow projections incorporate revenue growth rates ranging from 2% to 8%, which are based on management's assessment of the subsidiaries' expected on the projection of the subsidiaries' business expected industry in Malaysia and the region

(ii) Budgeted gross margin

Gross margin ranges from 3% to 25% for the 5 years projected period.

(iii) Discount rate

A pre-tax discount rate of 12% was applied in determining the recoverable amount of the relevant cash-generating unit.

The values assigned to the key assumptions represent management's assessment of future projections in the cash-generating unit and are based on both external sources and internal historical data.

Sensitivity to changes in key assumptions

The management believes that there is no reasonably possible change in any of the above key assumptions which would cause the carrying amount of the cash-generating unit to materially exceed the recoverable amount.

15. DEFERRED TAX (ASSETS)/LIABILITIES

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
At 1 July 2025/2024	6,091,044	5,679,367	12,210	-
Recognised in profit or loss (Note 9)	146,771	(228,115)	-	12,210
Recognised directly in equity	2,223	641,826	-	-
Movement in foreign exchange	636	(2,034)	-	-
At 30 June	6,240,674	6,091,044	12,210	12,210

Presented after appropriate offsetting as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Deferred tax assets	-	(4,612)	-	-
Deferred tax liabilities	6,240,674	6,095,656	12,210	12,210
	6,240,674	6,091,044	12,210	12,210
Deferred tax assets:				
– subject to income tax	-	(4,612)	-	-
Deferred tax liabilities:				
– subject to income tax	4,068,783	4,313,654	12,210	12,210
– subject to real property gains tax	2,171,891	1,782,002	-	-
	6,240,674	6,095,656	12,210	12,210
Deferred tax liabilities (net)	6,240,674	6,091,044	12,210	12,210

15. DEFERRED TAX (ASSETS)/LIABILITIES (CONT'D)

The movements in deferred tax (assets)/liabilities during the financial year comprise the following:

	Property, plant and equipment RM	Revaluation reserve RM	Investment properties RM	Total RM
Group				
2026				
Deferred tax liabilities				
At 1 July 2025	1,439,359	5,864,082	-	7,303,441
Recognised in profit or loss (Note 9)	(1,206,037)	(96,059)	485,947	(816,149)
At 30 June	233,322	5,768,023	485,947	6,487,292
2025				
Deferred tax liabilities				
At 1 July 2024	1,361,573	5,261,487	-	6,623,060
Recognised in profit or loss (Note 9)	77,786	(39,231)	-	38,555
Recognised directly in equity	-	641,826	-	641,826
At 30 June	1,439,359	5,864,082	-	7,303,441

	Unabsorbed capital allowance RM	Unutilised tax losses RM	Provisions RM	Others RM	Total RM
Group					
2026					
Deferred tax assets					
At 1 July 2025	(8,788)	-	(1,198,996)	(4,613)	(1,212,397)
Recognised in profit or loss (Note 9)	1,965	-	959,201	1,754	962,920
Recognised directly in equity (Note 22)	-	-	-	2,223	2,223
Movement in foreign exchange	-	-	-	636	636
At 30 June	(6,823)	-	(239,795)	-	(246,618)
2025					
Deferred tax assets					
At 1 July 2024	(32,532)	1,194	(978,760)	66,405	(943,693)
Recognised in profit or loss (Note 9)	23,744	(1,194)	(220,236)	(68,984)	(266,670)
Movement in foreign exchange	-	-	-	(2,034)	(2,034)
At 30 June	(8,788)	-	(1,198,996)	(4,613)	(1,212,397)

15. DEFERRED TAX (ASSETS)/LIABILITIES (CONT'D)

The movements in deferred tax liability during the financial year comprise the following: (Cont'd)

	Property, plant and equipment RM	Total RM
Company		
2026		
Deferred tax liability		
At 1 July 2025/ 30 June	12,210	12,210

	Property, plant and equipment RM	Total RM
Company		
2025		
Deferred tax liability		
At 1 July 2024	-	-
Recognised in profit or loss (Note 9)	12,210	12,210
At 30 June	12,210	12,210

The amounts of temporary differences for which no deferred tax assets have been recognised in the statements of financial position are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Provision	29,377,225	31,168,831	-	-
Property, plant and equipment	(6,724,195)	(4,567,896)		
Unabsorbed capital allowances	1,375,447	753,560	-	-
Unutilised tax losses	23,690,924	19,156,071	-	-
Others	38,495	(56,891)	-	-
	47,757,896	46,453,675	-	-

16. GOODWILL

	Group	
	2026 RM	2025 RM
Arising from acquisition of subsidiaries	2,255,140	2,255,140
Less: Impairment loss		
At 1 July 2025/2024	(51,977)	-
Addition	-	(51,977)
At 30 June	(51,977)	(51,977)
	2,203,163	2,203,163

The goodwill arose from the acquisition of the Kepayang Heights Sdn. Bhd. and NexG Bina Properties Sdn. Bhd.. The carrying amounts of goodwill arising from these acquisitions were RM2,203,163 (2025: RM2,203,163) and RM51,977 (2025: RM51,977), respectively.

Impairment test for goodwill

At the reporting date, the Group performed an impairment review on goodwill in accordance with MFRS 136 Impairment of Assets. The Directors assessed the recoverable amount of the goodwill based on the fair value less costs of disposal of the related cash-generating unit (CGU).

In prior financial year, the recoverable amount of the respective subsidiary was lower than the carrying amount of the goodwill, and accordingly, an impairment loss on goodwill amounting to RM51,977 (2025: RM51,977) was recognised. There were no further impairment loss recognised during the financial year. Management estimated the fair value less costs of disposal based on the subsidiary's adjusted net asset value, as no observable market data was available. The adjusted net asset value reflects the estimated fair values of the subsidiary's identifiable assets and liabilities, less estimated disposal costs.

17. INVENTORIES

		Group	
	Note	2026 RM	2025 RM
At cost:			
Property development costs	(a)	55,180,153	41,129,984
Completed development units		10,451,555	10,453,302
Raw materials		2,308,378	4,122,005
Work in progress		721,969	871,350
Finished goods		2,247,484	2,178,267
		70,909,539	58,754,908

17. INVENTORIES (CONT'D)

	Note	Group 2026 RM	2025 RM
At net realisable value			
Property development costs	(a)	7,041,325	6,919,934
Completed development units		8,460,000	8,760,000
Finished goods		343,067	365,858
		15,844,392	16,045,792
Total		86,753,931	74,800,700
Recognised in profit or loss:			
Inventories recognised as cost of sales		42,848,225	47,639,422
Inventories written down:			
– completed development units		-	275,000
– finished goods		873,136	200,570

The following inventories have been charged to banks to partially secure the borrowings referred to Note 26 to the financial statements below:

	Group 2026 RM	2025 RM
Completed development units	4,417,868	4,417,868

(a) Property development costs

	Group 2026 RM	2025 RM
At cost/net realisable value		
At 1 July 2025/2024		
Leasehold land	35,835,228	35,388,525
Development costs	12,214,690	11,095,186
	48,049,918	46,483,711
Costs incurred during the financial year:		
– Land costs	-	446,703
– Development costs	14,171,560	1,119,504
At 30 June	62,221,478	48,049,918

17. INVENTORIES (CONT'D)

(a) Property development costs (Cont'd)

	Group	
	2026 RM	2025 RM
Property development costs are analysed as follows:		
At cost		
Leasehold land	35,835,228	35,835,228
Development costs	19,344,925	5,294,756
	55,180,153	41,129,984
At net realisable value		
Development costs	7,041,325	6,919,934
	62,221,478	48,049,918

As of 30 June 2026, a total of Nil (2025: 74) sub-divided titles for the Group's property development leasehold land have not yet been registered in the name of the Group.

Included in leasehold land, amounting to RM4,152,835 as at 30 June 2026 (2025: RM4,152,835), is a parcel of land purchased from an abandoned project. The Group has recognised a provision for compensation claims relating to the non-continuation of property sales by the previous developer, as disclosed in Note 24 to the financial statements. The Group has redeemed the master land title and is currently in the process of transferring the ownership of the land to the Group.

18. RECEIVABLES, DEPOSITS AND PREPAYMENTS

	Note	Group		Company	
		2026 RM	2025 RM	2026 RM	2025 RM
Trade receivables	(a)	17,167,137	21,404,438	-	-
Less: Impairment		(12,157,397)	(13,198,023)	-	-
		5,009,740	8,206,415	-	-
Non-trade receivables	(b)	1,990,089	2,474,243	90	90
Less: Impairment		(837,628)	(837,628)	-	
		1,152,461	1,636,615	90	90
Amount owing by subsidiaries	(c)	-	-	85,880,850	78,540,596
Less: impairment		-	-	(52,378,418)	(31,042,675)
		-	-	33,502,432	47,497,921
Advances to sub-contractors	(d)	2,000	403,777	-	-
Less: Impairment		-	(401,777)	-	-
		2,000	2,000	-	-
Deposits		529,802	373,200	1,000	1,000
Prepayments		785,648	405,450	18,265	22,989
Total		7,479,651	10,623,680	33,521,787	47,522,000

(a) Trade receivables

Trade receivables are non-interest bearing and the normal trade credit terms granted by the Group range from cash on delivery to 75 days (2025: cash on delivery to 75 days). They are recognised at their original invoice amounts which represent their fair values on initial recognition.

The movements in the loss allowance of trade receivables during the financial year are as follows:

	Group	
	2026 RM	2025 RM
Loss allowance		
At 1 July 2025/2024	13,198,023	14,389,136
Addition	149,194	265,887
Reversal of allowance for impairment	(1,031,213)	(1,457,000)
Written off	(158,607)	-
At 30 June	12,157,397	13,198,023

18. RECEIVABLES, DEPOSITS AND PREPAYMENTS (CONT'D)

(b) Non-trade receivables

The movements in the loss allowance of non-trade receivables during the financial year are as follows:

	Group	
	2026 RM	2025 RM
Loss allowance		
At 1 July 2025/2024/30 June	837,628	837,628

(c) Amounts owing by subsidiaries

Amounts owing by subsidiaries are non-trade in nature, unsecured, interest free and receivable on demand.

The movements in the loss allowances of amount owing by subsidiaries during the financial year are as follows:

	Company	
	2026 RM	2025 RM
Loss allowance		
At 1 July 2025/2024	31,042,675	31,885,847
Addition	21,335,743	14,195
Reversal	-	(857,367)
At 30 June	52,378,418	31,042,675

(d) Advances to sub-contractors

The movements in the loss allowances of advances to sub-contractors during the financial year as follows:

	Group	
	2026 RM	2025 RM
Loss allowance		
At 1 July 2025/2024	401,777	1,202,435
Reversal	(401,777)	(800,658)
At 30 June	-	401,777

19. FIXED DEPOSIT WITH LICENSED BANKS

The fixed deposits with licensed banks of the Group and the Company carry interest at rates 1.75% to 4.00% (2025: 2.10% to 4.00%) per annum. The fixed deposits' maturity period range from 3 days to 365 days (2025: 3 days to 94 days).

20. CASH AND BANK BALANCES

	Note	Group		Company	
		2026 RM	2025 RM	2026 RM	2025 RM
Cash in hand		17,876	17,606	-	-
Cash at bank		4,552,483	2,996,991	431,570	48,432
Bank balances held under Housing Development Accounts	(a)	441,198	428,506	-	-
		5,011,557	3,443,103	431,570	48,432
Less: Restricted accounts due to freezing orders	36	(1,066,739)	-	(125,583)	-
		3,944,818	3,443,103	305,987	48,432

(a) Bank balances held under Housing Development Accounts

Bank balances held under the Housing Development Accounts represent receipts from purchasers of residential properties less payments or withdrawals provided under Section 7A of the Housing Development (Control and Licensing) Act, 1966 in Malaysia held at call with banks.

21. SHARE CAPITAL

	Group and Company			
	2026	2025	2026	2025
	Number of ordinary shares		RM	RM
Issued and fully paid:				
At 1 July 2025/2024/30 June	1,232,758,464	1,232,758,464	191,499,782	191,499,782

(1) The holders of ordinary shares are entitled to receive dividends as and when declared by the Company and are entitled to one vote per share at all shareholders' meetings of the Company. All ordinary shares rank pari-passu with regards to the residual assets of the Company.

(2) The warrants 2023/2028 ("Warrant C") which were quoted on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities") were issued in financial year 2024. The Warrants C entitle the holders to subscribe for one (1) new ordinary share for every Warrant C held at an exercise price of RM0.20 per ordinary shares during the exercise period which will expire on 6 July 2028.

The other salient features of the Warrants C were as follows:

(i) the exercise price of RM0.20 and number of Warrants C were subject to adjustment in the event of alteration to the share capital of the Company in accordance with the provisions of the deed poll of 15 May 2023;

21. SHARE CAPITAL (CONT'D)

(2) The other salient features of the Warrants C were as follows: (Cont'd)

(ii) any Warrants C that were not exercised during the exercise period would thereafter lapse and cease to be valid; and

(iii) all new ordinary shares to be issued pursuant to the exercise of the Warrants C shall rank pari-passu in all respects with the then existing ordinary shares of the Company except that such new ordinary shares shall not be entitled to any dividends, rights, allotments and other distributions on or prior to the date of allotment of the new ordinary shares concerned.

As of 30 June 2026, a total of 528,317,555 Warrants C were still unexercised.

22. OTHER RESERVES

	Note	Group 2026 RM	Group 2025 RM
Reserve on consolidation		80,344	80,344
Revaluation reserve	(a)	11,589,903	11,682,515
Foreign translation reserve	(b)	35,700	33,133
		11,705,947	11,795,992

(a) Revaluation reserve

	Group 2026 RM	Group 2025 RM
Revaluation reserve		
At beginning of the year	17,829,906	16,384,392
Addition	-	1,499,474
Net movement arising from crystallisation of revaluation reserve	3,447	(53,960)
	17,833,353	17,829,906
Deferred tax (Note 15)		
At beginning of the year	(6,147,391)	(5,466,334)
Add: Addition	-	(641,826)
Less: Crystallisation of deferred tax	(96,059)	(39,231)
	(6,243,450)	(6,147,391)
Revaluation reserve, net of tax	11,589,903	11,682,515

22. OTHER RESERVES (CONT'D)

(a) Revaluation reserve (Cont'd)

	Group	
	2026 RM	2025 RM
Revaluation surplus in respect of:		
– land and buildings (under property, plant and equipment)	11,589,903	11,682,515

(b) Foreign translation reserve

The Group's subsidiary that has material non-controlling interests ("NCI") are as follows:

	Group	
	2026 RM	2025 RM
Attributable to:		
Owners of the Company	35,700	33,133
Non-controlling interests	25,116	23,404
	60,816	56,537

23. NON-CONTROLLING INTERESTS

The Group's subsidiary that has material non-controlling interests ("NCI") are as follows:

	2026 RM	2025 RM
PT Classita Indonesia Intimates		
NCI percentage of ownership interest and voting interest (%)	40	40
Carrying amount of NCI	(316,497)	298,628
Loss allocated to NCI	(624,541)	(162,362)
Total comprehensive loss to NCI	(615,155)	(166,164)

24. PROVISIONS

	Group	
	2026 RM	2025 RM
Non-current		
Post-employment benefits		
At 1 July 2025/2024	20,962	-
(Reversal)/Addition	(20,962)	20,962
At 30 June	-	20,962
Current		
Provision for liquidated damages		
At 1 July 2025/2024/30 June	374,123	374,123
Provision for compensation claims		
At 1 July 2025/2024/30 June	258,354	258,354
	632,477	632,477
	632,477	653,439

The provision for compensation claims relates to a formerly abandoned project currently undertaken by the Group where the provision is recognised for expected claims from previous home buyers who had acquired the properties from the previous developer.

25. LEASE LIABILITIES

	Group	
	2026 RM	2025 RM
Representing:		
Current liabilities	51,266	63,248
Non-current liabilities	32,797	79,295
	84,063	142,543
Repayable:		
Within one year	51,266	63,248
More than one year but less than five years	32,797	79,295
	84,063	142,543
Recognised in profit or loss:		
Interest expense on lease liabilities	4,947	7,262

The total cash outflow for leases of the Group for the financial year is RM63,427 (2025: RM68,772).

The effective interest rates of lease liabilities range from 3.99% to 5.44% (2025: 3.99% to 5.44%) per annum.

26. BORROWINGS

	Note	Group 2026 RM	Group 2025 RM
Secured:			
Current			
– Bank overdraft	(a)	-	8
– Term loans	(b)	255,688	1,144,698
		255,688	1,144,706
Non-current			
– Term loans	(b)	3,725,267	3,894,155
		3,980,955	5,038,861

(a) Bank overdraft

Bank overdraft bears an interest rate of Nil (2025: 6.68%) per annum. The bank overdraft was secured by way of a guarantee by the Company.

(b) Term loans

The maturity structure of term loans can be analysed as follows:

	Group 2026 RM	Group 2025 RM
Repayable:		
Within one year	255,688	1,144,698
More than one year but less than five years	739,779	654,430
More than five years	2,985,488	3,239,725
	3,980,955	5,038,853

26. BORROWINGS (CONT'D)

(b) Term loans (Cont'd)

Term loans facilities are repayable as follows:

	Year of maturity	Number of installment	Installment amount RM
Term loan 1	2016 - 2026	120	27,122
Term loan 2	2016 - 2026	120	31,249
Term loan 3	2019 - 2044	312	28,328

Term loan 1 and 2

The term loans of the Group bear interest at 7.06% (2025: 6.76% to 10.18%) per annum and secured by:

(a) a fixed charge over freehold land and buildings of certain subsidiaries as disclosed in Note 11 to the financial statements;
(b) a deed of negative pledge; and
(c) guarantee by the Company.

Term loan 3

The term loan of the Group bears interest at a rate of 4.60% (2025: 4.68%) per annum and secured by:

(a) First party open charge over completed development units of the Group as disclosed in Note 17 to the financial statements; and
(b) guarantee by the Company.

27. PAYABLES AND ACCRUED LIABILITIES

	Note	Group		Company	
		2026 RM	2025 RM	2026 RM	2025 RM
Trade payables	(a)	14,105,201	8,304,312	-	-
Non-trade payables		3,605,363	3,338,990	733,822	634,334
Deposit received		63,500	215,850	-	-
Contract Liability	(c)	670,000	-	-	-
Accrued liabilities		1,916,850	2,259,509	298,803	385,536
Amount owing to a subsidiary	(b)	-	-	3,192,900	1,984,000
		20,360,914	14,118,661	4,225,525	3,003,870

(a) Trade payables

Credit terms of trade payables granted to the Group vary from cash on delivery to 90 days (2025: cash on delivery to 90 days).

(b) Amount owing to a subsidiary

Non-trade amount owing to a subsidiary is unsecured, interest free and repayable on demand.

(c) Contract liability

The contract liability represents deposit received from a purchaser in respect of a sale of a partial piece of land for which the performance obligation has yet to be fulfilled. Revenue arising from the sale will be recognised in the profit or loss in the period the performance obligation is met.

28. CAPITAL COMMITMENT

	Group	
	2026 RM	2025 RM
Approved and contracted for acquiring buildings	-	1,516,700
Approved and contracted for leasehold land and buildings	-	28,500
	-	1,545,200

29. RELATED PARTY DISCLOSURES

(a) Identities of related parties

Parties are considered to be related to the Group if the Group has the ability to directly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

29. RELATED PARTY DISCLOSURES

(a) Identities of related parties (Cont'd)

Related parties of the Group include:

(i) Subsidiaries;
(ii) Entities in which directors have substantial financial interests; and
(iii) Key management personnel of the Group and of the Company, comprising persons having the authority and responsibility for planning, directing and controlling the activities of the Group and the Company directly and indirectly.

(b) Related party transactions

Significant related party transactions of the Group and of the Company are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Transaction with subsidiaries:				
Caely (M) Sdn. Bhd.				
– Share of salaries charged to	-	-	695,045	402,752
Classita (M) Sdn. Bhd.				
– Share of salaries charged to	-	-	193,421	671,254
Transactions with related parties:				
Ingenieur EPCM Sdn. Bhd.				
– Renovation work	-	1,236,674	-	-

(c) Key management compensation

	Group		Company	
		Restated		
	2026 RM	2025 RM	2026 RM	2025 RM
Fees	194,742	182,323	194,742	182,323
Salaries, bonus and allowances	935,048	964,500	313,929	585,300
Defined contribution plan expenses and social security contribution	97,059	102,779	28,648	61,666
	1,226,849	1,249,602	537,319	829,289
Monetary value of benefits-in-kind	17,400	26,200	17,400	26,200

30. FINANCIAL GUARANTEES

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Corporate guarantees given to financial institution for banking facilities granted to certain subsidiaries	-	-	3,980,955	5,038,861

31. SEGMENT REPORTING

The Group operates in Malaysia and Indonesia and is organised into five main business segments:

- Property development.
- Manufacturing and sales of undergarments under Original Equipment Manufacturer arrangements ("OEM") mainly to Europe, Canada and United States of America and under own brand to cater for direct selling and retail business.
- Direct selling and retail - involving multi-level marketing of undergarments, garments, leather good, sportswear and household products and retailing of undergarments and garments.
- Investment holding activities undertaken by the Company.
- Property investment – investment in properties for rental income and/or capital appreciation.

Intersegment revenue comprises sales of goods from certain subsidiaries to the "Manufacturing" segment.

Unallocated assets and liabilities consist of income tax recoverable/payable and deferred tax assets/liabilities.

31. SEGMENT REPORTING

(a) Analysis of results and financial position

	Property development RM	Manufacturing sales RM	Direct selling/retail RM	Property investment RM	Investment holding RM	Total RM
Group						
2026						
Revenue						
Total revenue	698,904	52,599,859	5,607	176,050	-	53,480,420
Intersegment revenue	-	(1,898,907)	-	-	-	(1,898,907)
External revenue	698,904	50,700,952	5,607	176,050	-	51,581,513
Results						
(Loss)/Profit from operations	(410,529)	(3,796,940)	(145,667)	1,891,814	222,595	(2,238,727)
Finance costs	(182,884)	(53,764)	-	-	-	(236,648)
(Loss)/Profit before tax	(593,413)	(3,850,704)	(145,667)	1,891,814	222,595	(2,475,375)
Tax expense						(322,104)
Loss for the year						(2,797,479)
Segment assets						
Unallocated corporate assets	94,398,291	37,852,606	123,378	28,135,196	58,149,945	218,659,416
Current tax recoverable	-	1,125,024	-	8,318	-	1,133,342
						219,792,758

31. SEGMENT REPORTING (CONT'D)

(a) Analysis of results and financial position (Cont'd)

	Property development RM	Manufacturing sales RM	Direct selling/retail RM	Property investment RM	Investment holding RM	Total RM
Group						
2026						
Segment liabilities						
Unallocated corporate liabilities	15,743,540	8,174,652	32,698	69,288	1,038,231	25,058,409
Deferred tax liabilities	4,327,217	1,201,904	-	699,343	12,210	6,240,674
Current tax payable	-	39,026	-	-	200,429	239,455
						31,538,538
Capital expenditure	32,361	515,076	127,228	4,570	2,999	682,234
Included in profit/(loss) from operations are:						
Interest income	(209,785)	(3,966)	-	(14,606)	(2,088,235)	(2,316,743)
Depreciation for property, plant and equipment	15,861	994,998	7,919	10,078	36,356	1,065,212
Depreciation for right-of-use asset	-	83,600	-	-	-	83,600
Impairment loss on property, plant and equipment	-	55,984	-	-	-	55,984

31. SEGMENT REPORTING (CONT'D)

(a) Analysis of results and financial position (Cont'd)

	Property development RM	Manufacturing sales RM	Direct selling/retail RM	Property investment RM	Investment holding RM	Total RM
Group						
2025						
Revenue						
Total revenue	3,617,624	63,570,549	17,012	65,000	-	67,270,185
Intersegment revenue	-	(7,463,549)	-	-	-	(7,463,549)
External revenue	3,617,624	56,107,000	17,012	65,000	-	59,806,636
Results						
Profit/(Loss) from operations	2,686,912	(1,032,049)	(14,873)	216,326	(730,555)	1,125,761
Finance costs	(207,990)	(132,472)	-	-	-	(340,462)
Profit/(Loss) before tax	2,478,922	(1,164,521)	(14,873)	216,326	(730,555)	785,299
Tax income						147,079
Profit for the year						932,378
Segment assets						
Unallocated corporate assets	83,573,308	43,125,498	19,426	24,314,821	64,122,410	215,155,463
Deferred tax assets	-	4,612	-	-	-	4,612
Current tax recoverable	158,777	1,687,561	-	5,162	73,295	1,924,795
						217,084,870

31. SEGMENT REPORTING (CONT'D)

(a) Analysis of results and financial position (Cont'd)

	Property development RM	Manufacturing sales RM	Direct selling/retail RM	Property investment RM	Investment holding RM	Total RM
Group						
2025						
Segment liabilities						
Unallocated corporate liabilities	9,230,510	9,607,260	26,652	279,895	809,187	19,953,504
Deferred tax liabilities	4,327,217	1,542,833	-	213,396	12,210	6,095,656
						26,049,160
Capital expenditure	781,871	323,048	-	500	3,930	1,109,349
Included in profit/(loss) from operations are:						
Interest income	(101,139)	(9,441)	-	-	(2,556,224)	(2,666,804)
Depreciation for property, plant and equipment	17,531	967,069	2,044	9,547	35,980	1,032,171
Depreciation for right-of-use asset	-	86,747	-	-	-	86,747
Impairment loss on property, plant and equipment	462,186	-	-	-	-	462,186
Inventories written down:						
– completed development units	275,000	-	-	-	-	275,000
– finished goods	-	200,570	-	-	-	200,570

31. SEGMENT REPORTING (CONT'D)

(b) Analysis of revenue by countries

Although all the business segments are located in Malaysia and one in Indonesia, the manufacturing sales segment exports the undergarments to Europe, Canada and United states of America and other Asian countries. The revenue of the Group is analysed as follows:

	Group	
	2026 RM	Restated 2025 RM
Malaysia	3,803,607	5,634,814
United States of America	4,513,385	5,905,276
Australia	248,819	-
Canada	4,208,916	3,780,516
Germany	28,207,597	35,680,257
France	353,211	857,345
Hong Kong	6,727,950	1,499,576
Czech Republic	1,217,262	1,380,212
Turkey	1,005,733	4,994,094
Netherlands	806,749	-
Other countries	488,284	74,546
	51,581,513	59,806,636

For the financial year, the total manufacturing segment revenue is RM50,700,952 (2025: RM56,107,000) of which the revenue of 6 (2025: 5) customers had contributed more than 87% (2025: 88%). The total revenue of these major customers is RM 44,261,516 (2025: RM49,579,975).

All non-current assets of the Group are located in Malaysia and Indonesia.

The basis of measurement of reported segment profit or loss, segment assets and segment liabilities are consistent with the basis used for the statements of profits or loss of the Group for the financial year ended 30 June 2026 and the statements of financial position as at 30 June 2026. The components of the segment assets and liabilities include all classes of assets and liabilities disclosed in the consolidated statement of financial position.

32. FINANCIAL INSTRUMENTS

Categories of financial instruments

The table below provides an analysis of financial instruments categorised as financial assets and liabilities measured at amortised cost ("AC").

	Carrying amount RM	AC RM
Group		
2026		
Financial assets		
Receivables and deposits (excluding prepayments and advances to sub-contractors)	6,692,003	6,692,003
Fixed deposit with licensed banks	60,843,540	60,843,540
Cash and bank balances	5,011,557	5,011,557
	72,547,100	72,547,100
Financial liabilities		
Borrowings	3,980,955	3,980,955
Lease liabilities	84,063	84,063
Payables and accrued liabilities	20,360,914	20,360,914
	24,425,932	24,425,932
2025		
Financial assets		
Receivables and deposits (excluding prepayments and advances to sub-contractors)	10,216,230	10,216,230
Fixed deposit with licensed banks	70,630,379	70,630,379
Cash and bank balances	3,443,103	3,443,103
	84,289,712	84,289,712
Financial liabilities		
Borrowings	5,038,861	5,038,861
Lease liabilities	142,543	142,543
Payables and accrued liabilities	14,118,661	14,118,661
	19,300,065	19,300,065

32. FINANCIAL INSTRUMENTS (CONT'D)

Categories of financial instruments (Cont'd)

	Carrying amount RM	AC RM
Company		
2026		
Financial assets		
Receivables and deposits (excluding prepayments and advances to sub-contractors)	33,503,522	33,503,522
Fixed deposit with licensed banks	55,438,370	55,438,370
Cash and bank balances	431,570	431,570
	89,373,462	89,373,462
Financial liability		
Payables and accrued liabilities	4,225,525	4,225,525
2025		
Financial assets		
Receivables and deposits (excluding prepayments and advances to sub-contractors)	47,499,011	47,499,011
Fixed deposit with licensed banks	61,830,379	61,830,379
Cash and bank balances	48,432	48,432
	109,377,822	109,377,822
Financial liability		
Payables and accrued liabilities	3,003,870	3,003,870

32. FINANCIAL INSTRUMENTS (CONT'D)

Categories of financial instruments (Cont'd)

Net (losses)/ gains arising from financial instruments

	Group	
	2026 RM	2025 RM
Net (losses)/gains arising on:		
Financial assets measured at amortised cost		
Impairment loss on receivables	(149,194)	(265,887)
Reversal of impairment loss on receivables	1,432,990	2,257,658
Interest income	2,316,743	2,666,804
Realised foreign exchange loss	(208,651)	(243,031)
Unrealised foreign exchange loss	(272,427)	(106,583)
	3,119,461	4,308,961
Financial liability measured at amortised cost		
Interest expenses	(236,648)	(337,929)

	Company	
	2026 RM	2025 RM
Net (losses)/gains arising on:		
Financial assets measured at amortised cost		
Impairment loss on amount owing by subsidiaries	(21,335,743)	(14,195)
Reversal of impairment loss on amount owing by subsidiaries	-	857,367
Interest income	2,088,235	2,556,224
	(19,247,508)	3,399,396

Financial risk management objectives and policies

The Group and the Company are exposed to financial risks arising from their operations and the use of financial instruments. The key financial risks include credit risk, interest rate risk, liquidity risk and foreign currency risk.

The Group's and the Company's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Group's and of the Company's business whilst managing its credit risk, interest rate risk, liquidity risk and foreign currency risk.

The following sections provide details regarding the Group's and the Company's exposure to the above-mentioned financial risks and the objectives, policies and processes for the management of these risks.

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Credit risk

Credit risk is the risk of loss that may arise on outstanding financial assets should a counterparty default on its obligations. The Group's exposure to credit risk arises primarily from trade and non-trade receivables, amounts due from customers on contracts, and bank balances.

Trade receivables are monitored on an ongoing basis via the Group's management reporting procedures. The credit quality of trade receivables that are neither past due nor impaired are substantially amounts due from customers with good collection track record with the Group. Management will continuously monitor closely the trade receivables which are past due.

Credit risk arising from Original Equipment Manufacturer ("OEM")

The Group exports its undergarment products mostly to Europe, Canada, Hong Kong, and the United States of America. For overseas customers, most of the trade receivables are secured via Letter of Credit or Document Against Payment at Sight.

Trade receivables are monitored on an ongoing basis via the Group's management reporting procedures.

The credit quality of trade receivables that are neither past due nor impaired are substantially amounts due from customers with good collection record with the Group. Management will continuously monitor closely the trade receivables which are past due.

Credit risk arising from property development activities

The Group does not have any significant credit risk nor any concentration of credit risk from its property development activities as its services and products are predominantly rendered and sold to a large number of property purchasers using financing from reputable end-financiers or loans obtained from relevant government authority.

Trade receivables are monitored on an ongoing basis via the management reporting procedures.

Credit risk arising from direct selling and retailing activities

The Group operates locally in Malaysia for its direct selling and retailing activities. A substantial portion of its revenue is transacted on credit terms. The Group applies due credit approval and monitoring processes and assesses the creditworthiness of its customers on a periodic basis. Concentration of credit risk with respect to trade receivables is limited due to the Group's large number of customers. The Group's historical experience in collection of trade receivables falls within the recorded allowances. Due to these factors, no additional credit risk beyond amounts allowed for collection losses is inherent in the Group's trade receivables.

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Credit risk (Cont'd)

Credit risk arising from deposits with licensed banks

Credit risk also arises from deposits with licensed banks and financial institutions. The deposits are placed with credit-worthy financial institutions. The Group considers the risk of material loss in the event of non performance by a financial counterparty to be low.

Financial guarantees

The fair value of financial guarantees provided by the Company to banks to secure obligations under term loans granted to certain subsidiaries with nominal amount of RM3,980,955 (2025: RM5,038,861) are negligible because the actual interest charged by the banks are not materially different from the borrowing costs of the subsidiaries and the outstanding borrowings are adequately secured by property, plant and equipment of the subsidiaries in which their market values upon realisation are expected to be higher than the outstanding borrowing amounts.

Exposure to credit risk

At the end of the reporting period, the Group's maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the statement of financial position except for financial guarantee contracts applicable to the Company.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

– Significant financial difficulty of the borrower or issuer;
– A breach of contract such as a default;
– The restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
– It is probable that the borrower will enter bankruptcy or other financial reorganisation; or
– The disappearance of an active market for a security because of financial difficulties.

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Credit risk (Cont'd)

Ageing analysis

The ageing analysis of the Group's trade receivables as at reporting date is as follows:

	Gross carrying amount RM	Loss allowance RM	Carrying amount RM
Group			
2026			
Not past due	3,342,882	-	3,342,882
Past due:			
1 to 60 days	668,479	-	668,479
61 to 120 days	417,820	-	417,820
More than 120 days	580,559	-	580,559
	5,009,740	-	5,009,740
Credit impaired			
Individually impaired	12,157,397	(12,157,397)	-
	17,167,137	(12,157,397)	5,009,740
2025			
Not past due	6,702,228	-	6,702,228
Past due:			
1 to 60 days	1,036,525	-	1,036,525
61 to 120 days	443,035	-	443,035
More than 120 days	24,627	-	24,627
	8,206,415	-	8,206,415
Credit impaired			
Individually impaired	13,198,023	(13,198,023)	-
	21,404,438	(13,198,023)	8,206,415

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Credit risk (Cont'd)

Inter-company loans and advances

The Company provides unsecured loans and advances to subsidiaries. The Company monitors the ability of the subsidiaries to repay the loans and advances on an individual basis.

As at the end of the reporting year, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

Generally, the Company considers loans and advances to subsidiaries have low credit risk. The Company assumes that there is a significant increase in credit risk when a subsidiaries' financial position deteriorates significantly. As the Company is able to determine the timing of payments of the subsidiaries' loans and advances when they are payable, the Company considers the loans and advances to be in default when the subsidiaries are not able to pay when demanded. The Company considers a subsidiaries' loan or advance to be credit impaired when:

- The subsidiaries is unlikely to repay its loan or advance to the Company in full;
- The subsidiaries' loan or advance is overdue for more than 365 days; or
- The subsidiaries is continuously loss making and is reported a net current liabilities position.

The Company determines the probability of default for these loans and advances individually using internal information available.

The following table provides information about the exposure to credit risk and ECLs for subsidiaries' loans and advances as follows:

	Gross carrying amount RM	Loss allowance RM	Carrying amount RM
Company			
2026			
Amount owing by subsidiaries	85,880,850	(52,378,418)	33,502,432
2025			
Amount owing by subsidiaries	78,540,596	(31,042,675)	47,497,921

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Group's exposure to interest rate risk is as show below. Majority of the borrowings are contracted on variable terms.

	Effective interest rate per annum %	Carrying amount RM
2026		
Variable rate instruments		
Financial asset		
Fixed deposit with licensed banks	1.75 – 4.00	60,843,540
Financial liabilities		
Fixed rate instruments		
Lease liabilities	3.99 – 5.44	(84,063)
Variable rate instruments		
Borrowings	7.06	(3,980,955)
		(4,065,018)
Net exposure		56,778,522
2025		
Variable rate instruments		
Financial asset		
Fixed deposit with licensed banks	2.10 – 4.00	70,630,379
Financial liabilities		
Fixed rate instruments		
Lease liabilities	3.99 – 5.44	(142,543)
Variable rate instruments		
Borrowings	4.68 – 10.18	(5,038,861)
		(5,181,404)
Net exposure		65,448,975

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Interest rate risk (Cont'd)

The Company's exposure to interest rate risk as shown below.

	Effective interest rate per annum %	Carrying amount RM
2026		
Variable rate instruments		
Financial asset		
Fixed deposit with licensed banks	3.50 – 4.00	55,438,370
2025		
Variable rate instruments		
Financial asset		
Fixed deposit with licensed banks	2.10 – 4.00	61,830,379

Interest rate risk sensitivity analysis

The following table details the sensitivity to a reasonably possible change in the interest rates as at the end of the reporting period, with all other variables held constant, on the Group's and Company's (loss)/profits:

	2026 (Decrease)/ Increase RM	2025 (Decrease)/ Increase RM
Group		
Effects on profit after taxation:		
Increase by 10 basis points	43,152	49,741
Decrease by 10 basis points	(43,152)	(49,741)
Company		
Effects on (loss)/profit after taxation:		
Increase by 10 basis points	42,133	46,991
Decrease by 10 basis points	(42,133)	(46,991)

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Interest rate risk (Cont'd)

Interest rate risk sensitivity analysis (Cont'd)

Liquidity risk

Liquidity risk is the risk that the Group and the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's and the Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group and the Company maintain sufficient cash and ensures availability of funding through an adequate but flexible amount of credit facilities obtained from financial institutions in Malaysia. Borrowings are maintained with varying maturities to ensure sufficient cash inflow from operations is available to meet all repayment requirements. The Group and the Company also obtain funding through intercompany advances for the purpose of its working capital.

Maturity analysis

The table below summarises the maturity profile of the Group's and of the Company's financial liabilities as at the financial year based on contractual undiscounted repayments obligations:

	Carrying amount RM	Contractual cash flows RM	On demand or within one year RM	Two to five years RM	More than five years RM
Group					
2026					
Payables and accrued liabilities	20,360,914	20,360,914	20,360,914	-	-
Lease liabilities	84,063	88,495	88,495	35,424	53,071
Borrowings	3,980,955	3,980,955	255,688	739,779	2,985,488
	24,425,932	24,430,364	20,705,097	775,203	3,038,559
2025					
Payables and accrued liabilities	14,118,661	14,118,661	14,118,661	-	-
Lease liabilities	142,543	151,683	63,188	88,495	-
Borrowings	5,038,861	5,038,861	1,144,698	654,430	3,239,725
	19,300,065	19,309,205	15,326,547	742,925	3,239,725

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

The table below summarises the maturity profile of the Group's and of the Company's financial liabilities as at the financial year based on contractual undiscounted repayments obligations: (Cont'd)

	Carrying amount RM	Contractual cash flows RM	On demand or within one year RM
Company			
2026			
Payables and accrued liabilities	4,225,525	4,225,525	4,225,525
Financial guarantee contract	-	3,980,955	3,980,955
	4,225,525	8,206,480	8,206,480
2025			
Payables and accrued liabilities	3,003,870	3,003,870	3,003,870
Financial guarantee contract	-	5,038,861	5,038,861
	3,003,870	8,042,731	8,042,731

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is exposed to foreign currency risk as a result of its normal trade activities that are denominated in currencies other than Ringgit Malaysia.

The Group's sales are mostly denominated in US Dollar and Ringgit Malaysia and Euro whilst purchases are denominated in US Dollar ("USD"), Chinese Renminbi ("RMB"), Indonesian Rupiah ("IDR") and Ringgit Malaysia ("RM").

The Group mitigates its foreign currency exchange risk through the natural hedge of operating foreign currency accounts using the deposits from its export proceeds to pay imported purchases where both are denominated in the same foreign currency.

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Foreign currency risk (Cont'd)

The Group's exposure to foreign currency is as follows:

	RMB RM	USD RM	Euro RM	IDR RM	Total RM
Group					
2026					
Financial assets					
Receivables and deposits	83,433	3,166,821	1,884,800	1,440,528	6,575,582
Cash and bank balances	-	967,080	130,818	255,126	1,353,024
	83,433	4,133,901	2,015,618	1,695,654	7,928,606
Financial liability					
Payables and accrued liabilities	(2,740,356)	(1,323,204)	(212)	(505,617)	(4,569,389)
Net currency exposure	(2,656,923)	2,810,697	2,015,406	1,190,037	3,359,217

	RMB RM	USD RM	Euro RM	IDR RM	SGD RM	Total RM
Group						
2025						
Financial assets						
Receivables and deposits	-	4,808,770	2,958,072	801,178	-	8,568,020
Cash and bank balances	-	698,043	24,645	18,111	-	740,799
	-	5,506,813	2,982,717	819,289	-	9,308,819
Financial liability						
Payables and accrued liabilities	(1,742,107)	(412,189)	(17,800)	(2,751,662)	(52,330)	(4,976,088)
Net currency exposure	(1,742,107)	5,094,624	2,964,917	(1,932,373)	(52,330)	4,332,731

32. FINANCIAL INSTRUMENTS (CONT'D)

Financial risk management objectives and policies (Cont'd)

Foreign currency risk (Cont'd)

Foreign currency risk sensitivity analysis

The following table details the sensitivity analysis to a reasonably possible change in the foreign currencies as at the end of the reporting period, with all other variables held constant:

	2026 Increase/ (Decrease) RM	2025 Increase/ (Decrease) RM
Group		
Effects on profit after taxation:		
RMB/RM		
Strengthen by 5% (2025: 5%)	(100,963)	(66,200)
Weaken by 5% (2025: 5%)	100,963	66,200
USD/RM		
Strengthen by 5% (2025: 5%)	106,806	193,596
Weaken by 5% (2025: 5%)	(106,806)	(193,596)
Euro/RM		
Strengthen by 5% (2025: 5%)	76,585	112,667
Weaken by 5% (2025: 5%)	(76,585)	(112,667)
IDR/RM		
Strengthen by 5% (2025: 5%)	45,221	(73,430)
Weaken by 5% (2025: 5%)	(45,221)	73,430
SGD/RM		
Strengthen by 5% (2025: 5%)	-	(1,989)
Weaken by 5% (2025: 5%)	-	1,989

33. FAIR VALUES

(i) The financial assets and financial liabilities maturing within the next 12 months approximated their fair values due to the relatively short-term maturity of the financial instruments except for amount owing by subsidiaries and amount owing to a subsidiary, as it is not practical to estimate the fair value due principally to a lack of fixed repayment term entered by the parties involved and without incurring excessive costs. The Directors are of the opinion that the carrying amounts recorded at the statement of financial position date do not differ significantly from the values that would eventually be recovered..

(ii) The fair value of the floating interest rate borrowings approximates its carrying value as at the reporting date.

33. FAIR VALUES (CONT'D)

Fair value hierarchy

	Level 1 RM	Level 2 RM	Level 3 RM	Total RM
Group				
2026				
Non-financial assets				
Property, plant and equipment	-	-	22,908,000	22,908,000
Investment properties	-	-	27,435,000	27,435,000
2025				
Non-financial assets				
Property, plant and equipment	-	-	22,908,000	22,908,000
Investment properties	-	-	23,833,300	23,833,300

The Group and the Company engaged external, independent and qualified valuers to determine the fair values of the Group's land and buildings and investment property.

The fair value of the land and buildings included in property, plant and equipment as disclosed in Note 11 and investment properties as disclosed in Note 13 to the financial statements are classified under Level 3 as the fair value is derived using the unobservable input and comparison method as there has been a limited number of similar sales in the same location. The unobservable input for land is price per square feet which is RM24 to RM55 (2025: RM24 to RM55) per square feet. Buildings of the Group comprise of factory buildings, hostel and residential properties for employees. Adjustment is made for location, size, shape of lot, site facilities, time element for land and building extension and physical condition of the buildings.

Assuming all variables remain constant, a 5% (2025: 5%) increase in unobservable input in price per square feet would lead to an increase of RM2,517,150 (2025: RM2,337,065) of the fair values of the freehold land of the Group. Conversely, a 5% decrease would have had equal but opposite effects.

There is no transfer between Level 1, 2 and 3 during the financial year.

34. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that entities of the Group would be able to continue as going concerns whilst maximising return to shareholders through the optimisation of the debt and equity ratios. The overall strategy of the Group remains unchanged from that in the previous financial year.

The Group manages its capital structure and makes adjustments to it in response to changes in economic conditions. In order to maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the financial year ended 30 June 2026.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group's net debts includes loans and borrowings (including lease liabilities) less cash and bank balances. Capital represents equity attributable to the owners of the Company.

The gearing ratios of the Group is as follows:

	Group	
	2026 RM	2025 RM
Borrowings	3,980,955	5,038,861
Lease liabilities	84,063	142,543
Less: Cash and bank balances	(3,944,818)	(3,443,103)
Less: Fixed deposit with licensed banks	(60,843,540)	(70,630,379)
Net cash	(60,723,340)	(68,892,078)
Total equity	188,570,717	190,737,082
Total capital	127,847,377	121,845,004
Gearing ratio	NA	NA

Pursuant to the Paragraph 2.1(a) of Practice Note 17("PN17") of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, a listed issuer triggers the prescribed criterion if its shareholders' equity on a consolidated basis is 25% or less of its share capital (excluding treasury shares) and such shareholders' equity is less than RM40.0 million. The Group did not trigger this prescribed criterion for the financial year ended 30 June 2026.

The Group is not subject to any other externally imposed capital requirements.

35. MATERIAL LITIGATION

(i) NexG Bina Berhad ("NexG Bina" or "the Company"), Caely (M) Sdn. Bhd., a wholly-owned subsidiary of NexG Bina ("Plaintiffs") v Datin Fong Nyok Yoon, Dato' Chuah Chin Lai, Siow Hock Lee, Ooi Say Teik, Hem Kan @ Chan Hong Kee, Ng Boon Kang, Tan Loon Cheang, Dato' Wira Ng Chun Hau, Lim Chee Pang, Lim Say Leong, Beh Hong Shien, Gok Ching Hee ("Defendants") – Suit pertaining to misappropriation of funds in Caely (M) Sdn. Bhd. ("Caely (M)") against 12 previous Directors, Chief Executive Officers and Chief Financial Officers (Suit 133).

On 19 October 2022, the Company and its subsidiary, Caely (M) initiated legal proceedings (Suit 133) against twelve former directors and senior officers for alleged misappropriation of funds, fraudulent concealment, conspiracy, and breach of fiduciary duties.

The plaintiffs sought general damages (to be assessed), special damages amounting to RM30,552,000, exemplary damages, interest at 5% per annum from the date of filing until full settlement, and legal costs.

Throughout 2023 and 2024, various interlocutory applications were filed and disposed of. The trial was originally scheduled for 17 to 20 November 2025.

On 15 November 2024, The Board of Directors wishes to announce that the Company and Caely (M) that after seeking further legal advice due to developments in Suit 133, it was decided that it is not in the best interest of the Company to pursue Suit 133 against the 3rd to 12th Defendants.

As such, the Company and Caely (M) have since discontinued Suit 133 as follow:

- On 29 October 2024 against Siow Hock Lee, Hem Kan @ Chan Hong Kee and Lim Say Leong;
- On 30 October 2024 against Ng Boon Kang, Tan Loon Cheang and Gok Ching Hee;
- On 8 November 2024 against Ooi Say Teik; and
- On 12 November 2024 against Dato' Wira Ng Chun Hau, Lim Chee Peng and Beh Hong Shien.

Dato' Wira Ng Chun Hau, Lim Chee Peng and Beh Hong Shien have also discontinued their counterclaim in Suit 133 against the Company, Caely (M) and its present and former directors.

Suit 133 is maintained against Datin Fong Nyok Yoon and Dato' Chuah Chin Lai.

On 8 August 2025, following settlement discussions, the Company and Caely (M) filed a notice to discontinue the suit against the Datin Fong Nyok Yoon and Dato' Chuah Chin Lai ("1st and 2nd Defendants") with liberty to file afresh. The 1st and 2nd Defendants also discontinued their counterclaim. As a result, all proceedings under Suit 133, including the counterclaim, have come to an end.

(ii) Caely (M) Sdn. Bhd. ("Plaintiff") vs Koperasi Peserta-Peserta Felcra Malaysia Berhad ("Defendant") Civil Suit No. AA-22NCvC-69-08/2025)

On 11 August 2025, Caely (M) initiated legal proceedings against Koperasi Peserta-Peserta Felcra Malaysia Berhad for recovery of an outstanding sum of RM9,469,297, arising from a housing project completed and delivered on 3 October 2022 under Contract BGNWK 28/2013.

The Plaintiff seeks the following reliefs:

- RM301,996 for sample house construction;
- RM9,167,301 as the remaining outstanding amount;
- Interest at 5% per annum from the date of judgment until full settlement;
- Legal costs; and
- Any other relief deemed appropriate by the Court.

35. MATERIAL LITIGATION (CONT'D)

(ii) Caely (M) Sdn. Bhd. ("Plaintiff") vs Koperasi Peserta-Peserta Felcra Malaysia Berhad ("Defendant") (Civil Suit No. AA-22NCvC-69-08/2025) (Cont'd)

On 24 November 2025, The Defendant entered an appearance.

On 23 February 2026, the High Court dismissed the defendant's application to strike out the writ and statement of claim and allowed the defendant's application to amend its defence.

During court-directed mediation held on 6 July 2026, the parties agreed in principle to enter into a Consent Judgment for RM2,936,730.59, comprising RM2,231,365.48 and RM705,365.11.

Discussions remain ongoing in respect of the remaining claims amounting to RM3,031,288.89, including bank guarantee-related claims.

At the case management on 31 July 2026, the matter was adjourned to 1 September 2026 to enable the parties to finalise the proposed Settlement Agreement.

Following the adjournment, the High Court subsequently fixed a new mediation and case management date on 12 October 2026.

On 12 October 2026, the High Court further fixed the mediation and case management on 26 November 2026.

36. SIGNIFICANT EVENT DURING THE FINANCIAL YEAR

On 15 November 2025, 16 bank accounts of the Company and its subsidiaries were subjected to freezing orders by the authorities pursuant to an investigation under the Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 ("AMLA"). Subsequently, the Group submitted applications and appeals to the relevant authorities for the release of the affected bank accounts to facilitate business operations and statutory obligations. As at the date of these financial statements, the investigation and applications for the release of the affected accounts remain ongoing. Management continues to cooperate fully with the relevant authorities and assess the potential impact of the matter.

37. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with current year's presentation.

	As previously reported RM	As reclassified RM
Group		
Statement of profit or loss and other comprehensive income		
Revenue	59,449,912	59,806,636
Other operating income	5,059,964	4,703,240
Statement of cash flow		
Cash flows from investing activities		
Decrease/(Increase) in fixed deposit	-	(60,000,000)
Cash and cash equivalents at the end of the financial year	73,644,968	13,644,968
Company		
Cash flows from investing activities		
Statement of cash flow		
Decrease/(Increase) in fixed deposit	-	(60,000,000)
Cash and cash equivalents at the end of the financial year	61,878,811	1,878,811

38. GENERAL INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad.

The principal activity of the Company is that of investment holding. The principal activities of the subsidiaries are disclosed in Note 14 to the financial statements.

The principal place of business of the Company are located at Lot 2661, 3rd Mile, Jalan Maharaja Lela, 36000 Teluk Intan, Perak Darul Ridzuan.

The registered office of the Company is located at 51-21-A, Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 George Town, Pulau Pinang.

The financial statements were approved and authorised for issue by the Board of Directors on 30 October 2026.

ANALYSIS OF SHAREHOLDINGS

AS AT 9 OCTOBER 2026

Total Number of Issued Shares	:	1,232,758,464 ordinary shares
Class of shares	:	Ordinary shares
Voting Rights	:	1 vote per share
No. of Shareholders	:	5,535

ANALYSIS BY SIZE OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders/ Depositors	% of Shareholders/ Depositors	No. of Shares Held	% of Issued Shares
Less than 100	186	3.36	3,319	0.00
100 – 1,000	684	12.36	287,968	0.02
1,001 – 10,000	1,563	28.24	9,054,435	0.74
10,001 – 100,000	2,110	38.12	94,627,992	7.68
100,001 – less than 5% of issued shares	991	17.90	726,726,850	58.95
5% and above of issued shares	1	0.02	402,057,900	32.61
	5,535	**100.00**	**1,232,758,464**	**100.00**

SUBSTANTIAL SHAREHOLDERS AS PER REGISTER OF SUBSTANTIAL SHAREHOLDERS

	Direct Interest		Deemed Interest	
	No. of Share Held	% of Issued Shares	No. of Shares Held	% of Issued Shares
Datasonic Group Berhad *(formerly known as NexG Berhad)*	402,057,900	32.61	Nil	Nil

THIRTY LARGEST SHAREHOLDERS AS PER RECORD OF DEPOSITORS

No.	Name of Shareholders	No. of Shares	% of Issued Shares
1	Datasonic Group Berhad *(formerly known as NexG Berhad)*	402,057,900	32.61
2	Velocity Capital Sdn. Bhd. *Pledged Securities Account for Optima Nusantara Sdn. Bhd.*	37,000,000	3.00
3	Goh Boon Soo @ Goh Yang Eng	26,100,000	2.12
4	Moomoo Nominees (Asing) Sdn. Bhd. *Pledged Securities Account for Zeng Xingli*	22,593,500	1.83
5	Lee Yih Leang	21,500,000	1.74
6	Hong Seng Capital Sdn. Bhd. *Pledged Securities Account for DB Atlantic Capital (M) Sdn. Bhd.*	21,300,000	1.73
7	Maybank Nominees (Tempatan) Sdn. Bhd. *Maybank Trustees Berhad for Dana Makmur Pheim (211901)*	14,828,000	1.20
8	Ooi Chun Wen	13,600,000	1.10
9	CGS International Nominees Malaysia (Tempatan) Sdn. Bhd. *Pledged Securities Account for Magna Nirwana Sdn. Bhd. (Mi0043)*	9,500,000	0.77
10	Zulkifli Bin Ismail	9,500,000	0.77

ANALYSIS OF SHAREHOLDINGS (CONT'D)
AS AT 9 OCTOBER 2026

THIRTY LARGEST SHAREHOLDERS AS PER RECORD OF DEPOSITORS (CONT'D)

No.	Name of Shareholders	No. of Shares	% of Issued Shares
11	Khor Mooi Soong	9,000,000	0.73
12	Lim Sim Choo	8,845,000	0.72
13	Alliancegroup Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Chong Sin Yong (7002128)*	8,776,100	0.71
14	Velocity Capital Sdn. Bhd. *Pledged Securities Account for Chong York Ming*	7,813,400	0.63
15	MOV Capital Sdn. Bhd. *Pledged Securities Account for Von Victory Sdn. Bhd.*	7,773,600	0.63
16	Maybank Nominees (Tempatan) Sdn. Bhd. *Tay Ming Hen*	7,624,900	0.62
17	Zeng Xingli	7,500,000	0.61
18	Kenanga Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Wong Hee Sien @ Chong*	6,590,000	0.53
19	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Khor Mooi Soong (E-TAI/TIN)*	5,500,000	0.45
20	Moomoo Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Soh Ngip Hui*	4,999,900	0.41
21	RHB Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Khor Mooi Soong*	4,863,000	0.39
22	Loo Chun Keat	4,800,000	0.39
23	RHB Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Teoh Hwa Cheng*	4,760,000	0.39
24	Farina Hartanto @ Chin Pie Fong	4,500,000	0.37
25	Maybank Nominees (Tempatan) Sdn. Bhd. *Mohamed Adzman Bin Mohamed Sura*	4,500,000	0.37
26	Paddingtons Hospitality Sdn. Bhd.	3,995,000	0.32
27	Chee See Giap @ Sin Chien	3,800,000	0.31
28	Cheng Yong Siang	3,603,000	0.29
29	Tang Chye San	3,600,000	0.29
30	Moomoo Nominees (Asing) Sdn. Bhd. *Pledged Securities Account for Robert Lichota*	3,301,900	0.27
	Total	**694,125,200**	**56.30**

ANALYSIS OF WARRANTS C HOLDINGS

AS AT 9 OCTOBER 2026

Total Number of Outstanding Warrants C	:	528,317,555
Issue Date	:	07 July 2023
Expiry date of Warrants	:	06 July 2028
Voting Rights	:	None, unless warrant holders exercise their warrants for new ordinary shares
Exercise Price per Warrants	:	RM0.20
No. of Warrant Holders	:	672

ANALYSIS BY SIZE OF WARRANTS C HOLDINGS

Size of Warrants C Holdings	No. of Warrants/ Depositors	% of Warrants/ Depositors	No. of Warrants Held	% of Issued Warrants
Less than 100	5	0.74	192	0.00
100 – 1,000	36	5.36	13,209	0.00
1,001 – 10,000	116	17.26	721,100	0.14
10,001 – 100,000	307	45.69	14,568,504	2.76
100,001 – less than 5% of issued warrants	207	30.80	98,701,750	18.68
5% and above of issued warrants	1	0.15	414,312,800	78.42
	672	**100.00**	**528,317,555**	**100.00**

SUBSTANTIAL WARRANTS C HOLDERS AS PER REGISTER OF SUBSTANTIAL WARRANTS HOLDERS

	Direct Interest		Deemed Interest	
	No. of Warrants Held	% of Issued Warrants	No. of Warrants Held	% of Issued Warrants
Datasonic Group Berhad *(formerly known as NexG Berhad)*	414,312,800	78.42	Nil	Nil

ANALYSIS OF WARRANTS C HOLDING (CONT'D)
AS AT 9 OCTOBER 2026

THIRTY LARGEST WARRANTS C HOLDERS

No.	Name of Warrants holders	No. of Warrants	% of Issued Warrants
1	Datasonic Group Berhad *(formerly known as NexG Berhad)*	414,312,800	78.42
2	Maybank Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Zulkifli Bin Ismail*	5,000,000	0.95
3	Lim Wai Heng	4,640,000	0.88
4	Chua Jim Hock	3,900,000	0.74
5	Lim Yew Chuan	3,155,000	0.60
6	Mohd Azali Bin Usman	2,960,200	0.56
7	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Ng Chin Teck (E-TAI)*	2,900,000	0.55
8	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Yeoh Choon Huat (E-TAI/TPD)*	2,500,000	0.47
9	Koh Eng Hong	2,450,000	0.46
10	Yap Kok Kee	2,100,000	0.40
11	Soon Wen Qi	1,355,900	0.26
12	Tai Fei Yoon	1,287,600	0.24
13	Muhammad Burhanuddien Bin Shahbuddin	1,262,000	0.24
14	Sankal A/L Ramaiah	1,090,000	0.21
15	Kenanga Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Tan Swee Boon*	1,087,000	0.21
16	Supang Lian @ Supang Tala	1,050,000	0.20
17	Maybank Nominees (Tempatan) Sdn. Bhd. *Long Wai Lup*	1,002,500	0.19
18	Tan Lip Keong	1,000,000	0.19
19	Kowa Wen Hwai	1,000,000	0.19
20	Maybank Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Hing Susean*	1,000,000	0.19
21	Chew Chong Meng	1,000,000	0.19
22	Khoo Kha Lang	1,000,000	0.19
23	Mohd Yusri Bin Mehat	825,000	0.16
24	Tong Seng Hoox	800,000	0.15
25	Lai Ah Too	800,000	0.15
26	Public Nominees (Tempatan) Sdn. Bhd. *Pledged Securities Account for Moo Yow Man (E-KPG)*	753,000	0.14
27	Lim Ah Ann	750,000	0.14
28	Harbendar Kaur A/P Nashter Singh	750,000	0.14
29	Tan Swee Boon	700,000	0.13
30	Ahmad Zia Ul Ikram Bin Ahmad Jalaluddin	651,000	0.12
	TOTAL	**463,082,000**	**87.66**

LANDED PROPERTIES

AS AT 30 JUNE 2026

Title and Location	Description	Tenure / Age of buildings	Year of Expiry	Land area / built-up area (Square feet)	Date of last valuation or acquisition	At Fair Value / Net book value RM
Lot No. 1082, Geran 23580, Mukim of Durian Sebatang, District of Hilir Perak	Land	Freehold	-	45,466	05.06.2026	2,500,000
Lot No. 1082, Geran 23580, Mukim of Durian Sebatang, District of Hilir Perak	2-storey hostel	Freehold 29 years	-	15,250	05.06.2026	323,976
Lot No. 1082, Geran 23580, Mukim of Durian Sebatang, District of Hilir Perak	3-storey hostel	Freehold 28 years	-	11,100	05.06.2026	295,017
Lot No. 1082, Geran 23580, Mukim of Durian Sebatang, District of Hilir Perak	3-storey factory building	Freehold 26 years	-	28,140	05.06.2026	1,178,569
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	Land	Freehold	-	274,972	05.06.2026	8,500,000
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	2-storey factory building	Freehold 29 years	-	69,928	05.06.2026	3,723,654
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	3-storey factory building	Freehold 22 years	-	76,800	05.06.2026	4,640,148
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	1 1/2-storey factory building	Freehold 19 years	-	1,980	05.06.2026	59,817
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	1-storey factory hostel	Freehold 19 years	-	7,200	05.06.2026	221,903

LANDED PROPERTIES (CONT'D)
AS AT 30 JUNE 2026

Title and Location	Description	Tenure / Age of buildings	Year of Expiry	Land area / built-up area (Square feet)	Date of last valuation or acquisition	At Fair Value / Net book value RM
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	1-storey surau	Freehold 19 years	-	625	05.06.2026	19,296
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	1-storey factory building	Freehold 19 years	-	8,400	05.06.2026	379,163
Lot No. 2661, Geran 2292, Mukim of Durian Sebatang, District of Hilir Perak	1- storey hostel	Freehold 18 years	-	7,200	05.06.2026	292,645
Lot No. 25287, Geran 69663, Mukim of Durian Sebatang, District of Hilir Perak	Land	Freehold	-	1,200	10.06.2026	180,000
Lot No. 25287, Geran 69663, Mukim of Durian Sebatang, District of Hilir Perak	2-storey residential property for staff accommodation	Freehold 24 years	-	1,693	10.06.2026	90,788
Tapah Road, Plot 31, 32 and 39, Mukim of Batang Padang, District of Batang Padang (Master title has been subdivided into individual subtitles)	Residential and commercial land – Development in progress	Leasehold	15.02.2112	7.04 acres	05.06.2026	3,674,235
Lot No. 27926, PN 28097, Mukim of Bentong, District of Bentong	Vacant Building Land for Residential use	Leasehold	10.06.2107	19.69 acres	05.06.2026	18,500,000
Lot No. 312012, PN 3359821, Mukim of Sungai Raya, District of Kinta	Commercial Lot, Land-development in progress	Leasehold	10.10.2106	13.02 acres	10.06.2026	9,000,000
Unit No. 23-01, PN 64316/M1/23/331 Pusat Perdaganan Kebun Teh, Johor Bahru	Penthouse	Leasehold	07.06.2109	7,502	10.06.2026	2,900,000

LANDED PROPERTIES (CONT'D)
AS AT 30 JUNE 2026

Title and Location	Description	Tenure / Age of buildings	Year of Expiry	Land area / built-up area (Square feet)	Date of last valuation or acquisition	At Fair Value / Net book value RM
Unit No. 23-02, PN 64316/M1/23/332 Pusat Perdaganan Kebun Teh, Johor Bahru	Penthouse	Leasehold	07.06.2109	5,640	10.06.2026	2,200,000
No. 1H-21-1, Level 21 Block 1H, Adaman at Quayside, Tanjung Pinang	Condominium	Freehold	-	2,827	10.06.2026	3,250,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-05	Freehold	-	1,623	16.07.2026	1,300,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-08	Freehold	-	1,742	16.07.2026	1,150,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-09	Freehold	-	2,108	16.07.2026	1,425,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-10	Freehold	-	2,205	16.07.2026	1,655,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-11	Freehold	-	1,202	16.07.2026	900,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-12	Freehold	-	1,202	16.07.2026	900,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – G-13	Freehold	-	1,242	16.07.2026	930,000

LANDED PROPERTIES (CONT'D)
AS AT 30 JUNE 2026

Title and Location	Description	Tenure / Age of buildings	Year of Expiry	Land area / built-up area (Square feet)	Date of last valuation or acquisition	At Fair Value / Net book value RM
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-01	Freehold	-	4,066	16.07.2026	2,155,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-02	Freehold	-	1,840	16.07.2026	1,275,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-03	Freehold	-	1,703	16.07.2026	905,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-06	Freehold	-	1,293	16.07.2026	685,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-08	Freehold	-	5,694	16.07.2026	2,415,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-10	Freehold	-	733	16.07.2026	390,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-11	Freehold	-	733	16.07.2026	390,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-12	Freehold	-	733	16.07.2026	390,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-13	Freehold	-	1,246	16.07.2026	660,000

LANDED PROPERTIES (CONT'D)
AS AT 30 JUNE 2026

Title and Location	Description	Tenure / Age of buildings	Year of Expiry	Land area / built-up area (Square feet)	Date of last valuation or acquisition	At Fair Value / Net book value RM
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-14	Freehold	-	900	16.07.2026	475,000
Lot 58889, master Title No Geran 335401 Mukim of Kajang, District of Ulu Langat, Selangor	Retail Shop – 02-15	Freehold	-	2,043	16.07.2026	1,085,000

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 30th Annual General Meeting ("AGM") of the Company will be held at Green III, Sports Wing, Jalan Kelab Tropicana, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor Darul Ehsan, Malaysia on Monday, 07 December 2026 at 10.00 am for the following purposes:-

AGENDA

ORDINARY BUSINESS

1.	To receive the Audited Financial Statements for the financial year ended 30 June 2026 together with the Reports of Directors and Auditors thereon.	Please refer to Note 8
2.	To re-elect Ng Keok Chai, a Director who retires by rotation pursuant to Clause 99 of the Company's Constitution and who, being eligible, offers himself for re-election.	**Ordinary Resolution 1**
3.	To re-elect Datuk Aureen Jean Nonis, a Director who retires by rotation pursuant to Clause 99 of the Company's Constitution and who, being eligible, offers herself for re-election.	**Ordinary Resolution 2**
4.	To re-elect Mohamad Tirmizi Bin Ishak, a Director who retires pursuant to Clause 102 of the Company's Constitution and who, being eligible, offers himself for re-election.	**Ordinary Resolution 3**
5.	To approve the payment of Directors' fees up to an amount not exceeding RM435,000 from the forthcoming AGM of the Company to the next AGM of the Company.	**Ordinary Resolution 4**
6.	To approve the payment of Directors' benefits up to an amount not exceeding RM100,000 from the forthcoming AGM of the Company to the next AGM of the Company.	**Ordinary Resolution 5**
7.	To re-appoint Messrs. PKF PLT as Auditors of the Company to hold office until the conclusion of the next AGM of the Company and to authorise the Directors to fix their remuneration.	**Ordinary Resolution 6**

SPECIAL BUSINESS

To consider and if thought fit, to pass with or without any modifications the following Ordinary Resolution:-

8. **AUTHORITY FOR DIRECTORS TO ALLOT AND ISSUE NEW SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT, 2016** — **Ordinary Resolution 7**

"THAT pursuant to Sections 75 and 76 of the Companies Act, 2016 ("**CA 2016**") and subject always to the approval of the relevant authorities, the Directors be hereby authorised to allot and issue shares in the Company at any time and upon such terms and conditions and for such purposes as the Directors may deem fit, provided that the aggregate number of shares to be issued does not exceed 10% of the total number of issued shares (excluding treasury shares) of the Company.

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

THAT pursuant to Section 85 of the CA 2016 to be read together with Clause 63(1) of the Constitution of the Company, approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company to be offered new shares of the Company ranking equally to the existing issued shares arising from any issuance of new shares in the Company pursuant to Sections 75 and 76 of the CA 2016.

THAT the Directors of the Company be also empowered to obtain the approval from Bursa Malaysia Securities Berhad for the listing and quotation of the additional shares so issued and to do all such acts and things necessary to give full effect to such transactions as authorised by this resolution.

AND THAT, such authority shall commence immediately upon the passing of this resolution and continue to be in force until the conclusion of the next AGM of the Company."

9. To transact any other business of which due notice shall have been given in accordance with the Company's Constitution and the Companies Act, 2016.

By Order of the Board,

P'NG CHIEW KEEM (MAICSA 7026443)
SSM PC NO. 201908002334
Company Secretary

Penang
Date: 30 October 2026

NOTES ON APPOINTMENT OF PROXY

(1) A member entitled to attend and vote at the 30th AGM is entitled to appoint another person as his proxy to exercise all or any of his rights to attend, participate, speak and vote in his stead. A proxy may but need not be a member of the Company.

(2) A member shall be entitled to appoint more than one person as his proxy in relation to the 30th AGM provided that he specifies the proportion of his shareholding to be represented by each proxy. Failing which, the appointment shall be invalid.

(3) Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("**SICDA**"), it may appoint at least one proxy in respect of each securities account it holds with the ordinary shares of the Company standing to the credit of the said securities account.

(4) Where a member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds. An Exempt Authorised Nominee refers to an authorised nominee defined under the SICDA which is exempted from compliance with the provision of subsection 25A(1) of SICDA.

(5) The instrument appointing a proxy shall be under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under the common seal of the corporation or under the hand of an officer or attorney duly authorised.

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

NOTES ON APPOINTMENT OF PROXY (CONT'D)

(6) The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney or authority must be deposited at the Company's registered office at 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 George Town, Penang not less than 48 hours before the time for holding the 30th AGM or any adjournment thereof, or in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.

(7) For the purpose of determining a member who shall be entitled to attend the 30th AGM, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to issue a General Meeting Record of Depositors as at 01 December 2026 . Only a depositor whose name appears on the Record of Depositors as at 01 December 2026 shall be entitled to attend the AGM or appoint proxies to attend and/or vote on his/her behalf.

NOTES ON ORDINARY BUSINESS

(8) **Agenda 1 – Audited Financial Statements**
The Audited Financial Statements for the financial year ended 30 June 2026 will be laid to shareholders at the forthcoming AGM of the Company pursuant to Section 340(1)(a) of the Companies Act, 2016. Hence, the Agenda 1 is not put forward for voting.

(9) **Agenda 2 to Agenda 4 – Re-election of Directors**
The Nominating Committee had assessed the performance and contribution of each of the retiring Directors seeking for re-election in accordance with the Directors' Fit and Proper Policy and was satisfied therewith. The Board had endorsed the Nominating Committee's recommendation to seek shareholders' approval for the re-election of the retiring Directors at the forthcoming AGM of the Company. The retiring Directors had abstained from deliberations and decisions on their respective re-election at the Nominating Committee and Board meetings. The details and profiles of the Directors who are standing for re-election at the forthcoming AGM are set out in the Company's Annual Report 2026.

(10) **Agenda 5 and Agenda 6 – Directors' Fees and Benefits**
The Ordinary Resolutions 4 and 5, if passed, will enable the Company to pay Directors' fees and benefits in accordance with Section 230(1) of the Companies Act, 2016. The total amount of Directors' benefits payable is estimated based on number of scheduled meetings of the Board and Board Committees as well as the number of Directors involved; and these benefits may comprise of meeting allowances, trainings, accommodations, insurance and other emoluments and benefits-in-kinds.

(11) **Agenda 7 – Re-appointment of Auditors**
Messrs. PKF PLT, the retiring Auditors has indicated their willingness to accept re-appointment and to hold office until the conclusion of the next AGM of the Company.

NOTES ON SPECIAL BUSINESS

(12) **Agenda 8 – Authority to issue shares pursuant to Companies Act, 2016**
The Ordinary Resolution 7, if passed, will enable the Directors to allot and issue shares in the Company up to an amount not exceeding 10% of the total number of issued shares of the Company for the time being without having to offer the new shares in the Company to be issued equally to all existing shareholders of the Company prior to its issuance and, for such purposes as the Directors consider will be in the best interest of the Company. This authority, unless revoked or varied by the shareholders of the Company in a general meeting will expire at the conclusion of the next AGM.

The proposed renewal of general mandate for issuance of shares will provide flexibility to the Company for any possible fund raising activities, including but not limited to placing of shares for the purpose of funding future investment, working capital and/or acquisition.

As at the date of this notice, the Directors have not issued any shares pursuant to the general mandate granted at the last AGM of the Company.

PERSONAL DATA PRIVACY

By submitting an instrument appointing proxy(ies) and/or representative(s) to attend, speak and vote at the 30th AGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclose of the member's personal data by the Company for the purpose of processing and the administration by the Company (or its agents) for the 30th AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the 30th AGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes");(ii) warrants that the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclose of the proxy(ies) and/or representative(s) personal data by the Company (or its agents) for the Purposes; and (iii) agrees that the member will indemnify the Company (or its agents) in respect of any penalties, liabilities, claims, demands, losses, and damages as a result of the member's breach of warranty.

STATEMENT ACCOMPANYING NOTICE OF 30TH ANNUAL GENERAL MEETING

(PURSUANT TO PARAGRAPH 8.27(2) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES)

1) No individuals are standing for election as Directors at the forthcoming 30th Annual General Meeting of the Company.

2) The Ordinary Resolution 7 tabled under Special Business as per the Notice of 30th Annual General Meeting of the Company dated 30 October 2026 is a renewal of general mandate granted by shareholders of the Company at the last Annual General Meeting held on 08 December 2025.

   The proposed renewal of general mandate for issuance of shares will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares for the purpose of funding future investment, working capital and/or acquisition.

   As at 30 October 2026, being the date of the notice of the 30th Annual General Meeting, the Directors have not issued any shares pursuant to the general mandate granted at the last Annual General Meeting of the Company.

PROXY FORM

Number of Shares Held	CDS Account No.

nexGBINA

Registration No. 199601036023 (408376-U)
(Incorporated in Malaysia)

I/We ..... (*NRIC/Passport/Company No. .....)

of ..... (Address)

being a * member / members of the above-named Company, hereby appoint:

Full Name in Block Letters	NRIC / Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Telephone/Mobile No.			

*and/or

Full Name in Block Letters	NRIC / Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Address			
Email Address			
Telephone/Mobile No.			

or failing whom, the Chairman of the meeting as *my/our proxy to vote for *me/us on *my/our behalf at the 30th Annual General Meeting ("**AGM**") of the Company to be held at Green III, Sports Wing, Jalan Kelab Tropicana, Tropicana Golf & Country Resort, 47410 Petaling Jaya, Selangor Darul Ehsan, Malaysia on Monday, 07 December 2026 at 10.00 am or any adjournment thereof.

	Ordinary Resolutions	**For**	**Against**
1	To re-elect Ng Keok Chai as a Director of the Company.		
2	To re-elect Datuk Aureen Jean Nonis as a Director of the Company.		
3	To re-elect Mohamad Tirmizi Bin Ishak as a Director of the Company.		
4	To approve the payment of Directors' Fees.		
5	To approve the payment of Directors' Benefits.		
6	To re-appoint Messrs. PKF PLT as Auditors of the Company.		
7	To authorise the Directors to allot and issue new shares in the Company.		

Please indicate with an "X" in the appropriate spaces provided above on how you wish your vote to be cast. If no specific direction as to voting is given, the proxy may vote as he thinks fit.

Signed this ..... day of 2026

.....
Signature of Shareholder(s) or Common Seal

Please fold across the line and close

Notes:

(1) A member entitled to attend and vote at the 30th AGM is entitled to appoint another person as his proxy to exercise all or any of his rights to attend, participate, speak and vote in his stead. A proxy may but need not be a member of the Company.

(2) A member shall be entitled to appoint more than one person as his proxy in relation to the 30th AGM provided that he specifies the proportion of his shareholding to be represented by each proxy. Failing which, the appointment shall be invalid.

(3) Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("SICDA"), it may appoint at least one proxy in respect of each securities account it holds with the ordinary shares of the Company standing to the credit of the said securities account.

(4) Where a member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds. An Exempt Authorised Nominee refers to an authorised nominee defined under the SICDA which is exempted from compliance with the provision of subsection 25A(1) of SICDA.

(5) This form shall be under the hand of the appointor or of his attorney duly authorised in writing, or if the appointor is a corporation, either under the common seal of the corporation or under the hand of an officer or attorney duly authorised.

(6) This form and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney or authority must be deposited at the Company's registered office at 51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 George Town, Penang not less than 48 hours before the time for holding the AGM or any adjournment thereof, or in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll, and in default this form shall not be treated as valid.

(7) For the purpose of determining a member who shall be entitled to attend the 30th AGM, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to issue a General Meeting Record of Depositors as at 01 December 2026 . Only a depositor whose name appears on the Record of Depositors as at 01 December 2026 shall be entitled to attend the AGM or appoint proxies to attend and/or vote on his/her behalf.

(8) By submitting this form, members accept and agree to the Personal Data Privacy terms set out in the Notice of the 30th AGM dated 30 October 2026.

** Strike out whichever is not applicable.*

Please fold across the line and close

POSTAGE
STAMP

The Company Secretary

NEXG BINA BERHAD

Registration No. 199601036023 (408376-U)

51-21-A Menara BHL Bank
Jalan Sultan Ahmad Shah
10050 George Town, Penang

Please fold across the line and close



nexGBINA

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