ASTAKA HOLDINGS LIMITED
(Company Registration No.: 200814792H)
(Incorporated in the Republic of Singapore)

Unaudited Condensed Interim Consolidated Financial Statements for the Six Months and Half Year Financial Statements ended 30 June 2026

The board of directors (the "**Board**" or "**Directors**") of Astaka Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") is pleased to announce the unaudited condensed interim consolidated financial statements of the Group for the six months ended 30 June 2026 ("**1H2026**").

A. Condensed consolidated statement of profit or loss and other comprehensive income

	Note	6 months ended 30/06/2026 (Unaudited) RM'000	6 months ended 30/06/2025 RM'000 (Re-presented) Note A	Change %
Continuing operations				
Other income	6	6	7	(14.3)
Administrative expenses		(1,592)	(1,213)	31.2
Other expenses		(335)	(12)	>100
Results from operating activities		**(1,921)**	**(1,218)**	**57.7**
Loss before income tax	6	**(1,921)**	**(1,218)**	**57.7**
Tax expense	7	-	-	-
Loss for the period, representing total comprehensive loss for the period		**(1,921)**	**(1,218)**	**57.7**
Discontinued operations				
Loss from discontinued operations, net of tax	**4**	(3,715)	(5,942)	(37.5)
Loss for the period		**(5,636)**	**(7,160)**	**(21.3)**
Total comprehensive loss attributable to:				
Owners of the Company				
- Continuing operations		(1,921)	(1,218)	57.7
- Discontinued operations		(2,834)	(3,118)	(9.1)
		(4,755)	(4,336)	9.7
Non-controlling interests				
- Discontinued operations		(881)	(2,824)	(68.8)
Total comprehensive loss for representing total comprehensive loss for the period		**(5,636)**	**(7,160)**	**(21.3)**
Loss per share from continuing operations				
Basic and diluted loss per share (RM'sen per share)		**(0.10)**	**(0.06)**	**66.7**
Loss per share from discontinuing operations				
Basic and diluted loss per share (RM'sen per share)		**(0.15)**	**(0.17)**	**(11.8)**
Loss per share				
Basic and diluted loss per share (RM'sen per share)		**(0.25)**	**(0.23)**	**8.7**

Note A:

Discontinued operations arise from the proposed disposal of Astaka Padu Sdn Bhd and its subsidiaries ("**APSB Group**"), the results have been re-presented in accordance with SFRS(I)5 Non-Current Assets Held for Sale and Discontinued Operations. Please refer to the circular dated 24 June 2026 and Note 4 below for more details.

The basic and fully diluted earnings per share (calculated based on the weighted average number of ordinary shares in issue) were the same as there were no potentially dilutive ordinary shares in issue as at 30 June 2026 and 30 June 2025.

B. Condensed statements of financial position

		Group		Company	
	Note	**30/06/2026 (Unaudited) RM'000**	**31/12/2025 (Audited) Note B RM'000**	**30/06/2026 (Unaudited) RM'000**	**31/12/2025 (Audited) Note B RM'000**
Assets					
Property, plant and equipment	9	-	5,091	-	-
Investment in subsidiaries	10	-	-	85,000	85,000
Non-current assets		-	5,091	85,000	85,000
Development properties	11	-	314,048	-	-
Contract assets		-	18,883	-	-
Trade and other receivables	12	231	9,150	231	6
Tax recoverable		-	34	-	-
Cash and cash equivalents	2	96	45,609	96	99
		327	387,724	327	105
Assets held for sale	4	428,690	-	-	-
Current assets		429,017	387,724	327	105
Total assets		**429,017**	**392,815**	**85,327**	**85,105**
Equity					
Share capital	13	259,384	259,384	1,455,079	1,455,079
Merger reserve		(10,769)	(10,769)	-	-
Capital reserve		-	-	1,419	1,419
Accumulated losses		(190,980)	(186,225)	(1,374,767)	(1,375,007)
Equity attributable to owners of the Company		57,635	62,390	81,731	81,491
Non-controlling interests		(9,884)	(9,003)	-	-
Total equity		**47,751**	**53,387**	**81,731**	**81,491**
Liabilities					
Lease liabilities	14	-	2,265	-	-
Non-current liabilities		-	2,265	-	-
Trade and other payables	15	538	151,086	538	538
Amounts due to related parties		-	118,792	3,058	3,076
Lease liabilities	14	-	1,818	-	-
Loans and borrowings	16	-	65,030	-	-
Income tax payable		-	437	-	-
		538	337,163	3,596	3,614
Liabilities directly associated with assets held for sale	4	380,728	-	-	-
Current liabilities		381,266	337,163	3,596	3,614
Total liabilities		**381,266**	**339,428**	**3,596**	**3,614**
Total equity and liabilities		**429,017**	**392,815**	**85,327**	**85,105**

Note B:

Differences between the figures set out herein and the figures set out in the Company's annual report for the financial year ended 31 December 2025 are due to rounding.

C. Condensed statement of changes in equity

Group
(Unaudited)

	Share capital RM'000	Merger reserve RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Balance as at 1 January 2026	259,384	(10,769)	(186,225)	62,390	(9,003)	53,387
Total comprehensive loss for the period	-	-	(4,755)	(4,755)	(881)	(5,636)
Balance as at 30 June 2026	259,384	(10,769)	(190,980)	57,635	(9,884)	47,751

Group
(Unaudited)

	Share capital RM'000	Merger reserve RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Balance as at 1 January 2025	259,384	(10,769)	(179,540)	69,075	(4,776)	64,299
Total comprehensive loss for the period	-	-	(4,336)	(4,336)	(2,824)	(7,160)
Issuance of shares by a subsidiary to non-controlling interests	-	-	-	-	7	7
Balance as at 30 June 2025	259,384	(10,769)	(183,876)	64,739	(7,593)	57,146

Company
(Unaudited)

	Share capital RM'000	Capital reserve RM'000	Accumulated losses RM'000	Total equity RM'000
Balance as at 1 January 2026	1,455,079	1,419	(1,375,007)	81,491
Total comprehensive profit for the period	-	-	240	240
Balance as at 30 June 2026	1,455,079	1,419	(1,374,767)	81,731

Company
(Unaudited)

	Share capital RM'000	Capital reserve RM'000	Accumulated losses RM'000	Total equity RM'000
Balance as at 1 January 2025	1,455,079	1,419	(1,375,846)	80,652
Total comprehensive profit for the period	-	-	541	541
Balance as at 30 June 2025	1,455,079	1,419	(1,375,305)	81,193

D. Condensed consolidated statement of cash flows

	Note	Group 6 months ended 30/06/2026 (Unaudited) RM'000	Group 6 months ended 30/06/2025 (Unaudited) RM'000 (Re-presented) Note C
Cash flows from operating activities			
Loss before income tax from Continuing Operations		(1,921)	(1,218)
Loss before income tax from Discontinued Operations		(2,119)	(5,942)
Adjustments for:			
Depreciation of property, plant and equipment from discontinued operations	6.1	1,201	559
Gain on disposal of property, plant and equipment from discontinued operations	6.1	(25)	-
Finance cost from discontinued operations	6.1	6,347	2,135
Interest income from discontinued operations	6.1	(153)	(137)
Late payment interest charge to purchaser from discontinued operations		(1)	-
Reversal of foreseeable loss on development properties sold at above carrying amount from discontinued operations	6.1,11	(138)	-
Unrealised loss on foreign exchange		32	2
Total operating cash flows before movements in working capital		3,222	(4,601)
Changes in working capital:			
Development properties		6,726	(12,429)
Contract assets and liabilities		(29,265)	11,315
Trade and other receivables		(5,837)	(4,976)
Trade and other payables		(10,154)	13,341
Cash used in operations		(35,307)	2,650
Tax paid		(874)	(8)
Net cash (used in)/generated from operating activities		**(36,181)**	**2,642**
Cash flows from investing activities			
Acquisition of property, plant and equipment	8	(325)	(159)
Interest received		153	137
Proceeds from disposal of property, plant and equipment		25	-
Net cash used in investing activities		**(147)**	**(22)**
Cash flows from financing activities			
Advances from affiliated corporations		13,837	32,388
Advances from a non-controlling shareholder		-	10,195
Interest paid		(2,761)	(927)
Other financing cost paid		(20)	-
(Increase)/Decrease in deposit pledged		(2,031)	83
Proceeds from issuance of shares to non-controlling interest		-	7
Proceeds from drawdown of term loan		46,215	2,805
Repayment to affiliated corporations		(2,700)	(15,230)
Repayment to term loan		(13,056)	(13,186)
Repayment to lease liabilities		(554)	(39)
Net cash generated from financing activities		**38,930**	**16,096**
Net increase in cash and cash equivalents		**2,602**	**18,716**
Cash and cash equivalents at the beginning of period		30,028	6,775
Effect of exchange rate fluctuation on cash held		(19)	(6)
Cash and cash equivalents at the end of period		**32,611**	**25,485**

For the purposes of representing the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	Group	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) (Re-presented) RM'000
Cash and cash equivalents	96	134
APSB Group classified as held for sale (Note 4(iv))	32,515	25,351
Cash and cash equivalents per consolidated statement of cash flows	**32,611**	**25,485**

Note C:

Discontinued operations arise from the proposed disposal of APSB Group, the results have been re-presented in accordance with SFRS(I)5 Non-Current Assets Held for Sale and Discontinued Operations. Please refer to the circular dated 24 June 2026 and Note 4 below for more details

E. Notes to the condensed interim consolidation financial statements

1 Corporate information

Astaka Holdings Limited is incorporated in Singapore and listed on the Catalist Board of the SGX-ST. These condensed interim consolidated financial statements for the six months financial period ended 30 June 2026 comprise the Company and its subsidiaries. The principal activity of the Company is that of investment holding and the principal activity of the Group is property development.

2 Basis of preparation

The condensed consolidated financial statements for 1H2026 have been prepared in accordance with SFRS(I) 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The condensed interim consolidated financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance of the Group since the last annual financial statements for the year ended 31 December 2025.

The condensed interim consolidated financial statements are presented in Malaysian Ringgit ("**RM**") which is the functional currency of the Company.

As disclosed in Note 4, the APSB Group has been classified as a disposal group held for sale and its results have been presented as discontinued operations in accordance with *SFRS(I) 5 Non-current Assets Held for Sale and Discontinued Operations*. As at 30 June 2026, the assets and liabilities relating to APSB Group are classified as a disposal group held-for-sale and are presented in the statement of financial position as "Assets of disposal group classified as held-for-sale" and "Liabilities of disposal group classified as held-for-sale". APSB Group's results are presented separately in the statement of profit or loss and other comprehensive income as "Loss from discontinued operation, net of tax".

The Group recorded a net loss of RM5.64 million and a net operating cash outflow of RM36.18 million in 1H2026 (1H2025: net loss of RM7.16 million and net operating cash inflow of RM2.64 million).

The Group received continued support from stakeholders and the controlling shareholder of the Company, Tan Sri Dato' Dr. Daing A Malek Bin Daing A Rahaman ("**Tan Sri Malek**"). In addition, Tan Sri Malek has agreed not to demand repayment for the amount owing to him and his related companies until the financial resources of the Group and the Company permit and to continue to provide financial support to the Group and the Company to enable it to meet its financial obligations for next 18 months so that the Group and the Company will continue as a going concern in the foreseeable future.

As disclosed in Note 4, the Proposed Disposal is subject to the fulfilment and satisfaction of, *inter alia*, certain conditions precedent, including the settlement of the intercompany balances among APSB, APL and the Company. As at the date of this announcement, APSB shall make a repayment of RM8.61 million in cash to the Company upon completion of the SPA.

Therefore, the Board believes that the Group and the Company will be able to continue operations in the foreseeable future and there is no material uncertainty on the ability of the Group and the Company to continue as a going concern.

2.1 New and amended standards adopted by the Group

The Group has adopted all the new and revised Singapore Financial Reporting Standards (International) ("**SFRS(I)**") including related Interpretations of SFRS(I) ("**SFRS(I) INT**") that are relevant to its operations and effective for annual periods beginning on or after 1 January 2026. The adoption of these new or revised SFRS(I)s and SFRS(I) INTs did not result in changes to the Group's and Company's accounting policies and has no material effect on the current or prior year's financial statement and is not expected to have a material effect on future periods.

2.2. Use of judgements and estimates

In preparing the condensed interim consolidated financial statements, management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the year ended 31 December 2025.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future years affected.

2.2.1 Critical judgements made in applying the Group's accounting policies

Identifying performance obligations and measuring progress

Under the terms of the contract, the Group contracted with the customer to deliver a specified building unit to the customer in accordance with the plans and specifications set out in the contract. The contract includes the specified building unit and an undivided share in the land and the common property. The analysis of whether the contract comprises one or more performance obligations, the method used to measure progress for revenue recognition and the amounts to be included as fulfilment cost for calculating the percentage of completion present areas requiring critical judgement by the Group.

Consolidation of Astaka Kimlun Sdn Bhd ("AKSB")

AKSB was incorporated on 30 July 2024, as a wholly-owned subsidiary of Astaka Capital Sdn. Bhd. ("**ACSB**") with a total issued and paid-up capital of RM100 comprising 100 ordinary shares and its principal activities is property development. Following the completion of the shares subscription in AKSB on 13 November 2024 in accordance with the terms of the subscription and shareholders' agreement ("**SA**"), ACSB's shareholding interest in AKSB has been diluted from 100% to 51%, with Kii Amber Sdn Bhd ("**KIASB**") holding the remaining 49% shareholding interest in AKSB, comprising 1,000,000 ordinary shares at a subscription price of RM1.00 for each ordinary share. Including the initial paid-up share capital of RM100, the total shares subscribed by ACSB in AKSB is RM510,000 comprising 510,000 ordinary shares.

On 30 June 2025, the equity interest of Astaka Padu Sdn. Bhd. ("**APSB**") in ACSB, was diluted following the allotment of 10,000 new ordinary shares at a subscription price of RM1.00 per share to Seaview Holding Sdn. Bhd. ("**SHSB**"), an affiliated corporation. Following the completion of the share subscription in ACSB, and pursuant to the supplementary letter agreement on 3 November 2025 to the shareholders' agreement, APSB's shareholding interest in ACSB decreased from 51% to 49%, with SHSB holding the remaining 51% equity interest. Including the initial paid-up share capital of RM51,000, the total number of shares subscribed by APSB in ACSB amounts to 53,900 ordinary shares, representing a total subscribed capital of RM53,900.

The SA detailed the framework to regulate the shareholders' risks and responsibilities, including board matters and decision-making processes related to AKSB and ACSB.

Judgement is required to determine when the Group establishes control over an investee. In accordance with SFRS(I) 10 Consolidated Financial Statements, the Group has made an assessment of the relevant activities of the investee and whether the decisions in relation to those activities require unanimous consent and controls in an investee under a contractual arrangement if the investor has (i) power over the investee; (ii) exposure, or rights, to variable returns from involvement with the investee; and (iii) the ability to use its power over the investee to affect the amount of the investor's returns.

Considering the arrangement in SA, the management has assessed that the Company has established control over AKSB and ACSB, based on (i) the power and ability to direct the board decision; (ii) ability to direct the relevant activities by appointing key management personnel; and (iii) the ability to use power to affect the amount of the investor's return.

2.2.2 Key sources of estimation uncertainty

Revenue and cost of sales recognition from sales of development properties

The Group recognises revenue and cost of sales from the sale of certain development properties over time by reference to the Group's progress towards completion of the properties. Upon the sale of the specified building units, cost capitalised under development properties and contract costs are recognised as cost of sales based on the percentage of completion of construction. Contract asset or contract liabilities is recognised based on the extent of revenue recognised in comparison to consideration received. The stage of completion is measured in accordance with the Group's accounting policy. Significant estimates and assumptions are involved in determining the stage of completion and estimated total construction costs of each development. In making these estimates, management has relied on quotations from and contracts with suppliers, past experience as well as the work of third-party experts.

Estimation of allowance for foreseeable losses for development properties and impairment losses for contract costs

The Group assesses at every reporting date whether any allowance for foreseeable losses and impairment losses is required. The allowance for foreseeable losses and impairment losses is estimated after taking into account estimated selling prices and estimated total construction costs and costs to sell. The estimated selling prices are based on prevailing market trends in relation to the recent transacted of comparable properties in Malaysia. The estimated total construction costs are based on future costs to complete the projects and development plans of the Group, taking into consideration available industry data, status of construction progress, deviation in design plans, cost overruns and current market factors.

Based on the assessment, there is a reversal of allowance for foreseeable losses for development properties sold at above carrying amount of RM138,000 as at 30 June 2026 (30 June 2025: reversal of allowance for foreseeable losses for development properties sold at above carrying amount of RM Nil).

Measurement of Expected Credit Losses ("ECL") of trade receivables

The Group uses an allowance matrix to measure ECL for trade receivables. The ECL rates are based on the Group's historical loss experience of the customers, for the last 3 years prior to the reporting date for various customer groups that are assessed by adjusted for forward looking factors specific to the debtors and the economic environment which could affect the ability of the debtors to settle the trade receivables. In considering the impact of the economic environment on the ECL rates, the Group assesses, for example, the gross domestic production growth rates of the country (i.e. Malaysia). The Group adjusts, as necessary, the allowance matrix at each reporting date. Such estimation of the ECL rates may not be representative of the actual default in the future. The expected loss allowance on the Group's trade receivables as at 30 June 2026 was RM279,000 (31 December 2025: RM279,000).

Provision for income taxes

The Group has exposure to income taxes in several jurisdictions of which a portion of these taxes arose from certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities expected tax issues based on their best estimates of the likely taxes due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. The carrying amount of the Group's income tax as at 30 June 2026 was net tax liabilities of RM1,125,000 (31 December 2025: net tax liabilities of RM403,000).

Impairment of investment in subsidiaries

At the end of each financial year, an assessment is made on whether there are indicators that the Company's investment in subsidiaries are impaired or that an impairment loss recognised in prior periods may no longer exist or may have decreased. Where applicable, the Company's and Group's determination of the recoverable value is based on the estimation of the value-in-use of the applicable assets as defined in SFRS(I) 1-36 Impairment of Assets by forecasting the expected future cash flows for a period up to 5 years, using a suitable discount rate in order to calculate the present value of those cash flows. The Company's carrying amounts of investment in subsidiaries as at 30 June 2026 was RM85,000,000 (31 December 2025: RM85,000,000).

3 Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period.

4 Discontinued operations and disposal group classified as assets held for sale

On 25 May 2026, the Group entered into a conditional share sale and purchase agreement (the "**SPA**") with AGP Properties Sdn. Bhd. ("**AGP Properties**") for the disposal of 100% of the total number of issued shares in APSB Group (the "**Disposal Shares**") held by Astaka Padu Limited ("**APL**") to AGP Properties for a total consideration of RM60.0 million ("**Proposed Disposal**"), subject to the fulfilment of the conditions precedent under the SPA. The Group had obtained the approval from its shareholders on 16 July 2026. The Proposed Disposal is expected to be completed in early September 2026.

Accordingly, the comparative statement of profit or loss and other comprehensive income for 1H2026 has been re-presented to separately disclose the discontinued operations from continuing operations in accordance with the requirements of SFRS(I) 5 *Non-current Assets Held for Sale and Discontinued Operations*.

(i) The results of the discontinued operations and re-measurement of the APSB Group are as follows:

	APSB Group 6 months ended		
	30/06/2026 RM'000	**30/06/2025 RM'000**	**Change %**
Revenue	86,097	25,470	>100
Cost of sales	(71,605)	(21,553)	>100
Other income	359	888	(59.6)
Selling and distribution expenses	(1,279)	(2,363)	(45.9)
Administrative expenses	(8,875)	(6,277)	41.4
Other expenses	(623)	(109)	>100
Finance income	154	137	12.4
Finance costs	(6,347)	(2,135)	>100
Loss before income tax from discontinued operation	**(2,119)**	**(5,942)**	**(64.3)**
Tax expense	(1,596)	-	n.m.
Loss from discontinued operation, net of tax	**(3,715)**	**(5,942)**	**(37.5)**

n.m. – not meaningful

(ii) Details of the assets of APSB Group classified as held for sale were as follows:

	APSB Group 30/06/2026 (Unaudited) RM'000
Property, plant and equipment	4,215
Development properties	307,460
Contract assets	48,148
Trade and other receivables	14,465
Amount due from related parties	2
Tax recoverable	37
Cash and cash equivalents	54,363
Total assets	**428,690**

(iii) Details of the liabilities of APSB Group classified as held for sale were as follows:

	APSB Group 30/06/2026 (Unaudited) RM'000
Trade and other payables	141,695
Amounts due to related parties	131,999
Lease liabilities	3,188
Loans and borrowings	102,684
Income tax payable	1,162
Total liabilities	**380,728**

(iv) Cash and cash equivalents of APSB Group classified as held for sale were as follows:

	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) RM'000
Cash and cash equivalents	54,363	39,988
(-) Bank overdraft	(16,182)	(11,850)
(-) Deposit pledge	(5,666)	(2,787)
	32,515	**25,351**

5 Segment and revenue information

Operating segments are reported in a manner consistent with the internal reporting provided to the Board of Directors. The Board of Directors is responsible for allocating resources and assessing performance of the operating segments. The operating segments were determined based on the reports reviewed by management.

Geographic market information in relation to revenue of the Group is not presented as the Group's revenue is derived from Malaysia only.

Management considers that, during the financial period, the entire Group's operations constitute a single segment which is in the business of property development in Malaysia. Although the Group has identified the marketing, sale, trading and distribution of Sterilisation LED products ("**Sterilisation LED Business**") as a potential new business line, the business remained in its pre-operational stage as at 30 June 2026, with market studies and business development activities undertaken during the financial period. Accordingly, the Sterilisation LED Business has not been regarded as a separate reportable operating segment for the period ended 30 June 2026. The Sterilisation LED Business is expected to commence within FY2026.

Management assesses the performance of the Group's operations based on the profit before tax, total assets and total liabilities which are measured in a manner consistent with that of the consolidated financial statements.

In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments is not applicable, as the Group only operates in a single segment.

5.1 Revenue

	6 months ended	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) RM'000
Discontinued operations		
Revenue from sale of development properties		
- transferred at a point in time	4,593	8,719
- transferred over time	81,504	16,751
	86,097	25,470

Transaction price allocated to the remaining performance obligations

As at 31 December 2025, the APSB Group has property development revenue expected to be recognised in the future related to performance obligations that are unsatisfied (or partially satisfied) of RM719.09 million which is expected to be recognised over the next one (1) to five (5) financial years as construction of the development properties progresses.

As at 30 June 2026, the Group classified the APSB Group, which comprises the Group's property development business, as a disposal group held for sale and discontinued operation.

6 Loss before income tax

6.1 Significant items

	Group	
	6 months ended	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) (Re-presented) RM'000
Continuing operations		
Other income		
Jobs growth incentive received	6	7
Expenses		
Manpower cost, including directors' remuneration and directors' fee	447	433
Professional fee	1,109	688
Penalty and compound	309	-
Discontinued operations		
Other income		
Forfeiture of payment to purchaser	-	11
Project marketing consultancy service fee	-	665
Rental income	326	205
Gain on disposal of property, plant and equipment	25	-
Finance income		
Interest income	153	137
Finance costs		
Interest expense	5,830	2,135
Other financing cost	517	-
Expenses		
Manpower cost, including directors' remuneration and directors' fee	5,388	5,048
Operating lease expense	14	82

	Group	
	6 months ended	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) (Re-presented) RM'000
Depreciation of property, plant and equipment	1,201	559
Loss on foreign exchange	36	47
Reversal of foreseeable loss on development properties sold at above carrying amount	(138)	-

6.2 Significant related party transactions

In addition to the related party information disclosed elsewhere in the condensed interim consolidated financial statements, the following significant transactions took place between the Group and related parties during the financial period on terms agreed between the parties concerned:

	Group	
	6 months ended	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) RM'000
Affiliated corporations (Discontinued operations)		
Advances from	13,837*	42,583*
Rental expenses	723	124
Interest expenses	3,178**	1,133**
A controlling shareholder of the Company (Discontinued operations)		
Rental expenses	82	82

* *Inclusive of advances from non-controlling shareholder of RM Nil (30 June 2025: RM10.20 million) which has been classified as related party to the subsidiary.*

** *Inclusive of interest charged from non-controlling shareholder of RM1.26 million (30 June 2025: RM0.57 million) which has been classified as related party to the subsidiary.*

All related party transactions disclosed above relate to entities within the APSB Group classified as held for sale (Note 4) and are expected to cease as related party transactions of the Group upon completion of the disposal.

7 Taxation

	6 months ended	
	30/06/2026 (Unaudited) RM'000	30/06/2025 (Unaudited) RM'000
Discontinued operations		
Current tax expense		
Current year	1,596	-
Adjustment for prior years	-	-
	1,596	-
Income tax attributable to continuing operations	-	-
Income tax attributable to discontinued operations	1,596	-
Income tax expense recognised in profit and loss	1,596	-

8 Net asset value

	Group		Company	
	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000
Net Asset Value[(1)] ("**NAV**") (RM'000)	57,635	62,390	81,731	81,491
Number of ordinary shares in issue	1,869,434,303	1,869,434,303	1,869,434,303	1,869,434,303
NAV per ordinary share (RM'sen)	3.08	3.34	4.37	4.36

Note:

(1) NAV attributable to owners of the Company.

9 Property, plant and equipment

During the financial period ended 30 June 2026, the APSB Group acquired property, plant and equipment ("**PPE**") for an aggregate of approximately of RM325,000 (31 December 2025: RM4.87 million) of which RM Nil (31 December 2025: RM4.30 million) was acquired by means of a lease.

Cash payments of RM325,000 (30 June 2025: RM159,000) were made to purchase PPE. The APSB Group disposed of net book value amounting to RM Nil (30 June 2025: RM Nil) and the proceeds on disposal of PPE amounting to RM25,000 (30 June 2025: RM Nil) were received in cash.

Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, all PPE attributable to the APSB Group has been classified as part of the disposal group held for sale. Accordingly, the Group's continuing operations did not hold any PPE as at 30 June 2026.

10 Investment in subsidiaries

	Company	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
Unquoted equity shares, at cost	1,229,000	1,229,000
Less: Impairment loss	(1,144,000)	(1,144,000)
Carrying amount	85,000	85,000

The movement in allowance for impairment loss on investment in subsidiaries during the financial period/year is as follows:

	Company	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
At beginning of the period/year	1,144,000	1,144,000
Addition	-	-
At end of the period/year	1,144,000	1,144,000

11 Development properties

		Group	
		30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
Completed properties held for sale	(i)	-	53,933
Properties under development, for which revenue is to be recognised over time		-	116,782
Contract costs		-	11,287
Total properties under development	(ii)	-	128,069
Properties for development representing mainly development costs	(iii)	-	132,046
		-	314,048

(i) Completed properties held for sale

The amount relates primarily to costs attributable to the completed properties held for sale.

	Group	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
Completed properties held for sale:		
- aggregate costs incurred	-	56,209
- allowance for foreseeable losses	-	(2,276)
	-	53,933

The movement in allowance for foreseeable losses on development properties during the period/year is as follows:

	Group	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
At beginning of the period/year	-	2,414
Reversal of foreseeable loss on development properties sold at above carrying amount	-	(138)
At end of the period/year	-	2,276

Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, all development properties amounting to RM307,460,000 attributable to the APSB Group has been classified as part of the disposal group held for sale as at 30 June 2026. Accordingly, the Group's continuing operations did not hold any development properties as at 30 June 2026.

Securities

On 29 May 2024, Astaka Development Sdn Bhd ("**ADSB**"), a subsidiary of the APSB Group, entered into a loan agreement with RHB Bank Berhad. As part of the loan agreement, ADSB pledged a parcel of vacant building land designated for mixed commercial use (service apartments/commercial space) ("**ADSB Land**") and six (6) units of service apartment of the Astaka @ One Bukit Senyum ("**The Astaka**"). The Land is held under GRN 520892, Lot 152290, Mukim Tebrau, Daerah Johor Bahru, Negeri Johor, and is part of the Aliva development. As at 30 June 2026, all outstanding amounts under the banking facilities granted to ADSB, including accrued interest, had been fully repaid to RHB Bank Berhad, and the discharge of the related securities is in progress.

On 29 August 2025, Astaka Kimlun Sdn Bhd ("**AKSB**"), a subsidiary of the APSB Group, entered into a loan agreement with RHB Bank Berhad. As part of the loan agreement, AKSB pledged a parcel of vacant building land designated for mixed commercial use (service apartments/commercial space) ("**AKSB Land**"). The Land is held under GRN 637960, PTD 255041, Mukim Plentong, Daerah Johor Bahru, Negeri Johor, and is part of the Arden development. The AKSB Land were pledged as security to secure the respective loan facilities, as disclosed in Note 16 of this announcement.

12 Trade and other receivables

	Group		Company	
	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000
Trade receivables from third parties	-	4,151	-	-
Less: Allowance for ECL	-	(279)	-	-
Trade receivables, net	-	3,872	-	-
Other receivables	-	1,141	-	-
Refundable deposits	-	1,233	-	-
	-	6,246	-	-
Advance payments	-	63	-	-
Deferred transaction costs (note 16)	-	1,752	-	-
Prepayments	231	1,089	231	6
	231	9,150	231	6

Deposits consist of refundable deposits paid to office rental, office utilities and local authority for construction as at 31 December 2025.Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, trade and other receivables of APSB Group amounting to RM14,465,000 were classified as part of the disposal group held for sale as at 30 June 2026. The remaining trade and other receivables relate to the Group's continuing operations.

13 Share capital

	30 June 2026			31 December 2025		
		Amount			Amount	
	Number of shares	Group RM'000	Company RM'000	Number of shares	Group RM'000	Company RM'000
Issued and fully paid ordinary shares	1,869,434,303	259,384	1,455,079	1,869,434,303	259,384	1,455,079

There were no changes in the Company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on, being 31 December 2025.

The Company did not hold any treasury shares as at 30 June 2026 and 30 June 2025.

There were no outstanding convertibles as at 30 June 2026 and 30 June 2025.

The Company's subsidiaries do not hold any shares in the Company as at 30 June 2026 and 30 June 2025.

There was no sale, transfer, cancellation and/or use of treasury shares or subsidiary holdings during, and as at the end of, the 1H2026.

14 Lease liabilities

	Group	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
Amount repayable within one year or on demand:		
- Secured	-	110
- Unsecured	-	1,708
	-	1,818
Amount repayable after one year:		
- Secured	-	385
- Unsecured	-	1,880
	-	2,265
Total lease liabilities	**-**	**4,083**

As at 31 December 2025, the APSB Group's hire purchase financing facilities of RM607,900 are secured by its underlying assets.

Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, all lease liabilities amounting to RM3,188,000 attributable to the APSB Group has been classified as part of the disposal group held for sale as at 30 June 2026. Accordingly, the Group's continuing operations did not hold any lease liabilities as at 30 June 2026.

15 Trade and other payables

	Group		Company	
	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000	30/06/2026 (Unaudited) RM'000	31/12/2025 (Audited) RM'000
Trade payables	-	63,863	-	-
Other payables	538	51,727	538	538
Accrued land costs	-	1,080	-	-
Accrued transaction costs	-	8,349	-	-
Accrued expenses	-	26,067	-	-
	538	151,086	538	538

As at 31 December 2025, included in the Group's trade payables is an amount of RM34,652,800 owing to the Johor State Government for acquisition of development land.

As at 31 December 2025, included in the Group's other payables is an amount of RM32,036,653 due to a non-controlling shareholder, which is non-trade, unsecured, bears interest at 8.0% per annum, and is repayable on demand.

Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, trade and other payables of APSB Group amounting to RM141,695,000 (including the amount owing to the Johor State Government amounting to RM34,652,800), were classified as part of the disposal group held for sale as at 30 June 2026. The remaining trade and other receivables relate to the Group's continuing operations.

16 Loans and borrowings

	Group	
	30 June 2026 (Unaudited) RM'000	31 December 2025 (Audited) RM'000
Amount repayable within one year or on demand:		
Secured		
Bank overdraft	-	11,947
Term loan	-	53,599
	-	65,546
Less: Unamortised transaction costs	-	(516)
	-	65,030

As at 31 December 2025, included in the bank overdraft is Affin Bank Berhad overdraft facility of RM12,000,000 for the working capital requirements of the Group, which is secured against a controlling shareholder's fixed deposit of RM12,000,000.

The term loan relates to Term Financing and Bridging Financing Facilities granted by RHB Bank Berhad ("**Banking Facilities**"), comprising:

(i) As at 31 December 2025, RM50,500,000 for the purpose of constructing the Aliva and is available for the Group to draw down over a period of 12 to 36 months from the date of the offer letter, subject to terms and conditions. It is secured by (i) six (6) units of service apartment of The Astaka, (ii) a parcel of land by the subsidiary (refer to Note 9), (iii) corporate guarantee by the Company and Astaka Padu Sdn Bhd ("**APSB**"), (iv) Dato' Malek, a controlling shareholder, who has provided a letter of undertaking to provide cash flow support throughout the duration of the Banking Facilities in the event of a shortfall in the repayment of the principal sum or to cover any cost overruns related to the construction of the Aliva, and (v) placement of fixed deposits of RM2,787,000 pledged as security.

As at 30 June 2026, all amounts owing under the bank facility (including any interest accrued) for Aliva have been fully repaid to RHB Bank Berhad.

(ii) As at 31 December 2025, RM210,000,000 for the purpose of constructing the Arden and is available for the Group to draw down over a period of 12 to 60 months from the date of the offer letter, subject to terms and conditions. It is secured by (i) a parcel of land by the subsidiary, (ii) corporate guarantee by the Company, APSB and Kimlun Corporation Berhad ("**KCB**"), (iii) letter of undertaking by the Company, APSB and KCB to provide cash flow support throughout the duration of the AKSB Banking Facility in the event of a shortfall in the repayment of the principal sum or to cover any cost overruns related to the construction of the Arden, and (iv) a minimum sum equivalent to three (3) months interest payable under the Banking Facilities to be deposited into Debt Service Reserve Account.

As at 30 June 2026, RM91,061,000 (including the overdraft facility) of the Banking Facilities has been drawn down for the Arden project.

<u>Transaction costs</u>

As at 31 December 2025, the Group made a payment of RM2,268,000 mainly attributable to the facility fee during the financial year ended 31 December 2025. Such fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, portion of the fee is capitalised as deferred transaction costs amounting to RM1,752,000 (Note 12) until the draw-down occurs. As at 30 June 2026, the unamortised transaction costs and deferred transaction costs were amounted to RM258,000 and RM1,513,000, respectively.

Following the classification of the APSB Group as a disposal group held for sale and a discontinued operation, all loans and borrowings attributable to the APSB Group amounting to RM102,684,000 (including the Affin Bank Berhad overdraft facility) has been classified as part of the disposal group held for sale. Accordingly, the Group's continuing operations did not hold any loans and borrowings as at 30 June 2026.

17 Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 30 June 2026 and 31 December 2025.

	Note	Group		Company	
		30/06/2026 (Unaudited) RM'000	**31/12/2025 (Audited) RM'000**	**30/06/2026 (Unaudited) RM'000**	**31/12/2025 (Audited) RM'000**
Financial assets at amortised cost					
Trade and other receivables*	12	-	6,246	-	-
Cash and cash equivalents		96	45,609	96	99
		96	51,855	96	99
Financial liabilities at amortised cost					
Trade and other payables	15	(538)	(151,086)	(538)	(538)
Amount due to related parties		-	(118,792)	(3,058)	(3,076)
Loans and borrowings	16	-	(65,030)	-	-
Lease liabilities	14	-	(4,083)	-	-
		(538)	(338,991)	(3,596)	(3,614)

**excluding prepayment, deferred transaction costs and advance payment*

18 Subsequent events

Proposed share consolidation – receipt of listing and quotation notice ("**LQN**')

On 13 July 2026, the Company submitted an application to Singapore Exchange Securities Trading Limited ("**SGX-ST**") for the listing and quotation of the Consolidated Shares pursuant to the Proposed Share Consolidation as set out in the Company's circular to shareholders dated 24 June 2026 (the "**Circular**").

On 15 July 2026, the Company received the LQN from the SGX-ST for the listing of, and quotation for, up to 186,943,364 Consolidated Shares, subject to compliance with the SGX-ST's listing requirements.

The Proposed Share Consolidation was subsequently approved by the shareholders at the Extraordinary General Meeting ("**EGM**") held on 16 July 2026. In accordance with Section 3.3 of the Circular, the Share Consolidation Record Date will be fixed after the completion of the Proposed Disposal and the Proposed Distribution.

Unless otherwise defined herein, capitalised terms used in this note shall have the same meanings ascribed to them in the Circular.

Incorporation of a wholly-owned subsidiary

On 28 July 2026, SOL Tech (S) Pte. Ltd. ("**SOL Tech Singapore**"), a wholly-owned subsidiary of the Company, incorporated SOL Tech (M) Sdn. Bhd. ("**SOL Tech Malaysia**") in Malaysia as its wholly-owned subsidiary. SOL Tech Malaysia issued and paid-up share capital of RM100 comprising 100 ordinary shares.

The principal activities of SOL Tech Malaysia is to undertake the Group's New Business Segment, which includes the marketing, sale, trading and distribution of the Sterilisation LED products, the sale and distribution of other health-tech related products of a similar nature to Sterilisation LED products and the provision of other related and ancillary services or activities in connection or which complements with the foregoing business and activities in the Sterilisation LED Business.

The incorporation of SOL Tech Malaysia was funded through internal resources and is not expected to have any material effect on the consolidated net tangible assets per share and earnings per share of the Company and the Group for the financial year ending 31 December 2026.

19 Other information

19.1 Review

The condensed interim consolidated statement of financial position of the Group as at 30 June 2026 and the related condensed consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the financial year period 30 June 2026 and certain explanatory notes have not been audited or reviewed by the Company's auditors.

19.2 Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:

(a) Updates on the efforts taken to resolve each outstanding audit issue.
(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.
This is not required for any audit issue that is a material uncertainty relating to going concern.

Not applicable. The latest financial statements of the Group were not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

19.3 Review of performance of the Group

Six-month financial period ended 30 June 2026 ("1H2026") vs six-month financial period ended 30 June 2025 ("1H2025")

Continuing operations

On 25 May 2026, the Company entered into SPA with AGP Properties for the Proposed Disposal of APSB Group. Accordingly, the results of APSB Group are reclassified under discontinued operations and corresponding figures in prior year are restated to reflect the reclassification. During the financial period, the Company identified the Sterilisation LED Business as a potential new business line and commenced pre-operating activities, including market research, brand development, marketing strategy and product planning.

The higher loss from continuing operations for 1H2026 compared with 1H2025 was mainly attributable to professional fees incurred for the proposed disposal of the APSB Group and pre-operating expenses relating to the Sterilisation LED Business as abovementioned.

Discontinued operations

The APSB Group meets the criteria to be classified as held for sale. Accordingly, financial results of the Disposal Group for the 1H2026 versus 1H2025 are presented as a single line item in the Consolidated Statement of Profit or Loss – "Discontinued Operations". Refer to Note 4 for details.

The increase in revenue for 1H2026 as compared to 1H2025, mainly due to higher revenue recognised from the Aliva @ Mount Austin project as it progressed to a more advanced stage of construction.

Cost of sales increased in line with the higher revenue recognised during the period. Consequently, gross profit improved to RM14.49 million in 1H2026 from RM3.92 million in 1H2025.

Administrative expenses increased to RM8.88 million (1H2025: RM6.28 million), mainly due to higher operating activities during the financial period.

Selling and distribution expenses decreased to RM1.28 million (1H2025: RM2.36 million), mainly due to lower sales and marketing expenses, particularly lower sales agent commissions paid for The Astaka @ One Bukit Senyum.

Other expenses increased to RM0.62 million (1H2025: RM0.11 million), mainly due to higher donations and sponsorship expenses incurred during the financial period.

Finance costs also increased to RM6.35 million (1H2025: RM2.14 million), primarily due to higher borrowings utilised to finance the APSB Group's ongoing property development projects.

As a result of the above, the loss before income tax from discontinued operations improved to RM2.12 million in 1H2026 from RM5.94 million in 1H2025.

Consolidated statement of financial position

The Group's non-current assets decreased from RM5.09 million as at 31 December 2025 to RM Nil as at 30 June 2026 following the classification of the APSB Group as a disposal group held for sale in accordance with SFRS(I) 5 *Non-current Assets Held for Sale and Discontinued Operations*. Accordingly, the non-current assets of the APSB Group were reclassified to "Assets of disposal group classified as held for sale", which is presented as a separate current asset line item in the condensed consolidated statement of financial position.

The trade and other receivables relating to the continuing operations mainly comprise prepayments and deposits relating to the Group's continuing corporate operations.

As a result, the Group's current assets increased from RM387.72 million as at 31 December 2025 to RM429.02 million as at 30 June 2026.

Similarly, the Group's non-current liabilities decreased from RM2.27 million as at 31 December 2025 to RM Nil as at 30 June 2026 following the reclassification of the liabilities of the APSB Group to "Liabilities directly associated with assets classified as held for sale" in accordance with SFRS(I) 5.

The trade and other payables mainly comprise accruals for corporate and administrative expenses, including statutory contributions and professional charges outstanding as at 30 June 2026.

As a result, the Group's current liabilities increased from RM337.16 million as at 31 December 2025 to RM381.27 million as at 30 June 2026.

The Group recorded a decrease of net current assets from RM50.56 million as at 31 December 2025 to RM47.75 million as at 30 June 2026.

Consolidated statement of cash flows

The consolidated statement cash flows described below relate to the APSB Group classified as disposal group held for sale (Note 4).

The Group recorded a net cash flow used in operating activities of approximately RM36.18 million in 1H2026, mainly due to the net loss recognised and repayments made to trade and other payable.

Net cash flow used in investing activities of approximately RM147,000 in 1H2026 was mainly due to the acquisition of PPE amounting to RM325,000, which was partially offset by interest received from financial institutions of approximately RM153,000 and proceeds from the disposal of PPE of approximately RM25,000.

Net cash flow generated from financing activities of approximately RM38.93 million in 1H2026 was mainly due to the advances from affiliated corporations of RM13.84 million and proceeds from the drawdown of the term loan of RM46.22 million. The aforesaid was partially offset by the repayment made to affiliated corporations of approximately RM2.70 million, interest paid of approximately RM2.76 million, increased in the deposit pledge of RM0.76 million, repayment to term loan of approximately RM13.06 million, and repayment to lease liabilities of approximately RM0.55 million.

Included in the cash and bank balances of the APSB Group is an amount of approximately RM38.26 million (YTD June 2025: RM34.16 million) of which the bank accounts are maintained in accordance with Housing Development (Housing Development Account) Regulation 1991 in Malaysia. These accounts, which consist of monies received from purchasers, are for the payments of property development expenditure incurred. The surplus monies, if any, will be released to the respective subsidiaries upon the completion of the property development properties and after all property development expenditure have been fully settled.

19.4 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

The Group's financial results for 1H2026 were in line with the profit guidance released on 31 July 2026.

19.5 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Basis of this commentary

The Group is currently in a period of transition. At the extraordinary general meeting held on 16 July 2026, Shareholders approved the Proposed Disposal, the proposed capital reduction to write off accumulated losses (the "**Proposed Write-Off Capital Reduction**"), the proposed disposal-related capital reduction and cash distribution to Shareholders (the "**Proposed Distribution**"), the proposed consolidation of every ten (10) existing ordinary shares into one (1) ordinary share (the "**Proposed Share Consolidation**") and the proposed diversification of the Group's business into the marketing, sale, trading and distribution of sterilisation light emitting diode products (the "**New Business Segment**") (collectively, the "**Proposed Transactions**").

As at the date of this announcement, Completion has not taken place and remains subject to the fulfilment or waiver of the conditions precedent under the conditional share sale and purchase agreement in respect of the Proposed Disposal (the "**SPA**"). The APSB Group, which constitutes the Group's property development segment, has been classified as a disposal group held for sale as at 30 June 2026 and its results have been presented as a discontinued operation, as described in Note 4 to this announcement.

Property development (discontinued operation)

Upon Completion, the Group will no longer carry on property development activities and will cease to derive revenue or earnings from that business. The Group therefore does not consider that commentary on prevailing trends or competitive conditions in the Malaysian property market would be meaningful to an assessment of the Group's continuing operations or its prospects over the next reporting period and the next twelve months.

New Business Segment - Sterilisation LED products

On 26 February 2026, the Company entered into an exclusive agreement (the "Exclusive Agreement") with EV Lighting Sdn. Bhd. ("**EVL**"), a subsidiary of Johor-based Evergrown Holdings Berhad, pursuant to which EVL will manufacture and supply sterilisation light emitting diode ("**Sterilisation LED**") electrical equipment to the Group under the Group's own tradename and trademark, for marketing, sale, trading and distribution by the Group in Singapore. EVL manufactures "health light" products under the "EV Sun" brand, which are presently used mainly in commercial and industrial applications and are available in markets within Southeast Asia, India and Europe, with customers including restaurants, hospitals, governmental bodies and universities. Under the Exclusive Agreement, EVL will also provide technical support and warranty services in respect of the products and will collaborate with the Group on the development of new Sterilisation LED products.

Shareholders' approval for the Proposed Business Diversification was obtained on 16 July 2026, and the Company incorporated wholly-owned subsidiaries to undertake the New Business Segment on 22 June 2026 and 28 July 2026, respectively.

During 1H2026, the Group's activities in respect of the New Business Segment were preparatory and pre-commercial in nature. These comprised market studies and business development activities, including the engagement of professional consultants to support market research, brand development and marketing strategy, and work on product stock keeping units, pricing strategy and design specifications.

The Group believes that the increased emphasis by the general public on indoor environmental quality, health and wellbeing has contributed to greater public awareness of hygiene and infection control measures. These developments may support demand for Sterilisation LED-based sanitation solutions among consumers seeking to improve hygiene standards in homes and personal environments. The Group intends to capitalise on this trend by targeting the retail consumer market with innovative Sterilisation LED products that promote cleaner and healthier living spaces.

Looking ahead

Over the next reporting period and the next twelve months, the Board's priorities are to complete the Proposed Disposal and implement the balance of the Proposed Transactions in accordance with the mandates approved by Shareholders, to maintain disciplined control of the Group's corporate and administrative costs, and to progress the establishment of the New Business Segment. The Group will continue to evaluate new investment and business opportunities on their merits. Shareholders and potential investors are advised to exercise caution when dealing in the Shares of the Company and to refer to the Company's announcements for further updates as and when they are released.

19.6 Dividend information

If a decision regarding dividend has been made: -

(a) Whether an interim (final) ordinary dividend has been declared (recommended); and

No dividend has been declared or recommended for 1H2026.

(b) (i) Amount per share (RM'sen)

Not applicable.

(ii) Previous corresponding period (RM'sen)

Not applicable. No dividend has been declared or recommended for the previous corresponding period.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

(d) The date the dividend is payable

Not applicable.

(e) The date on which Registrable Transfers received by the Company (up to 5.00 p.m.) will be registered before entitlements to the dividend are determined.

Not applicable.

(f) **If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.**

There is no dividend declared or recommended for the current reporting period as the Group intends to conserve cash as working capital for the Company and to fund the project pipelines of the Group.

19.7 Interested person transactions ("IPTs")

The Group had obtained the approval from its shareholders on 24 April 2026 for the renewal of general mandate for recurring IPTs (the "**Recurring IPTs General Mandate**"). Please refer to the Company's circular to its shareholders dated 9 April 2026 for further details on the Recurring IPTs General Mandate.

Information on the IPTs entered into between the Group and the Interested Persons for the financial period ended 30 June 2026 are set out below:

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000)
Astaka Capital Sdn Bhd ("**ACSB**")	An associate of Tan Sri Malek	RM1,315,101(1)	-
AGP Properties	An associate of Tan Sri Malek	RM60,000,000(2)	-
Astaka Kimlun Sdn Bhd ("**AKSB**")	An associate of Tan Sri Malek	-	-(3) RM3,254,039(4)
Bukit Pelali Properties Sdn Bhd ("**BPPSB**")	An associate of Tan Sri Malek	-	RM342,542(5)
Tan Sri Malek	Controlling Shareholder	-	RM325,464(6)
DMR Holdings Sdn Bhd ("**DMR Holdings**")	An associate of Tan Sri Malek	RM1,914,260(7)	-
Seaview Holdings Sdn Bhd ("**SHSB**")	An associate of Tan Sri Malek	-	RM600,000(8)
Sukma Consortium Sdn Bhd	An associate of Tan Sri Malek	-	-(9)

Notes:

(1) On 15 January 2025, ACSB and KIASB (collectively, the "**AKSB Shareholders**") entered into a shareholders' loan agreement (the "**AKSB Shareholders' Loan**") with the Company's 51%-owned indirect subsidiary, AKSB, pursuant to which, the AKSB Shareholders extended an unsecured loan to AKSB in the principal amount not exceeding RM170,000,000 at a fixed interest rate of eight (8)% per annum, based on their respective shareholding proportions in AKSB, whereby ACSB holds 51% and KIASB holds the remaining 49% ("**AKSB Shareholding**

Proportions"), on the terms and subject to the conditions set out in the shareholders' loan agreement.

AKSB shall repay the AKSB Shareholders' Loan, together with the interest accrued thereon, to the AKSB Shareholders in proportion to the amount contributed by each AKSB Shareholder and their AKSB Shareholding Proportions, on the third (3rd) anniversary of the following dates, being the respective dates on which the AKSB Shareholders' Loan was advanced by the AKSB Shareholders. The AKSB Shareholders shall have the right at any time jointly make a demand for the repayment of any amounts outstanding under the AKSB Shareholders' Loan, including all the interest accrued thereon. Any such demand shall be made jointly by the AKSB Shareholders in writing and subject to the AKSB Shareholders giving 30 days' notice to AKSB ("**AKSB Shareholders' Loan Repayment Notice**") and the confirmation of resource availability by AKSB. AKSB shall repay all amounts outstanding under the AKSB Shareholders' Loan within 30 days from the date of issuance of the AKSB Shareholders' Loan Repayment Notice.

Pursuant to Rule 909(2) of the Catalist Rules, in the case of a joint venture, the value of the transaction includes the equity participation, shareholders' loans and guarantees to be given by the entity at risk.

On 30 June 2025, APSB and SHSB had undertaken and completed share subscription exercise involving (a) the subscription of an additional 2,900 ordinary shares in ACSB by APSB and (b) the subscription of an additional 7,100 ordinary shares in ACSB by SHSB (the "**Share Subscription Exercise**"). As a result of the Share Subscription Exercise, based on the Company effective shareholding interest of 24.99% in AKSB (held through ACSB), the revised aggregate total amount at risk to the Company in relation to the AKSB Shareholders' Loan has been reduced from approximately RM54,829,080 to RM53,061,807, being the revised proportion of the loan to be extended by ACSB to AKSB. After the Share Subscription Exercise, the remaining post-Share Subscription aggregate amount at risk to the Company in relation to the AKSB Shareholders' Loan is RM42,454,561. Please refer to the Company's announcement on the Share Subscription Exercise dated 11 August 2025 for further details.

As at 30 June 2026, AKSB has drawn down an aggregate loan of approximately RM31,850,000.00 from KIASB and RM33,150,000.00 from ACSB. For avoidance of doubt, the drawdown amount of RM33,150,000 from ACSB includes the drawdown amount from the post-Share Subscription Exercise. The value of the interested person transaction relating to the interest incurred is RM1,315,101 as at 30 June 2026.

The Company had obtained the approval from its shareholders on 10 April 2025 for the entry into the AKSB Shareholders' Loan as an interested person transaction under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 19 March 2025 for further details.

(2) On 25 May 2026, the Company, through its 99.99%-owned subsidiary, Astaka Padu Limited ("**APL**"), entered into a conditional share ales and purchase agreement (the "**SPA**") with AGP Properties for the disposal of 100% of the total number of issued shares in APSB Group (the "**Disposal Shares**") held by APL to AGP Properties for a total consideration of RM60.0 million, to be satisfied partly in cash and partly by way of a set-off arrangement (the "**Proposed Disposal**"), subject to the fulfilment of the conditions precedent under the SPA.

Subsequently, the Company's shareholders approved the Proposed Disposal as an interested person transaction under Chapter 9 of the Catalist Rules at the EGM held on 16 July 2026. The Proposed Disposal is expected to be completed in early September 2026. Please refer to the Company's circular to its shareholders dated 24 June 2026 for further details.

(3) A project management agreement (the "**PMA**") between AKSB and APSB was entered on 13 November 2024. The project management fees (the lower of (a) 3.00% of the actual price payable by end-purchaser(s) to AKSB for the purchase of the property comprised in the Project after deducting any cash discounts, rebates and promotional incentives (including move-in bonus and renovation package) granted or offered to such end-purchaser(s) by AKSB (the "**Net**

Sale Price") or (b) 3.00% of the minimum target net gross development value of the Project (being RM600,000,000)) (the "**Management Fee**") is payable by AKSB to APSB under the PMA. Subsequently, the Company had obtained the approval from its shareholders on 10 April 2025 for the entry into the PMA as an interested person transaction under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 19 March 2025 for further details. The general mandate for interested person transactions, which includes, inter alia, the proposed project management services, was renewed at the Company's Annual General Meeting on 28 April 2025. Accordingly, APSB charged Management Fee of RM67,351 to AKSB based on the Net Sale Price as at 30 June 2026. Please refer to the Company's announcement dated 9 July 2025 for further details.

(4) A project sales and marketing agreement (the "**PSMA**") between AKSB and APSB was entered on 13 November 2024. The sales commission (which fees are inclusive of incentives payable under any buyer-get-buyer referral scheme, and sales incentive or commissions payable by APSB to third-party property agents or any other parties appointed by APSB in the provision on the services under the PSMA) (the "**Sales Commission**") is payable by AKSB to APSB under the PSMA. Subsequently, the Company had obtained the approval from its shareholders on 10 April 2025 for the entry into the PSMA as an interested person transaction under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 19 March 2025 for further details. The general mandate for interested person transactions, which includes, inter alia, the proposed marketing services, was renewed at the Company's Annual General Meeting on 24 April 2026. Accordingly, APSB charged a Sales Commission of RM3,254,039 to ASKB as at 30 June 2026.

(5) APSB had seconded certain employees who do not have any active roles or job responsibilities in APSB to BPPSB to meet BPPSB's operational requirements.

(6) This comprises the rental payable by BPPSB to Tan Sri Malek, for the rental of lands by BPPSB. The rental agreement entered into pertains to the period from April 2026 to March 2028. The amount incurred is RM325,464 as at 30 June 2026.

(7) The subsidiaries of the Company, APSB, BPPSB, ACSB have entered into certain IPTs with DMR Holdings, comprising the following:

i. Pursuant to the loan agreement dated 17 June 2020 (as supplemented by the supplemental letter agreement dated 3 November 2020), DMR Holdings had extended an unsecured loan to APSB with a principal sum not exceeding RM60,000,000 (the "**DMR APSB Loan Agreement**") bearing a fixed interest rate of eight (8)% per annum and repayable within one (1) year (unless automatically extended) or on demand, subject to the confirmation of resource availability by APSB. The Company had obtained the approval from its shareholders on 28 October 2020 for the entry into the DMR APSB Loan Agreement as an interested person transaction under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 9 October 2020 for further details. As at 30 June 2026, RM24,488,460 remains drawn down under the DMR APSB Loan Agreement. The value of the interested person transaction relates to the interest incurred is RM881,712 as at 30 June 2026

ii. On 23 June 2023, DMR Holdings had extended unsecured loans in aggregate principal sum of RM120,000,000, which comprises of (a) RM60,000,000 to BPPSB (the "**DMR BPPSB Loan Agreement**"), and (b) RM60,000,000 to ACSB (the "**DMR ACSB Loan Agreement**"), each bearing a fixed interest rate of eight (8)% per annum and repayable within one (1) year (unless automatically extended) or on demand, subject to the confirmation of resource availability by BPPSB or ACSB respectively. The Company had obtained the approval from its shareholders on 25 August 2023 for the entry into the DMR BPPSB Loan Agreement and DMR ACSB Loan Agreement as interested person transactions under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 10 August 2023 for further details. As at 30 June 2026, RM4,500,000 remains drawn down under the DMR BPPSB Loan Agreement and RM22,500,000 remains drawn down under the DMR ACSB Loan

Agreement. The value of the interested person transaction relates to the interest incurred is RM1,032,548 as at 30 June 2026.

(8) A tenancy agreement (the "**Tenancy Agreement**") between SHSB and AKSB have been entered on 13 November 2024 for the rental by AKSB from SHSB of sales gallery constructed by SHSB. Subsequently, the Company had obtained the approval from its shareholders on 10 April 2025 for the entry into the Tenancy Agreement as an interested person transaction under Chapter 9 of the Catalist Rules. Please refer to the Company's circular to its shareholders dated 19 March 2025 for further details. SHSB charged the rental of RM600,000 to AKSB as at 30 June 2026.

(9) This comprises the rental payable by APSB, to Sukma Consortium Sdn Bhd, an associate of Dato' Malek, for the rental of office premises by APSB. The rental agreement entered into pertains to the period from September 2024 to August 2027. The amount incurred is RM123,000.

19.8 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1)

The Company has received undertakings from all its Directors and executive officers in the format as set out in Appendix 7H under Rule 720(1) of the Catalist Rules.

19.9 Negative confirmation pursuant to Catalist Rule 705(5)

On behalf of the Board, we, the undersigned, hereby confirm that, to the best of our knowledge that nothing has come to the attention of the Board which may render the unaudited condensed interim financial statements for the six months ended 30 June 2026 to be false or misleading in any material aspect.

20 Disclosure on Acquisitions and Realisation of Shares pursuant to Catalist Rule 706(A)

On 20 January 2026, ACSB, a subsidiary of the APSB Group, incorporated Astaka Amora Sdn Bhd ("**AASB**") as a wholly-owned subsidiary of ACSB with issued and paid up capital of RM100, comprising 100 ordinary shares. AASB forms part of the disposal group and is principally engaged in property and real estate development in Malaysia.

On 22 June 2026, the Company had incorporated a wholly-owned subsidiary in Singapore, SOL Tech (S) Pte. Ltd. ("**SOL Tech Singapore**"), with an issued and paid-up share capital of S$100 comprising 100 ordinary shares. The principal activities of SOL Singapore is to undertake the Group's New Business Segment, which includes the marketing, sale, trading and distribution of the Sterilisation LED products, the sale and distribution of other health-tech related products of a similar nature to Sterilisation LED products and the provision of other related and ancillary services or activities in connection or which complements with the foregoing business and activities in the Sterilisation LED Business.

The incorporation of AASB and SOL Singapore were funded through internal resources and is not expected to have any material effect on the consolidated net tangible assets per share and earnings per share of the Company and the Group for the financial year ending 31 December 2026.

Save as disclosed, there were no other acquisition or realisation of shares by the Company during the financial period ended 30 June 2026 which requires disclosure pursuant to Rule 706A of the Catalist Rules.

On behalf of the Board of Directors

Lai Kuan Loong, Victor	**Khong Chung Lun**
Non-Executive Chairman and Independent Director	**Executive Director and Chief Executive Officer**

By Order of the Board

Khong Chung Lun
Executive Director and Chief Executive Officer

13 August 2026

This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "**Sponsor**").

This announcement has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.

The contact person for the Sponsor is Ms Audrey Mok (Telephone: +65 6232 3210) at 1 Robinson Road, #21-01 AIA Tower, Singapore 048542.
