

EKOVEST BERHAD

Registration No: 198501000052 (132493-D)

**Condensed Consolidated Statement of Comprehensive Income
For The Financial Period Ended 30 June 2025**

	Individual Period		Cumulative Period	
	Current Year Quarter (Unaudited) 30 June 2025 RM'000	Preceding Year Corresponding Quarter 30 June 2024 RM'000	Current Year To-date (Unaudited) 30 June 2025 RM'000	Preceding Year Corresponding Period 30 June 2024 RM'000
Continuing operations				
Revenue	201,547	271,588	992,973	1,146,947
Fair value gain in biological assets	157	1,427	762	721
Cost of sales	(142,215)	(205,943)	(620,708)	(746,408)
Gross profit	59,489	67,072	373,027	401,260
Other income	5,132	7,868	42,138	24,980
Depreciation and amortisation	(3,034)	(3,791)	(11,802)	(17,290)
Administrative and general expenses	(24,626)	(22,968)	(85,054)	(102,282)
Results from operating activities	36,961	48,181	318,309	306,668
Interest income	4,698	1,018	9,811	6,254
Interest expense	(107,299)	(113,270)	(441,336)	(380,830)
Share of result of associate	(1,950)	9,849	15,198	17,514
Loss before tax	(67,590)	(54,222)	(98,018)	(50,394)
Current year tax expense	(233)	(12,533)	(15,898)	(32,176)
Deferred tax income / (expense)	1,476	(6,182)	(1,746)	(35,638)
Loss for the period / year	(66,347)	(72,937)	(115,662)	(118,208)
Other comprehensive (loss) / income, net of tax	(133)	12	(1,310)	278
Total comprehensive loss for the period / year	(66,480)	(72,925)	(116,972)	(117,930)
(Loss) / profit for the period / year attributable to :-				
- Owners of the Company	(60,504)	(64,868)	(139,260)	(122,955)
- Non-controlling interests	(5,843)	(8,069)	23,598	4,747
Loss for the period / year	(66,347)	(72,937)	(115,662)	(118,208)
Total comprehensive (loss) / income for the period / year attributable to :-				
- Owners of the Company	(60,637)	(64,856)	(140,570)	(122,677)
- Non-controlling interests	(5,843)	(8,069)	23,598	4,747
Total comprehensive loss for the period/year	(66,480)	(72,925)	(116,972)	(117,930)
Loss per share attributable to owners of the Company				
- Basic (sen)	(2.04)	(2.23)	(4.70)	(4.22)
- Diluted (sen)	(2.04)	(2.23)	(4.70)	(4.22)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Reports And Financial Statements for the year ended 30 June 2024)

EKOVEST BERHAD

Registration No: 198501000052 (132493-D)

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

	As At 30 June 2025 (Unaudited) RM'000	As At 30 June 2024 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	161,323	172,200
Investment properties	862,941	861,186
Right-of-use assets	249,203	255,424
Land held for property development	482,319	482,100
Concession assets	7,992,542	8,049,784
Bearer plants	325,947	333,133
Biological assets	3,784	3,411
Intangible assets	1,223	1,542
Investment in associates	48,523	33,526
Other investments	-	1,345
Performance deposits	48,995	48,995
Contract costs	2,907	-
Other receivables	3,567	20,777
Deferred tax assets	32,679	27,745
	10,215,953	10,291,168
Current assets		
Inventories	33,449	55,729
Biological assets	2,727	2,656
Contract assets	62,355	99,252
Contract costs	270	2,907
Property development costs	158,643	132,391
Trade and other receivables	235,409	331,537
Current tax assets	9,445	10,299
Investment funds	217,617	200,820
Short term deposits	9,295	209,794
Cash and bank balances	210,991	71,971
	940,201	1,117,356
Non-current assets classified as held for sale	-	112,654
	940,201	1,230,010
TOTAL ASSETS	11,156,154	11,521,178
EQUITY AND LIABILITIES		
Equity		
Share capital	1,256,139	1,256,139
Reserves	898,821	1,039,418
Equity attributable to owners of the Company	2,154,960	2,295,557
Non-controlling interests	544,127	520,249
Total equity	2,699,087	2,815,806
Non-current liabilities		
Lease liabilities	7,580	9,836
Bank borrowings	314,249	292,477
Medium term notes	5,193,359	5,321,591
Reimbursable interest assistance	381,879	362,162
Deferred income	229,568	242,295
Provision for heavy repairs	15,414	14,248
Deferred tax liabilities	636,657	629,389
	6,778,706	6,871,998
Current liabilities		
Contract liabilities	41,870	83,808
Trade and other payables	889,548	992,803
Lease liabilities	3,909	3,974
Reimbursable interest assistance	2,545	1,500
Bank borrowings	433,113	501,603
Medium term notes	287,500	197,500
Current tax liabilities	19,876	25,047
	1,678,361	1,806,235
Liabilities directly associated with assets classified as held for sale	-	27,139
Total liabilities	8,457,067	8,705,372
TOTAL EQUITY AND LIABILITIES	11,156,154	11,521,178
Net assets per share attributable to owners of the Company (RM)	0.73	0.77

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Reports And Financial Statements for the year ended 30 June 2024)

EKOVEST BERHAD

Registration No: 198501000052 (132493-D)

**Condensed Consolidated Statement of Changes in Equity
For The Financial Year Ended 30 June 2025**

	Attributable to Equity Holders of the parent					Non-controlling Interests	Total Equity
	----- Non-distributable -----			Distributable			
	Share capital RM'000	Translation reserve RM'000	Asset revaluation reserve RM'000	Retained Earnings RM'000	Sub-total RM'000	RM'000	RM'000
At 1 July 2024	1,256,139	217	82,453	956,748	2,295,557	520,249	2,815,806
Total comprehensive (loss) / income for the year	-	(1,310)	-	(139,260)	(140,570)	23,598	(116,972)
Accretion arising from issuance of shares by a subsidiary to non-controlling interests	-	-	-	-	-	175	175
Effect of disposal of subsidiary's shares	-	-	-	(27)	(27)	186	159
Dividend paid by a subsidiary to non-controlling interests	-	-	-	-	-	(81)	(81)
At 30 June 2025 (Unaudited)	1,256,139	(1,093)	82,453	817,461	2,154,960	544,127	2,699,087
At 1 July 2023	1,138,871	(61)	82,453	1,083,989	2,305,252	491,218	2,796,470
Total comprehensive income / (loss) for the year	-	278	-	(122,955)	(122,677)	4,747	(117,930)
Issuance of ordinary shares	117,268	-	-	-	117,268	-	117,268
Effect of disposal of subsidiary's shares	-	-	-	(4,286)	(4,286)	24,456	20,170
Dividend paid by a subsidiary to non-controlling interests	-	-	-	-	-	(172)	(172)
At 30 June 2024	1,256,139	217	82,453	956,748	2,295,557	520,249	2,815,806

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Reports And Financial Statements for the year ended 30 June 2024)

EKOVEST BERHAD

Registration No: 198501000052 (132493-D)

**Condensed Consolidated Statement of Cash Flows
For The Financial Year Ended 30 June 2025**

	For The Financial Year Ended	
	30 June 2025 (Unaudited) RM'000	30 June 2024 (Audited) RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Loss before tax	(98,018)	(50,394)
Adjustment for:		
Non-cash items	111,379	66,582
Non-operating items	(30,566)	(13,126)
Net interest expense	387,269	377,437
Operating profit before working capital changes	370,064	380,499
Changes in property development costs	(24,975)	(12,198)
Changes in inventories	69,255	36,984
Changes in receivables	88,700	2,668
Changes in payables	(149,491)	195,091
Changes in contract assets / liabilities	(5,230)	(40,817)
Cash generated from operating activities	348,323	562,227
Interest received	6,335	7,625
Interest paid	(43,206)	(45,225)
Tax paid	(19,450)	(11,056)
Net cash generated from operating activities	292,002	513,571
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(3,172)	(8,566)
Net redemptions of investment funds	(9,330)	(82,644)
Addition of land held for property development	(219)	(20)
Addition to investment properties	(2,132)	(3,800)
Addition to concession assets	(51,863)	(201,156)
Additions of bearer plants and biological assets	(5,535)	(6,052)
Proceeds from disposal of property, plant and equipment	82,868	1,683
Proceeds from disposal of non-current asset classified as held for sale	19,106	18,400
Proceeds from disposal of investment properties	1,800	829
Proceeds from disposal of investment in subsidiaries	-	19,915
Subscription of additional shares in associate	-	(123)
Subscription of additional shares by a subsidiary to NCI	100	-
Withdrawal / (placement) in designated bank account	65,017	(18,424)
Withdrawal of short term deposits	12,035	103,055
Advances to joint venture company	(3)	(533)
Repayment from associate company	(2,019)	-
Net cash generated from / (used in) investing activities	106,653	(177,436)
CASH FLOW FROM FINANCING ACTIVITIES		
Drawdown of bank borrowings	116,558	74,573
Dividend paid to non-controlling interests	(82)	(172)
Repayment of bank borrowings	(191,808)	(109,958)
Repayment of profit element on IMTNs	(323,864)	(331,148)
Repayment of medium term notes	(197,500)	(152,500)
Proceed from the issuance of medium term notes	109,012	-
Proceeds from private placement	-	117,268
Advances from related parties	112,189	45,377
Payment of lease liabilities and interest	(4,979)	(7,821)
Net cash used in financing activities	(380,474)	(364,381)
Net changes in cash and cash equivalents	18,181	(28,246)
Cash and cash equivalents at the beginning of the financial period	(7,796)	20,218
Effect of exchange rate changes	(13)	232
Cash and cash equivalents at end of financial period	10,372	(7,796)
Represented by:		
Cash and bank balances	210,991	71,971
Bank overdrafts	(35,024)	(36,534)
Designated bank accounts	(165,595)	(43,233)
	10,372	(7,796)

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Reports And Financial Statements for the year ended 30 June 2024)



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

Notes to the Interim Financial Report (4th Quarter - 30 June 2025)

A1 Basis of Preparation

The condensed interim financial statements are unaudited and have been prepared in compliance with the Malaysian Financial Reporting Standards ('MFRS') 134: Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. The condensed interim financial statements should be read in conjunction with the Group's annual reports and financial statements for the year ended 30 June 2024.

1.1 Changes in Accounting Policies

The significant accounting policies, methods of computation and basis of consolidation adopted are consistent with those of the most recent audited financial statements for the year ended 30 June 2024, except for the adoption of the following MFRS and Amendments to MFRSs that are effective for the Group from 1 July 2024:

Amendments to MFRS 121	Lack of Exchangeability	1 January 2025
Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107	Annual improvements to MFRS Accounting Standards – Volume 11	1 January 2026
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity	1 January 2026
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced by the MASB

The adoption of the above MFRS and Amendments to MFRSs are not expected to have significant impact on the financial statements of the Group when they become effective, except for MFRS 18. Upon the adoption of MFRS 18, certain financial statements presentation will be changed. However, it has no impact on the recognition and measurement of assets, liabilities, income and expenses of the Group.



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

A2 Audit Report

The preceding annual financial statements of the Group were not qualified.

A3 Seasonal or Cyclical Factors

The Group's plantation and farming operations are affected by seasonal crop production, weather conditions and fluctuating commodity prices. Although seasonal or cyclical changes have minimal impact on the other operations of the Group, the business is nevertheless susceptible to the vagaries of the construction and property development industries.

A4 Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter ended 30 June 2025.

A5 Changes in the Estimates of Amount Reported Previously With Material Effect in Current Interim Period

There were no significant changes of estimates reported previously in current interim period.

A6 Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

A7 Dividend Paid

There was no dividend declared or paid for the current quarter ended 30 June 2025.

[the rest of this page has been intentionally left blank]

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

A8 Segmental Information

Segmental information is presented in respect of the Group's business segment. Transactions between segments were entered into in the normal course of business and were established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter	Current Financial Year (Unaudited)	Preceding Financial Year
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
<u>Revenue</u>				
Construction operations	84,984	152,096	385,323	640,693
Property development	2,990	10,371	91,091	30,132
Toll operations	78,182	69,774	366,696	310,839
Plantation	24,444	26,614	103,324	114,888
Property Investment & Others	10,947	12,733	46,539	50,395
Total	201,547	271,588	992,973	1,146,947
<u>Segment Results</u>				
Construction operations	23,876	101,727	79,984	198,345
Property development	368	769	22,304	3,767
Toll operations	59,550	60,455	309,549	265,863
Plantation	7,538	(4,473)	28,568	7,576
Property Investment & Others	362	(2,685)	7,524	(1,696)
Elimination	(27,911)	(75,025)	(47,101)	(78,107)
Total	63,783	80,768	400,828	395,748

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

A8 Segmental Information (Cont'd)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter	Current Financial Year (Unaudited)	Preceding Financial Year
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
Administrative expenses	(22,124)	(31,569)	(72,708)	(82,826)
Finance cost	(107,299)	(113,270)	(441,336)	(380,830)
Share of result of associate	(1,950)	9,849	15,198	17,514
Loss before tax	(67,590)	(54,222)	(98,018)	(50,394)
Tax income / (expense)	1,243	(18,715)	(17,644)	(67,814)
Loss for the period	(66,347)	(72,937)	(115,662)	(118,208)

A9 Revaluation of Property, Plant and Equipment

There were no amendments in the valuation amount of revalued assets brought forward to the current quarter ended compared to most recent annual financial statements.

A10 Material Subsequent Event

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

A11 Changes in Composition of the Group

There were no changes in the composition of the Group during the quarter under review.

A12 Contingent Liabilities

There were no changes in contingent liabilities subsequent to the quarter and year ended 30 June 2025.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

A13 Capital Commitments

Capital commitments of the Group as at 30 June 2025 are as follows –

	RM'000
Approved and contracted for capital expenditure in respect of:	
- Hotel	3,566
- New planting of bearer plants and biological asset	6,632
	<u>10,198</u>

A14 Significant Related Party Transactions

The Group has significant related party transactions with companies in which certain directors of the Company have interests, as follows:

	12 months ended 30 June 2025 RM'000
With company in which certain Directors of the Company, have interests:	
Charged by:	
Knusford Berhad and its subsidiaries and associate companies	<u>26,557</u>
Charged to:	
Knusford Berhad and its subsidiaries and associate companies	<u>2,268</u>

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

Notes to the Interim Financial Report (4th Quarter – 30 June 2025)

B1 Financial Review

(i) Financial review for current quarter

	Individual Period (4th Quarter)		Changes	
	Current Year Quarter (Unaudited)	Preceding Year Corresponding Quarter		
	30/06/2025 RM'000	30/06/2024 RM'000	RM'000	%
Revenue	201,547	271,588	(70,041)	(25.79)
Segment Results	63,783	80,768	(16,985)	(21.03)
Loss before tax	(67,590)	(54,222)	(13,368)	(24.65)
Loss after tax	(66,347)	(72,937)	6,590	9.04
Loss attributable to owners of the Company	(60,504)	(64,868)	4,364	6.73

Current quarter (“4Q 2025”) against preceding year corresponding quarter (“4Q 2024”)

For the 4Q 2025, the Group reported a revenue of RM201.547 million and a loss before tax of RM67.590 million as compared to the revenue of RM271.588 million and a loss before tax of RM54.222 million reported in the 4Q 2024.

The performance of the respective operating business segments for the 4Q 2025 under review as compared to the 4Q 2024 is analysed as follow:

Construction operations

For the fourth quarter ended 30 June 2025, the construction segment reported a lower revenue of RM84.984 million, compared to RM152.096 million in the corresponding quarter of the previous year. The decline was primarily attributed to the completion of the Setiawangsa-Pantai Expressway (“SPE”) project in FY2024. Consequently, revenue for the current quarter was mainly contributed by the ongoing Rapid Transit System Link (“RTS Link”) project, which is progressing smoothly. In line with the lower revenue, segment profit decreased to RM23.876 million from RM101.727 million in 4Q 2024.



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B1 Financial Review (cont'd)

Property development

The property development segment recorded a lower revenue of RM2.990 million for the current quarter, compared to RM10.371 million in the same quarter of the previous year. Correspondingly, segment profit declined to RM0.368 million from RM0.769 million in 4Q 2024. The decrease was mainly attributed to reduce sales of the remaining units in EkoCheras during the current quarter.

Looking ahead, the Group's upcoming development, EkoTitiwangsa, has commenced the signing of Sale and Purchase Agreements with purchasers. Revenue recognition is expected to begin in the next quarter.

Toll operations

The toll operations segment recorded a higher revenue of RM78.182 million in the fourth quarter ended 30 June 2025, representing an increase of approximately 12.05% compared to RM69.774 million in the corresponding quarter of the previous year. The growth was primarily driven by improved toll collections from SPE Highway, which has experienced a steady increase in traffic volume since its opening in November 2023.

Plantation

In 4Q 2025, the plantation segment reported a lower revenue of RM24.444 million and a segment profit of RM7.538 million, as compared to revenue of RM26.614 million and segment loss of RM4.473 million in the corresponding quarter of the previous year. Despite the year-on-year decline in revenue, the Group returned to profitability, mainly driven by higher crude palm oil (CPO) prices compared to the same period last year.

Property Investment and others

The property investment and others segment recorded a slight decline in revenue to RM10.947 million in the fourth quarter ended 30 June 2025, compared to RM12.733 million in the same quarter of the previous year. The decrease was mainly due to the scaling down of the F&B division.

Despite the lower revenue, the segment registered a turnaround in profitability, achieving a profit of RM0.362 million in 4Q 2025, compared to a loss of RM2.685 million in 4Q 2024. This improvement was primarily driven by cost rationalisation measures from the F&B restructuring, improved tenancy occupancy at EkoCheras Shopping Mall, and higher hotel occupancy rates, which have shown consistent growth since the hotel's opening in March 2023.

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B1 Financial Review (cont'd)

(ii) Financial review for financial year to date

	Cumulative Period		Changes	
	Current Year To- Date (Unaudited)	Preceding Year Corresponding Period		
	30/06/2025 RM'000	30/06/2024 RM'000	RM'000	%
Revenue	992,973	1,146,947	(153,974)	(13.42)
Segment Results	400,828	395,748	5,080	1.28
Loss before tax	(98,018)	(50,394)	(47,624)	(94.50)
Loss after tax	(115,662)	(118,208)	2,546	2.15
Loss attributable to owners of the Company	(139,260)	(122,955)	(16,305)	(13.26)

Current year to date (“YTD 2025”) against preceding year corresponding period (“YTD 2024”)

For the YTD 2025, the Group recorded a revenue of RM992.973 million and a loss before tax of RM98.018 million. This compares to a revenue of RM1,146.947 million and a loss before tax of RM50.394 million in the YTD 2024.

The higher loss before tax in YTD 2025 as compared to YTD 2024 is attributable to several factors. Firstly, the increase in the financing costs which rose to RM441.336 million from RM380.830 million in YTD 2024 largely due to the cessation of capitalisation of financing costs following the full opening of the SPE Highway in November 2023, resulting in a full year of financing costs being expensed in YTD 2025 versus only eight months in YTD 2024.

Secondly, the Group has yet to receive the anticipated toll compensation for the 2024 toll rate freeze affecting the DUKE 1 and DUKE 2 highways, which is estimated at RM141.0 million. The absence of this compensation has further impacted the Group's financial performance for the current year to date. Additionally, in July 2025, the Government announced that over RM500 million in compensation would be provided through the Ministry of Finance to affected concession companies due to the 2025 toll rate freeze. The Group is expected to receive a portion of this compensation, which the Group hope that it will be reflected in the coming year to provide a more accurate representation of the Group's actual financial performance.

As for SPE Highway, the Group is expecting some compensation from the government arising from the delays in the completion of the SPE Highway, which were caused by alignment changes and interfacing issues with other government projects.

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

The above factors have collectively contributed to the Group's weaker financial results for the current year to date.

The performance of the respective operating business segments for the YTD 2025 under review as compared to the YTD 2024 is analysed as follows:

Construction operations

The construction sector recorded a revenue of RM385.323 million and a segment profit of RM79.984 million for YTD 2025, compared to RM640.693 million in revenue and RM198.345 million in segment profit for YTD 2024. The decline in both revenue and segment profit was primarily due to the prior year's contribution from the SPE Highway and RTS projects. Following the completion of the SPE Highway in FY2024, the current year's performance is now mainly driven by the RTS project.

Property development

The property development segment for the YTD 2025 reported a higher revenue of RM91.091 million as compared to preceding year of RM30.132 million. Similarly, the segment's result has increased from a profit of RM3.767 million in YTD 2024 to a profit of RM22.304 million in YTD 2025.

This improvement is primarily attributed to the two separate Sale and Purchase Agreements ("SPA") dated 22 February 2024 entered into by a subsidiary of the Company, namely Ekovest Properties Sdn Bhd ("EPSB") with Airman Sdn Bhd ("Airman") for the disposal of thirteen (13) parcels of land, as well as the second SPAs dated 29 July 2024 entered into by EPSB and Airman for the disposal of three (3) parcels of land. These SPAs have become unconditional, with a total revenue of RM75.181 million recognised in YTD 2025.

Toll operations

For the YTD 2025, the toll operations segment recorded a revenue of RM366.696 million, representing an increase from RM310.839 million in YTD 2024. Segment profit also rose to RM309.549 million as compared to RM265.863 million in the prior year, reflecting a revenue growth of 17.97%. This improvement was primarily driven by higher toll collections following the full opening of the SPE Highway on 3 November 2023. The sustained increase in traffic volume on the newly operational highway has contributed positively to the segment's performance.

In addition, the Group recognised toll compensation of RM66.733 million in YTD 2025 related to the toll rate freeze and festive toll exemptions for calendar year 2023. For comparison, toll compensation of RM57.553 million was recognised in YTD 2024, pertaining to calendar year 2022.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B1 Financial Review (cont'd)

Plantation

For the financial year to date, the plantation segment recorded a revenue of RM103.324 million, a decrease from RM114.888 million in the preceding year's corresponding period. Despite the lower revenue, the Group reported a higher segment profit of RM28.568 million in YTD 2025, a notable turnaround from RM7.576 million in YTD 2024.

The decline in revenue was mainly due to reduced sales from downstream durian products, impacted by weaker demand from offshore customers. This also led to compressed earnings margins in the durian segment. However, the negative impact was largely mitigated by improved average selling prices of Fresh Fruit Bunches (FFB) compared to the previous year.

Property Investment and others

The property investment and other segment's revenue decreased from RM50.395 million in YTD 2024 to RM46.539 million in YTD 2025, primarily driven by the scaling down of the F&B division. Despite the lower revenue, the segment delivered a stronger performance, with profit increasing to RM7.524 million compared to a loss of RM1.696 million in YTD 2024. This improvement was mainly driven by reduced operating costs in the F&B division, a higher tenancy occupancy rate at EkoCheras Shopping Mall, and improved performance from the Group's hotel operations.

[the rest of this page has been intentionally left blank]

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B2 Comparison with preceding quarter results

Financial review for current quarter compare with immediate preceding quarter

	Current Year Quarter (Unaudited)	Immediate Preceding Quarter	Changes	
	30/06/2025	31/03/2025		
	RM'000	RM'000	RM'000	%
Revenue	201,547	295,508	(93,961)	(31.80)
Segment results	63,783	138,441	(74,658)	(53.93)
(Loss) / profit before tax	(67,590)	18,613	(86,203)	NM
(Loss) / Profit after tax	(66,347)	15,940	(82,287)	NM
Loss attributable to owners of the Company	(60,504)	(9,750)	(50,754)	NM

NM - Not meaningful

The Group reported a revenue of RM201.547 million and a loss before tax of RM67.590 million in the current quarter, compared to a revenue of RM295.508 million and a profit before tax of RM18.613 million in the immediate preceding quarter.

The lower revenue and segment results in the current quarter were mainly due to the absence of toll compensation recognised in the previous quarter. In the immediate preceding quarter, the Group's toll operations segment had recognised toll compensation amounting to RM66.733 million related to the toll rate freeze and festive toll exemptions for the calendar year 2023, which had significantly boosted the financial performance for that period.

B3 Prospects

The Board remains optimistic about the future growth prospects of the Group's business segments and is confident that each segment will continue to contribute positively to the Group's performance for the new financial year ending 30 June 2026.

The toll operations segment has continued to demonstrate steady revenue growth, particularly from DUKE Phase-1 and Phase-2. This momentum is expected to strengthen further following the full opening of the SPE Highway on 3 November 2023. While financing costs for the SPE can no longer be capitalised, the increasing traffic volume and improved toll collections are expected to enhance the segment's contribution moving forward.

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B3 Prospects (Con't)

In the property development and construction segments, the Group will continue to actively pursue new opportunities aligned with its strategic objectives. The upcoming EkoTitiwangsa development will serve as a key driver of growth in the property segment.

On the construction front, the ongoing rationalisation of scope under the Rapid Transit System Link ("RTS Link") project is expected to contribute positively to revenue and earnings. The Group's construction pipeline was further strengthened following the Government's approval on 5 May 2025 for the proposed privatisation of Phase 1 – The Laluan Istana – Kiara Expressway (LIKE) and Phase 2 – Kampung Baru Link Expressway (KBL).

Upon finalisation of the concession agreement and achieving financial close for Phase 1 – Project LIKE, the Group will promptly mobilise its resources to commence construction, reinforcing its position in the infrastructure development sector. The Group is also working concurrently with relevant government agencies to obtain necessary approval for the potential Phase 2 – Project KBL with the objective of commencing construction work thereafter.

Separately, the Group's subsidiary, PLS Plantations Berhad ("PLS"), is undergoing a strategic transformation from a traditional, cyclical oil palm plantation model into a more diversified agribusiness with integrated upstream and downstream activities.

A central component of this transformation is the durian business, which, while requiring a longer gestation period (with durian trees typically maturing in 4 to 5 years), holds strong long-term potential. At present, durian revenue is mainly derived from trading activities, while the Group continues to invest in the development of its own durian plantations.

In the near term, PLS will focus on:

- Rehabilitation and sanitation of oil palm estates, mature durian plantations, and contract farms;
- Adoption of best agricultural practices to improve yield and productivity; and
- Collaborations with existing and potential partners to strengthen retail offtake and improve margins for downstream durian products via offshore wholesalers and direct-to-consumer channels.

Upstream investments in durian plantations will remain a strategic priority, underpinning future growth for the Group's downstream operations once these plantations begin to bear fruit.

This transformation is aligned with the Group's long-term strategy to diversify its revenue base and reduce reliance on the construction and property development segments, thereby fostering more sustainable and resilient growth across multiple sectors.

B4 Forecast/Profit Guarantee

There is no profit guarantee or financial forecast for the current quarter.

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B5 Taxation

	Current quarter ended 30 June 2025	12 months ended 30 June 2025
	RM'000	RM'000
Malaysian taxation		
- current tax	(233)	(15,898)
- deferred tax	1,476	(1,746)
	<u>1,243</u>	<u>(17,644)</u>

The effective current tax rate for the year ended 30 June 2025, is higher than statutory tax rate mainly due to the losses incurred by certain subsidiaries and certain expenses not being deductible for tax purposes.

[the rest of this page has been intentionally left blank]

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B6 Group Borrowings

	CURRENT PERIOD ENDED 30 JUNE 2025 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30 JUNE 2024 RM'000
Current Liabilities		
Bank overdraft		
- secured	32,545	34,055
- unsecured	2,479	2,479
Bank term loans - secured	37,747	77,883
Medium term notes	287,500	197,500
Multi Trade financing	-	13,760
Revolving credit - secured	360,342	373,426
	<u>720,613</u>	<u>699,103</u>

	CURRENT PERIOD ENDED 30 JUNE 2025 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30 JUNE 2024 RM'000
Non-current Liabilities		
Bank term loans - secured	314,249	247,477
Islamic medium term notes	5,193,359	5,321,591
Revolving credit - secured	-	45,000
	<u>5,507,608</u>	<u>5,614,068</u>

There is a decrease in the Group's borrowings as compared to the preceding year is mainly due to repayment of borrowings during the year.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation

Save as disclosed below as at 30 June 2025, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries:

- (i) On 3 July 2018, EkoVest Construction Sdn Bhd (“**ECSB**”), a wholly-owned subsidiary of our Company, had initiated an arbitration proceeding against Samling Resources Sdn Bhd (“**SRSB**”) by serving a Notice of Arbitration on SRSB. Thereafter, ECSB had on 2 July 2019 filed a Statement of Case to claim against SRSB based on the following:
 - (a) wrongful termination of the joint venture and shareholders’ agreement dated 6 January 2017 entered into between ECSB and SRSB (“**JV Agreement**”) to jointly undertake the development and upgrading of the Pan Borneo Highway in the state of Sarawak, Malaysia for work package contract WPC-02 (Semantan to Sg. Moyan Bridge + KSR Interchanges) (“**Highway Project**”);
 - (b) misrepresentation by SRSB to ECSB, in order to induce ECSB into performing tasks, duties and responsibilities of SRSB prior to the submission of the tender; the procurement of the Highway Project from Lebuhraya Borneo Utara Sdn Bhd (“**LBUSB**”), the project delivery partner for the Highway Project; and managing the Highway Project and all its ensuing duties and tasks;
 - (c) failure to expeditiously and diligently make the necessary applications for the approvals from LBUSB for the sub-contract of the Highway Project to Samling – EkoVest JV Sdn Bhd, a special purpose vehicle incorporated by ECSB and SRSB to undertake the development and upgrading of the Highway Project (“**JV Company**”); and
 - (d) in the alternative, failure to take any step to compel LBUSB to consent to the sub-contract of the Highway Project to the JV Company, which should not have been unreasonably withheld, in which ECSB claims for general damages, interest and costs to be determined by the arbitrator (“**Arbitration Proceedings**”).

The hearing in relation to the Arbitration Proceeding which was fixed from 29 September 2020 to 2 October 2020 were vacated following the order of the Court as detailed in item (ii) below.

On 12 January 2022, SRSB had initiated an arbitration proceeding against ECSB by serving a new Notice of Arbitration on ECSB, claiming against ECSB for, amongst others, the following:

- (a) negligent misrepresentation and/or misstatements;
- (b) breach of duty of care, fiduciary duties, duties under common law and equity;

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

- (c) breach of the JV Agreement; and
- (d) breach of a collateral agreement between the parties.

ECSB had challenged the validity of the aforesaid notice on grounds that SRSB's attempt to initiate this fresh arbitration tantamount to duplicity and is an abuse of process. ECSB is now pending a response from SRSB.

The parties reached a global settlement on 11 May 2023. On 12 May 2023, the parties, via a letter dated 12 May 2023 from the solicitors for ECSB to the Arbitrator in ECSB's arbitral proceedings, jointly sought the termination of the ECSB's arbitral proceedings. SRSB also via its solicitors' letter dated 12 May 2023 to AIAC sought to terminate the SRSB's arbitral proceedings.

- (ii) On 3 February 2020, our Company and ECSB were served by the solicitors of SRSB with a Writ of Summons and Statement of Claim dated 31 January 2020 ("**Claim**") alleging that our Company and/or ECSB:
 - (aa) were negligent in their representation and/or assurances with regards to the technical advice and support and profit margin for the Highway Project;
 - (bb) failed, neglected and/or omitted to discharge their responsibilities with due care and diligence in the implementation and execution of the Highway Project;
 - (cc) acted in breach of their fiduciary duties owed to SRSB, including inter alia, the duties under common law and equity; and/or
 - (dd) breached and misrepresented in respect of the sub-contractors that were selected, recommended and appointed to carry out the sub-contract works of the Highway Project.

SRSB as plaintiff is claiming against our Company and ECSB as defendants jointly and severally for:

- general damages;
- interest at the rate of 5% per annum pursuant to Section 11 of the Civil Law Act 1956 or at such rate and from such date as the court deems fit and proper until the date of judgement;
- interest at the rate of 5% per annum from the date of judgement until the date of full and final settlement;
- costs; and

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

- such further and/or other relief as the court deems fit and proper.

ECSB and our Company had on 13 February 2020 and 14 February 2020 respectively filed our/its application for a stay of proceedings of the Claim pending the Arbitration Proceeding (“**Stay Applications**”). During the case management held on 21 April 2020, the Deputy Registrar further directed parties to file their respective affidavits and submissions, and had fixed the hearing of the Stay Applications on 6 July 2020. The hearing of the Stay Applications was then adjourned to 13 July 2020. Further to the filing of the written submissions and reply submissions by the parties’ solicitors, the parties’ solicitors also submitted orally and addressed the High Court Judge’s questions during the hearing fixed on 13 July 2020. Thereafter, the High Court Judge fixed the Clarification/Decision for the Stay Applications on 30 July 2020. On 30 July 2020, the High Court Judge dismissed the Company’s application for a stay of proceedings; and the High Court Judge allowed ECSB’s application for a stay of proceedings pending arbitration but imposed a condition that the arbitration between ECSB and SRSB shall only proceed after the resolution of SRSB’s Claim against the Company at Kuala Lumpur High Court.

On 25 August 2020, the Company has filed its notice of appeal to appeal against the decision of the High Court that dismissed the Company’s Stay Application (“**Company’s Appeal**”), and ECSB had also filed its notice of appeal to appeal partly against the condition imposed by the High Court when allowing ECSB’s Stay Application. The Company and ECSB were advised that the Company’s Stay Application and also the ECSB’s Stay Application should be allowed given that the matters to be decided in the aforementioned proceedings are one of the same and that any contradiction in the decisions arising therefrom would unfairly prejudice one party’s claim against each other.

Notwithstanding the aforesaid, the Court of Appeal had on 25 November 2021 (after reading the parties’ respective written submissions together with all relevant documents) (a) allowed ECSB’s appeal and set aside the condition imposed by the High Court Judge that the arbitration between ECSB and SRSB shall only proceed after the resolution of SRSB’s Claim against the Company at the Kuala Lumpur High Court (“**Set Aside Decision**”); and (b) dismissed the Company’s Appeal as the Court of Appeal was of the view that the High Court proceedings between SRSB and the Company could proceed.

On 24 December 2021, SRSB had filed a Notice of Motion to the Federal Court to seek leave from the Federal Court to appeal against the Court of Appeal’s Set Aside Decision (“**SRSB’s Motion**”). The Company had also on 27 December 2021 filed a Notice of Motion to seek leave from the Federal Court to appeal against the decision of the Court of Appeal in dismissing the Company’s Appeal as earlier mentioned (“**Company’s Motion**”). The case management for both the Company’s Motion and SRSB’s Motion was fixed on 12 September 2022 pending the Grounds of Judgment from the Court of Appeal. A Case Management was fixed on 25 October 2022 to update the Court Registrar on the filing of the written submission. The Hearing of both the Company’s Motion and SRSB’s Motion at the Federal Court was fixed on 8 November 2022. Thereafter, the Hearing of both the Company’s Motion and SRSB’s Motion fixed on 8 November 2022 is vacated due to the



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

rescheduling of cases at the Federal Court. The Court Registrar fixed a Case Management on 7 February 2023 to update the Court Registrar on the filing of the written submissions (which have been filed on 20 October 2022) and the Hearing of both the Company's Motion and SRSB's Motion at the Federal Court was fixed on 22 February 2023.

On 22 February 2023, during the Hearing, the Company through its solicitors made a request for an adjournment of the Hearing as the parties are in the midst of settlement. The Honourable Federal Court Judge, after hearing the oral submissions and explanation, allowed the Company's request for an adjournment of the Hearing and directed the parties' solicitors to appear before the Court Registrar on the same day to fix a new Hearing date. The Hearing of both the Company's Motion and SRSB's Motion at the Federal Court was fixed on 17 May 2023.

On the above matter as a whole, our solicitors are of the opinion that, notwithstanding that the maximum exposure to liabilities and amount of damages, interest and costs pursuant to the Claim cannot be ascertained at this juncture, ECSB has a fair chance of success in the Arbitration Proceeding and the Company has a fair chance of success in the defence to the Claim brought by SRSB as SRSB has failed to expeditiously and diligently make the necessary applications for the approvals from LBUSB for the sub-contract of the Highway Project to the JV Company, and failed to take any step to compel LBUSB to consent to the sub-contract of the Highway Project to the JV Company which should not have been unreasonably withheld. Our solicitors are also of the opinion that the Company has a fair chance of success in the defence to the Claim brought by SRSB as the Company has no involvement after the execution of the JV agreement.

In respect of SRSB's Motion and Company's Motion at the Federal Court, on 12 May 2023, SRSB and EB through their respective solicitors filed the Notice of Withdrawal to withdraw their respective Motions at the Federal Court. Subsequent to the filing of both the Notices of Withdrawal for SRSB's Motion and Company's Motion, the Federal Court via a letter dated 15 May 2023 informed that the Hearing for both the Motions fixed on 17 May 2023 was vacated.

In respect of SRSB's Claim against the Company at the Kuala Lumpur High Court, SRSB through its solicitors filed a Notice of Discontinuance to discontinue the action against the Company.

- (iii) On 7 October 2019, ECSB was served by the solicitors of SRSB with a Statement of Claim of the Defendant against the Third Party ("**Third Party Proceeding**").

SRSB is claiming that in the event it is held liable to Greenland Knusford Construction Sdn Bhd ("**GKCSB**") pursuant to the legal proceeding commenced by GKCSB to claim for loss and damage amounting to RM22,537,460.63 arising from alleged fraudulent, negligent representations, misstatements and/or alleged wrongful termination of GKCSB's employment by SRSB ("**Primary Proceeding**"), then SRSB is entitled to claim in this Third

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

Party Proceeding against ECSB, for declaratory relief and consequential order for the following:

- (a) a declaration that the alleged misrepresentations and/or misstatements pleaded by the GKCSB in the Statement of Claim was by ECSB and/or contributed by ECSB;
- (b) a declaration that ECSB owes a duty of care to GKCSB and is in breach of that duty of care;
- (c) a declaration that ECSB owes SRSB a fiduciary duty and/or a duty to take care, and ECSB is in breach of that duty;
- (d) a declaration that ECSB has caused SRSB to be sued by GKCSB in the Primary Proceeding;
- (e) consequently, and in the event that SRSB is held liable to GKCSB, an order that ECSB is liable to SRSB for an indemnity and/or a contribution in respect of GKCSB's claim;
- (f) costs incurred by SRSB in defending GKCSB's action;
- (g) cost of this Third Party Proceeding; and
- (h) interests.

The pleadings in respect of the Third Party Proceeding closed on 9 December 2019 and the matter was fixed for further case management on 16 July 2020.

On 19 December 2019, SRSB filed an application under Order 14A and/or Order 33 rule 2 and/or rule 5 of the Rules of Court 2012 ("**O. 14A Application**") for determination of six questions of law and for several consequential orders, including (a) that in the event the questions are determined in SRSB's favour, the claim of GKCSB against SRSB be struck out and/or dismissed, and (b) until the determination of the said questions, all proceedings in this matter be stayed. The case management for this O.14A Application was also fixed on 16 July 2020.

On 16 July 2020, the High Court directed for the O.14A Application to be heard first before the amendment application filed by GKCSB, and that parties are to comply with the directions for submissions.

Upon having heard the parties on their submissions, the High Court had on 3 September 2021 dismissed the O. 14A Application with cost to GKCSB. On 27 September 2021, SRSB filed a Notice of Appeal in respect of the O. 14A Application. SRSB had also filed a Notice of Application together with the Affidavit in Support for a stay of proceedings application



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

(**"Stay Application"**) on 22 October 2021 and 25 October 2021 respectively. In addition, SRSB had on 20 December 2021 filed a Notice of Application for the recusal of the present judge from hearing and deciding on the action, and that the action be heard and decided by a different high court judge (**"Recusal Application"**). The High Court ordered that in the interest of justice, the Recusal Application shall be heard first. Accordingly, the hearing of this Recusal Application is fixed on 22 March 2022.

Upon hearing parties on 22 March 2022, the Court dismissed the Recusal Application (Encl. 137) with no order as to costs. The Defendant further filed a Stay Application (Encl. 163) in respect of the Recusal Application (Encl. 137). On 25 April 2022, the Court fixed a ruling date on 11 May 2022 to rule whether to hear the Stay Application for Order 14 (Encl. 126) or Stay Application for Recusal (Encl. 163) first both filed by the Defendant. The Court vacated the ruling date on 11 May 2022 and further fixed the same on 17 June 2022. On 17 June 2022, the Court ordered that the Stay Application for Recusal (Encl. 163) should be heard first.

Upon hearing parties on 21 July 2022 and noted the appeals for both the O. 14A Application and Recusal Application on 28 September 2022, the Court allowed the Stay Application for Recusal (Encl. 163) with no order as to costs for the interest of justice. The Court further fixed a further mention on 30 September 2022 to monitor the case.

On 30 September 2022, as the instant matter has been stayed pending disposal of the appeals filed by the Defendant and the hearing date of the appeals has yet to be confirmed by the Court of Appeal, the Court fixed a mention via e-review on 29 November 2022 to update the court on the status of the appeals.

On 29 November 2022, the Plaintiff had informed the Court that the hearing date of the appeals filed by the Defendant has been fixed on 23 June 2023. In the circumstances, the Court further fixed a mention by way of e-review on 26 June 2023 for parties to update the status of the matter.

On 12 May 2023, the Plaintiff has filed a Notice of Discontinuance dated 12 May 2023 wherein the Plaintiff wholly discontinues the instant action with no liberty to file afresh and with no order as to costs and the Defendant wholly discontinues its counterclaim against the Plaintiff with no liberty to file afresh and with no order as to costs and the Defendant also wholly discontinues its Third Party Notice against the Third Party (ECSB) with no liberty to file afresh and with no order as to costs.

In the circumstances, the instant suit is discontinued by parties.

We had sought the necessary legal advice on the above matter and our solicitors are of the opinion that SRSB has a good case in defending GKCSB's claim in the Primary Proceeding on the basis that the allegation made by GKCSB is time barred pursuant to the limitation

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B7 Material Litigation (cont'd)

period of two (2) years for tort under Item 19 of the Schedule of Sarawak Limitation Ordinance. As such, ECSB has good prospects to avoid liability to indemnify SRSB against the amount of loss and damage claimed by GKCSB.

Our Directors are of the opinion that the Third Party Proceeding is not expected to have material operational and financial impact on our Group.

B8 Dividend Declared

No interim dividend has been declared for the current quarter and year ended 30 June 2025.

B9 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year Quarter	Preceding year corresponding Quarter	Current year to-date	Preceding year Corresponding Period
	30 June 2025 (Unaudited)	30 June 2024 (Audited)	30 June 2025 (Unaudited)	30 June 2024 (Audited)
(a) Basis loss per share				
Net loss attributable to owners of the Company (RM'000)	(60,504)	(64,868)	(139,260)	(122,955)
Weighted average number of ordinary share issue (‘000)	2,965,411	2,911,494	2,965,411	2,911,494
Basic loss per ordinary share (sen)	(2.04)	(2.23)	(4.70)	(4.22)
(b) Diluted loss per ordinary share (sen)	(2.04)	(2.23)	(4.70)	(4.22)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B10 Notes to the Statement of Profit or Loss and Other Comprehensive Income

	Current quarter ended 30 June 2025	12 months ended 30 June 2025
	RM'000	RM'000
Loss before tax is stated after charging /(crediting):		
Interest income	(4,698)	(9,811)
Other income including investment income	(5,135)	(25,482)
Gain on disposal of investment property	-	(73)
Loss/(gain) on disposal of property, plant and equipment	3	(16,583)
Interest expenses	107,299	441,336
Depreciation and amortisation	19,711	75,004

B11 Corporate Exercises

(A) Reorganisation, Rationalisation And Merger Proposal

The Board of Directors of the Company ("Board") had on 27 September 2023 received a letter dated 27 September 2023 ("Letter") from Tan Sri Dato' Lim Kang Hoo ("TSDLKH") being the Group Executive Chairman and a major shareholder of the Company, requesting the Company to consider participating in a reorganisation, rationalisation and merger proposal ("Proposal"). The request Letter stated various proposals:-

(i) Proposed Knusford-Ekovest Construction Sdn Bhd ("ECSB") Merger

This proposal is proposing merger of the construction and construction-related businesses of Ekovest and Knusford through the acquisition of the entire issued share capital of ECSB (i.e. a wholly-owned subsidiary of Ekovest, being the existing construction arm of Ekovest) by Knusford ("Proposed Knusford-ECSB Merger").

The Company had on 27 October 2023 entered into a binding heads of merger agreement ("Heads of Merger Agreement") with Knusford to exclusively explore and negotiate further on the Proposed Knusford-ECSB Merger via the proposed disposal by Ekovest of its entire equity interest in ECSB to Knusford for an indicative disposal consideration of RM450 million ("Disposal Consideration"), which was arrived at on a willing-buyer, willing-seller basis, after taking into account the audited net assets of ECSB as at 30 June 2023.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B11 Corporate Exercises (cont'd)

The Disposal Consideration shall be satisfied by Knusford on an agreed completion date of the Proposed Knusford-ECSB Merger via the allotment and issuance of such number of new ordinary shares in Knusford to EkoVest at an indicative issue price of RM0.60 per Knusford Share.

The Proposed Knusford-ECSB Merger is conditional upon, among others, the execution of the relevant definitive agreement(s) between the Company and Knusford ("Definitive Agreement") within four (4) months following the date of the Heads of Merger Agreement, with an automatic extension of three (3) months upon the expiry of such four (4) months period, or such further extended date as the Company and Knusford may mutually agree upon.

On 27 May 2024, the Company and Knusford have mutually agreed for an extension of two (2) months commencing from 28 May 2024 to 27 July 2024, to grant more time to assess, evaluate and deliberate in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 26 July 2024, the Company and Knusford have mutually agreed for a further extension of six (6) months commencing from 28 July 2024 to 27 January 2025, to grant more time to assess, evaluate and deliberate in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 27 January 2025, the Company and Knusford have mutually agreed for a final extension of six (6) months commencing from 28 January 2025 to 27 July 2025, to grant more time to assess, evaluate and deliberate in detail and to discuss and negotiate on the terms of the Definitive Agreement.

Despite ongoing efforts, the Company and Knusford were unable to reach an agreement on the transaction value and key terms of the Proposed Knusford-ECSB Merger. On 27 July 2025, the Heads of Merger Agreement has lapsed.

(ii) Proposed Transit-Oriented Development ("TOD") Land Acquisition

This proposal is proposing acquisition of four (4) parcels of lands measuring approximately 15.82 acres in aggregate, all located along the Johor Bahru–Singapore Rapid Transit System ("RTS") alignment and are intended for TOD.

The Company had also on 27 October 2023 entered into the following:

- (a) a binding term sheet with Mohamad Nor bin Hamid and Lee Hun Yeung (collectively, the "Vendors of DCMSB") ("TOD 2 Land Term Sheet") to acquire two (2) parcels of freehold commercial land held under H.S.(D) 218291, PTB 19264 and H.S.(D) 218292, PTB 19265 respectively, both located at Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor, measuring approximately 269,182 square feet (approximately 6.18 acres) in aggregate, together with a six (6)-storey shopping complex known as Danga City Mall and an expo building erected thereon on part of the said lands (collectively, the "TOD 2 Land") from Danga City Mall Sdn Bhd ("DCMSB"), in which the Vendors of DCMSB hold

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B11 Corporate Exercises (cont'd)

the entire equity interest in TOD 2 Land for an indicative purchase consideration of RM210.00 million ("TOD 2 Land Purchase Consideration") ("Proposed TOD 2 Land Acquisition"); and

- (b) a binding term sheet with Cheong Meow Yen and Desa Sinarmas Sdn Bhd (collectively, the "Vendors of KMSB") ("TOD 3 Land Term Sheet") to acquire two (2) parcels of leasehold commercial land held under H.S.(D) 580782, Lot 1874 and H.S.(D) 580783, Lot 12242 respectively, both located at Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor, measuring approximately 419,792 square feet (approximately 9.64 acres) in aggregate (collectively, the "TOD 3 Land") from Khazanah Melati Sdn Bhd ("KMSB"), in which the Vendors of KMSB hold the entire equity interest therein, for an indicative purchase consideration of RM100.00 million ("TOD 3 Land Purchase Consideration") ("Proposed TOD 3 Land Acquisition").

The parties to the respective Term Sheets (collectively, the "Parties") agree and acknowledge that the Proposed TOD Lands Acquisition, is subject to a due diligence review and assessment by the Company of the appropriate manner of undertaking the Proposed TOD Lands Acquisition and in this respect the Company shall have the right at its discretion and election to undertake Proposed TOD Lands Acquisition by way of the acquisition of the entire issued and paid-up share capital of DCMSB and KMSB instead of via the acquisition of the respective TOD Lands ("Right to Acquire Shares"). The indicative total purchase consideration will be fully satisfied by Ekovest on an agreed completion date, entirely via the issuance and allotment of such number of new ordinary shares in Ekovest to the respective Vendors (or their nominee(s), if any) or DCMSB and KMSB at an issue price of RM0.60 per Ekovest Share.

The Proposed TOD Lands Acquisition is conditional upon, among others, the execution of the relevant definitive agreements ("Definitive Agreements") within three (3) months from the date of the Term Sheets, with an automatic extension of three (3) months upon the expiry of such three (3) months period, or such further extended date as the Parties may mutually agree upon. However, the Proposed TOD 2 Land Acquisition and Proposed TOD 3 Land Acquisition are not inter-conditional upon each other.

On 26 April 2024, the Company has sought the mutual agreement of the Parties for an extension of three (3) months commencing from 28 April 2024 to 27 July 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

On 26 July 2024, the Company has sought the mutual agreement of the Parties for a further extension of three (3) months commencing from 28 July 2024 to 27 October 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.



EkoVest Berhad
Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B11 Corporate Exercises (cont'd)

On 25 October 2024, the Company has sought the mutual agreement of the Parties for a further extension of six (6) months commencing from 28 October 2024 to 27 April 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

On 25 April 2025, the Company has sought the mutual agreement of the Parties for a further extension of six (6) months commencing from 28 April 2025 to 27 October 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

(iii) Proposed Acquisition of Credence Resources Sdn Bhd (“Credence”)

This proposal is proposing acquisition of at least 51% or more of the issued share capital of Credence from TSDLKH.

The Company had also on 27 October 2023 entered into a binding heads of agreement (“HOA”) with TSDLKH to exclusively explore and negotiate further on the proposed acquisition by EkoVest of up to 700,000 ordinary shares, representing up to 70% of the equity interest in Credence and 87,901,000 redeemable preference shares in Credence from TSDLKH for an indicative purchase consideration of approximately RM1.15 billion (“Purchase Consideration”), which was arrived at on a willing-buyer, willing-seller basis, after taking into account the audited net assets of Credence as at 31 December 2022 (“Proposed Credence Acquisition”).

The Purchase Consideration shall be satisfied by EkoVest on an agreed completion date of the Proposed Credence Acquisition via the allotment and issuance of such manner of new ordinary shares in EkoVest to TSDLKH at an indicative issue price of RM0.60 per EkoVest share.

The Proposed Credence Acquisition is conditional upon, among others, the execution of the relevant definitive agreement(s) between the Company and TSDLKH (“Definitive Agreement”) within four (4) months following the date of the HOA, with an automatic extension of three (3) months upon the expiry of such four (4) months period, or such further extended date as the Company and TSDLKH may mutually agree upon.

The Proposed Credence Acquisition is conditional upon, among others, the execution of the relevant definitive agreement(s) between the Company and TSDLKH (“Definitive Agreement”) within four (4) months following the date of the HOA, with an automatic extension of three (3) months upon the expiry of such four (4) months period, or such further extended date as the Company and TSDLKH may mutually agree upon.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B11 Corporate Exercises (cont'd)

On 27 May 2024, the Company has sought the agreement with TSDLKH for an extension of two (2) months commencing from 28 May 2024 to 27 July 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 26 July 2024, the Company has sought the agreement with TSDLKH for a further extension of six (6) months commencing from 28 July 2024 to 27 January 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 27 January 2025, the Company has sought the agreement with TSDLKH for a further extension of six (6) months commencing from 28 January 2025 to 27 July 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 25 July 2025, the Company has sought the agreement with TSDLKH for a further extension commencing from 28 July 2025 to 29 August 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 29 August 2025, the Company has sought the agreement with TSDLKH for a further extension commencing from 30 August 2025 to 30 September 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

The above three (3) Proposals are not intended to be conditional or inter-conditional upon each other, and will be implemented separately and independently, if deemed fit by the Board.

Other than the above, there is no corporate proposals announced but not completed as at the date of this quarterly report.

[the rest of this page has been intentionally left blank]



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B12 Other Information

Memorandum Of Understanding (“MOU”) Between EkoVest, Shenzhen MaoXiong Co Ltd (“Mx”) And Anxi County People’S Government (“Anxi County Office”)

On 25 July 2023, the Group has signed a Memorandum of Understanding (“MOU”) with Shenzhen MaoXiong Co., Ltd. (MX) and Anxi County Office concerning cross border socio economic collaboration which include but not limited to conceptualization, planning, prioritizing, financing and implementation of property development, infrastructure development and fresh produce, agriculture and aquaculture distribution and processing development in both China and Malaysia (“Proposed Cross Border Socio Economic Collaboration”).

The purpose of the MOU is to achieve the common mission of EkoVest, MX, and Anxi County Office (collectively, the “Parties”) to jointly collaborate in relation to the Proposed Cross Border Socio Economic Collaboration. Parties are exploring the prospects of entering into a Joint Venture Company.

The Parties agree to explore in good faith the possibility to assess the potential for cooperation in the Proposed Cross Border Socio Economic Collaboration, including but not limited to the followings initiatives:

- (a) Conceptualization and initial planning;
- (b) Research and planning;
- (c) Mutual transfer or exchange of skills, knowledges and expertise;
- (d) Selection and prioritization of infrastructure and other projects;
- (e) Exploration and arrangement of financing options in respect of the capital and operational expenditures necessary for the development of the subject matter of the MOU whether in phases or on one-off basis; and
- (f) Implementation of the development of the subject matter of the MOU.

The Parties agree and responsible to:

- (i) carry out the MOU in the manner to be mutually agreed by the Parties;
- (ii) establish a regular consultation mechanism to implement the MOU effectively; and
- (iii) establish technical working groups to study and consult on specific issues as and when required.

The MOU is effective immediately from the date of execution of the MOU and shall remain in effect until one (1) year or any extended period to be mutually agreed between the Parties. The execution of the MOU for the Proposed Cross Border Socio Economic Collaboration is expected to benefit EkoVest group of companies’ strategic plans to recognize socio-economic benefit to both countries on the creation of a strategic development corridor between Parties.

As of the date of announcement, the project has yet to witness any significant advancements.



EkoVest Berhad

Registration No: 198501000052 (132493-D)
(Incorporated in Malaysia)

**Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of
Bursa Malaysia Securities Berhad**

B12 Other Information (cont'd)

Strategic Collaboration Agreement Between EkoVest Berhad And Universal Cosmos Co Ltd, A Subsidiary Of Zhejiang Communications Investment Group Co Ltd

The Company had on 27 December 2023 entered into a Strategic Collaboration Agreement with Universal Cosmos Co Ltd, a wholly-owned overseas subsidiary of Zhejiang Communications Investment Group Co Ltd, a state-owned enterprise established by Zhejiang Provincial Government in People's Republic of China, to establish a broad-based multi-angle collaboration and strategic cooperation arrangement in relation to amongst others, participation in infrastructure concession asset in Malaysia, large scale of infrastructure projects, food security and trade and retailing and transit-oriented development projects, all located in Malaysia.

As of the date of announcement, the collaboration has yet to witness any significant advancements.

[the rest of this page has been intentionally left blank]