VESTLAND BERHAD
Registration No. 202101037563 (1437863-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

VESTLAND BERHAD
Registration No. 202101037563 (1437863-M)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025 (1)

		Individual Quarter		Cumulative Quarter	
		30 September		30 September	
	Note	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Revenue		**214,204**	**161,458**	**584,786**	**432,959**
Cost of sales		(191,522)	(140,786)	(520,731)	(380,114)
Gross profit		**22,682**	**20,672**	**64,055**	**52,845**
Other income		279	237	842	721
Finance income		599	354	1,472	1,171
Administrative and operating expenses		(2,707)	(2,295)	(9,055)	(6,583)
Finance costs		(6,267)	(4,457)	(17,768)	(11,697)
Profit before tax	*B10*	**14,586**	**14,511**	**39,546**	**36,457**
Tax expense	*B5*	(3,623)	(3,747)	(10,086)	(9,542)
Profit/Total comprehensive income for the financial period		**10,963**	**10,764**	**29,460**	**26,915**
Profit/Total comprehensive income for the financial period attributable to:					
Owners of the Company		10,963	10,764	29,460	26,915
Earnings per share:					
Basic/Diluted (sen)	*B9*	1.16	1.14	3.12	2.85

Note:

(1) The Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements of Vestland Berhad ("Vestland" or "the Company") for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

VESTLAND BERHAD
Registration No. 202101037563 (1437863-M)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025 (1)

	Note	(Unaudited) 30 September 2025 RM'000	(Audited) 31 December 2024 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		34,258	27,242
Right-of-use assets		3,241	3,405
Investment properties		4,347	4,416
Cash and cash equivalents		82,379	61,946
Total non-current assets		124,225	97,009
Current assets			
Trade receivables		500,923	329,348
Other receivables		108,731	99,241
Contract assets		169,544	148,886
Cash and cash equivalents		11,974	39,881
Total current assets		791,172	617,356
TOTAL ASSETS		915,397	714,365
EQUITY AND LIABILITIES			
Equity			
Share capital		100,598	100,598
Merger deficit		(44,709)	(44,709)
Retained earnings		165,550	136,090
Total equity		221,439	191,979
LIABILITIES			
Non-current liabilities			
Borrowings	*B7*	8,418	9,343
Lease liabilities	*B7*	2,213	2,272
Deferred tax liabilities		42	42
Total non-current liabilities		10,673	11,657

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025 (1) (CONT'D)

	Note	(Unaudited) 30 September 2025 RM'000	(Audited) 31 December 2024 RM'000
EQUITY AND LIABILITIES (CONT'D)			
LIABILITIES (CONT'D)			
Current liabilities			
Trade payables		224,689	191,773
Other payables		29,111	23,412
Contract liabilities		16,839	12,658
Borrowings	*B7*	406,395	276,209
Lease liabilities	*B7*	992	904
Tax payable		5,259	5,773
Total current liabilities		683,285	510,729
Total liabilities		693,958	522,386
TOTAL EQUITY AND LIABILITIES		915,397	714,365
Net assets per ordinary share (sen)		23.45	20.33

Notes:

(1) The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

VESTLAND BERHAD
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(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025 (1)

	Non-distributable		Distributable	
	Share capital RM'000	**Merger deficit RM'000**	**Retained earnings RM'000**	**Total equity RM'000**
Balance as at 1 January 2025	100,598	(44,709)	136,090	191,979
Total comprehensive income for the financial period	-	-	29,460	29,460
Balance as at 30 September 2025	100,598	(44,709)	165,550	221,439
Balance as at 1 January 2024	100,598	(44,709)	97,575	153,464
Total comprehensive income for the financial period	-	-	26,915	26,915
Balance as at 30 September 2024	100,598	(44,709)	124,490	180,379

Note:

(1) The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

VESTLAND BERHAD
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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025 [(1)]

	9-month ended 30 September 2025 RM'000	9-month ended 30 September 2024 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	39,546	36,457
Adjustments for:-		
Amortisation of investment properties	69	69
Depreciation of property, plant and equipment	1,542	1,379
Depreciation of right-of-use assets	912	510
Finance costs	17,768	11,697
Finance income	(1,472)	(1,171)
Gain on disposal of property, plant and equipment	(8)	-
Gain on early termination of right-of-use assets	-	(26)
Property, plant and equipment written off	12	-
Operating profit before working capital changes	58,369	48,915
Changes in working capital:-		
Receivables	(181,066)	(152,667)
Payables	30,792	38,684
Contract assets	(20,658)	(34,942)
Contract liabilities	4,182	(15,875)
Cash used in operations	(108,381)	(115,885)
Tax paid	(10,601)	(7,385)
Net cash used in operating activities	(118,982)	(123,270)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	1,472	1,171
Purchase of property, plant and equipment	(441)	(7,549)
Proceeds from disposal of property, plant and equipment	15	-
Purchase of right-of-use assets	(333)	(225)
Net cash from / (used in) investing activities	713	(6,603)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025 (1) (CONT'D)

	9-month ended 30 September 2025 RM'000	9-month ended 30 September 2024 RM'000
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(17,768)	(11,697)
Placement of fixed deposits pledged	(2,260)	(12,546)
Movement of bank balance pledged	(18,173)	8,900
Repayment of term loans	(1,426)	(697)
Repayment of lease liabilities	(699)	(431)
(Repayment) / Drawdown of invoice financing	(4,337)	59,968
Drawdown of revolving credit	97,492	55,679
Repayment of trust receipt	(299)	-
Drawdown of promissory note	2,621	-
Drawdown of overdraft against progress claim	35,211	-
Net cash from financing activities	90,362	99,176
Net changes in cash and cash equivalents	(27,907)	(30,697)
Cash and cash equivalents at beginning of financial period	39,881	41,343
Cash and cash equivalents at end of financial period	11,974	10,646
CASH AND CASH EQUIVALENTS		
Cash and bank balances	53,094	32,735
Fixed deposits with licensed banks	41,259	37,109
	94,353	69,844
Less: Bank balance pledged with a licensed bank	(43,366)	(23,405)
Less: Fixed deposits pledged with licensed banks	(39,013)	(35,793)
	11,974	10,646

Note:

(1) The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS 134, INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report of Vestland and its subsidiary ("the Group") is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134, *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board ("MASB") and Rule 9.22 and Appendix 9B of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

A2 Significant Accounting Policies

The significant accounting policies and methods of computation applied in this interim financial report are consistent with those adopted in preparation of the audited financial statements of the Group for the financial year ended 31 December 2024 except for the following new MFRSs, interpretation and amendments to MFRSs that have been adopted by the Group for the financial year beginning on or after 1 January 2025:

Title	**Effective Date**
Amendments to MFRS 121* *The effects of changes in foreign exchange rates: Lack of exchangeability*	1 January 2025

* Not applicable to the Group's operation.

The adoption of the above did not have any significant effects on this interim financial report upon their initial application.

A3 Auditors' Report on Preceding Annual Financial Statements

There was no qualification on the audited financial statements of the Group for the financial year ended 31 December 2024.

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS 134, INTERIM FINANCIAL REPORTING (CONT'D)

A4 Seasonal or Cyclical Factors

The business operations of the Group were not affected by any seasonal or cyclical factors during the current quarter and financial period under review.

A5 Material Unusual Items

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group during the current quarter and financial period under review.

A6 Material Change in Estimates

There were no changes in estimates that have a material effect on the results for the current quarter and financial period under review.

A7 Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the current quarter and financial period under review.

A8 Dividend

There was no dividend paid during the current quarter and financial period under review.

A9 Segmental Information

The Group is principally involved in the building construction works.

Information on operating segment has not been reported as the Group's revenue, profit or loss, assets and liabilities are mainly confined to a single operating segment, namely building construction works. Information about geographical areas has also not been reported as the Group's principal market is only in Malaysia.

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS 134, INTERIM FINANCIAL REPORTING (CONT'D)

A10 Material Events Subsequent to the End of the Quarter

There were no material events subsequent to the end of the current quarter and financial period under review.

A11 Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter and financial period under review.

On 9 October 2025, a subsidiary of the Company, Vestland Resources Sdn. Bhd., incorporated two new wholly-owned subsidiaries, namely Vestland Infra Sdn. Bhd. and Vestland Chain Sdn. Bhd., private limited companies, each with an issued share capital of RM100 comprising 100 ordinary shares. The principal activity of Vestland Infra Sdn. Bhd. is civil engineering and infrastructure works, while the principal activity of Vestland Chain Sdn. Bhd. is trading of construction materials.

A12 Contingent Liabilities and Contingent Assets

There were no material contingent liabilities and contingent assets as at the end of current quarter and financial period under review.

A13 Material Capital Commitment

The Group does not have any material capital commitment as at the end of current quarter and financial period under review.

A14 Significant Related Party Transactions

The significant related party transactions of the Group are as shown below.

	Individual Quarter		Cumulative Quarter	
	30 September		30 September	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Transaction with companies in which a person connected to a Director has interest:				
Machineries services and repair expenses	2	53	2	91
Rental expenses	2,395	1,592	5,154	4,637

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS

B1 Review of Performance

	Individual Quarter				Cumulative Quarter			
	30 September				30 September			
	2025		2024		2025		2024	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Building construction								
Build segment	43,540	20.3	48,603	30.1	100,874	17.2	148,451	34.3
Design and build segment	157,251	73.4	103,890	64.3	439,165	75.1	266,749	61.6
	200,791	93.7	152,493	94.4	540,039	92.3	415,200	95.9
Civil engineering works	13,413	6.3	8,965	5.6	44,747	7.7	17,759	4.1
Total revenue	**214,204**	**100.0**	**161,458**	**100.0**	**584,786**	**100.0**	**432,959**	**100.0**

The Group recorded a total revenue of RM214.2 million and RM584.8 million for the individual quarter and cumulative quarter ended 30 September 2025 respectively, which was RM52.7 million (32.6%) and RM151.8 million (35.1%) higher than revenue of RM161.5 million and RM433.0 million for the individual quarter and cumulative quarter of the preceding year respectively.

The increase in revenue for the individual quarter and cumulative quarter ended 30 September 2025 as compared to the individual quarter and cumulative quarter of the preceding year was mainly due to higher revenue generated from design and build segment, which mainly attributed to Pinnacle Ara Damansara Project, Pinnacle Subang Jaya SOHO Project, Shah Alam KGSAAS Project and Beluran Police Camp Project.

The Group recorded profit before tax of RM14.6 million and RM39.5 million for the individual quarter and cumulative quarter ended 30 September 2025 respectively, which was increased by RM0.1 million (0.7%) and RM3.0 million (8.2%) as compared to profit before tax of RM14.5 million and RM36.5 million recorded for the individual quarter and cumulative quarter of the preceding year respectively.

The higher profit before tax recorded for individual quarter and cumulative quarter ended 30 September 2025 as compared to the corresponding period of preceding year was mainly due to higher revenue and gross profit achieved during current individual and cumulative quarter. This was partially offset by higher finance costs during current individual and cumulative quarter, which mainly consists of interest expenses for borrowings utilised for working capital purposes.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B2 Comparison with Immediate Preceding Quarter

	Individual Quarter			
	Current 30 September 2025 RM'000	Preceding 30 June 2025 RM'000	Difference RM'000	%
Revenue	214,204	213,182	1,022	0.5
Profit before tax	14,586	14,377	209	1.5

The Group achieved revenue of RM214.2 million for current quarter ended 30 September 2025, which was RM1.0 million or 0.5% higher than the Group's revenue of RM213.2 million for immediate preceding quarter. The higher revenue was mainly due to the increase in revenue from design and build segment, which mainly attributed to higher completion of work done of on-going projects.

The Group's profit before tax increased by RM0.2 million or 1.5% to RM14.6 million for the current quarter ended 30 September 2025 as compared to RM14.4 million for the immediate preceding quarter. The higher profit before tax was mainly due to higher gross profit of RM22.7 million (immediate preceding quarter: RM22.1 million) and higher finance income of RM0.6 million (immediate preceding quarter: RM0.4 million), and partially offset by higher finance costs of RM6.3 million (immediate preceding quarter: RM5.7 million) for current quarter.

B3 Prospects of the Group

Following the economy growth of 4.4% in the second quarter of 2025, the Malaysian economy grew by 5.2% in the third quarter of 2025. The economy growth was primarily supported by sustained growth in household spending underpinned by positive labour market conditions, steady investment activities, and higher net exports led by electrical and electronics, robust tourism activity and strong recovery in mining-related exports. The construction sector continued to expand with growth of 11.8% in the third quarter of 2025 (12.1% in the second quarter of 2025) mainly driven by robust growth across all subsectors. *(Source: BNM Quarterly Bulletin 3Q 2025)*

The Group will continue to strengthen and leverage from its core competency in building construction as well as its expansion into design and build projects to support its business growth. With its design and build capabilities, the Group will continue to focus its efforts to explore opportunities in design and build projects for both residential and non-residential building sectors. The Group's earnings visibility in the coming years is sustainable with the total outstanding orderbook of approximately RM1.5 billion as of September 2025.

The Malaysian economy's growth for 2025 is expected to be driven by resilient domestic demand and sustained investment activities. The Group remains vigilant in seizing opportunities to expand its business growth under the current economic environment. The Group believes that its prospects in the construction industry are favourable in view of the current outlook of the construction industry and its competitive strengths.

Barring any unforeseen circumstances, the Board of Directors is cautiously optimistic about the prospects of the Group in 2025.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B4 Profit Forecast

The Group did not issue any profit forecast or profit guarantee in any announcement or public document during current quarter and financial period under review.

B5 Tax Expense

	Individual Quarter		Cumulative Quarter	
	30 September		30 September	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Tax expense:				
- current financial period	3,953	3,818	10,416	9,613
- over provision in prior financial year	(330)	(71)	(330)	(71)
	3,623	3,747	10,086	9,542
Deferred tax:				
- current financial period	-	-	-	-
- over provision in prior financial year	-	-	-	-
	-	-	-	-
Total tax expense	**3,623**	**3,747**	**10,086**	**9,542**
Effective tax rate (%)	25	26	26	26
Statutory tax rate (%)	24	24	24	24

The effective tax rate of the Group for the financial period ended 30 September 2025 was higher than the statutory tax rate as certain expenses were not tax deductible, which include mainly depreciation, and bank processing fees, stamp duty and associated expenses for additional banking facilities secured.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B6 Status of Corporate Proposals

On 16 July 2024, the Company announced that its wholly-owned subsidiary, Vestland Resources Sdn. Bhd., had entered into six (6) Sale and Purchase Agreement all dated 16 July 2024 with Armani KPF2 Development Sdn. Bhd. for the acquisition of six (6) units of semidetached industrial warehouse/factory at the Armani Business Park situated in the locality of Kg. Malawa, Kota Kinabalu, Sabah, Malaysia for a total cash consideration of Ringgit Malaysia Eighteen Million (RM18,000,000.00). The acquisition is currently pending completion.

Save as disclosed above, there are no corporate proposals announced by the Company but not completed as at the date of this interim financial report.

B7 Borrowings

The details of the Group's borrowings are as follows:-

	30 September 2025 RM'000	31 December 2024 RM'000
Non-current		
Term loans	8,418	9,343
Lease liabilities	2,213	1,919
	10,631	11,262
Current		
Term loans	1,415	1,915
Revolving credit	297,493	200,002
Invoice financing	27,854	32,191
Promissory note	29,141	26,520
Trust receipt	9,435	9,734
Overdraft against progress claim	41,058	5,847
Lease liabilities	510	399
	406,906	276,608
Total	417,537	287,870

All the borrowings are secured and denominated in Ringgit Malaysia.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B8 Material Litigation

As at the date of this interim financial report, there was no material litigation or arbitration, and the Directors are not aware of any pending proceedings or any fact likely to give rise to any proceedings, which may materially and adversely affect the financial position or performance of the Group.

B9 Earnings per Share ("EPS")

The basic and diluted EPS of the Group for the current quarter and financial period ended 30 September 2025 are as follows:-

	Individual Quarter		Cumulative Quarter	
	30 September		30 September	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Profit attributable to the owners of Company	10,963	10,764	29,460	26,915
Weighted average number of ordinary shares ('000)	944,309	944,309	944,309	944,309
Basic/Diluted[(1)] EPS (sen)	1.16	1.14	3.12	2.85

Note:

(1) Diluted EPS is equivalent to the basic EPS as the Group does not have any potential dilutive ordinary share in issue during and at the end of the financial period under review.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B10 Notes to the Statements of Profit or Loss and Oher Comprehensive Income

The Group's profit before tax has been arrived at after charging / (crediting):

	Individual Quarter		Cumulative Quarter	
	30 September		30 September	
	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000
Amortisation of investment properties	23	23	69	69
Depreciation of:				
- property, plant and equipment	518	452	1,542	1,379
- right-of-use assets	305	172	912	510
Property, plant and equipment written off	-	-	12	-
Interest expense	6,267	4,457	17,768	11,697
Interest income	(599)	(354)	(1,472)	(1,171)
Gain on disposal of:				
- property, plant and equipment	-	-	(8)	-
Gain on termination of right-of-use assets	-	(26)	-	(26)

Save as disclosed above, the other required disclosure items pursuant to Note 16 of Appendix 9B of the Listing Requirements are not applicable.

B11 Authorisation for Issue

The interim financial report for the financial period ended 30 September 2025 was authorised for issuance by the Board of Directors on 21 November 2025.