Quarterly rpt on consolidated results for the financial period ended 30 Jun 2025

GUOCOLAND (MALAYSIA) BERHAD

Financial Year End	30 Jun 2025
Quarter	4 Qtr
Quarterly report for the financial period ended	30 Jun 2025
The figures	have not been audited

Attachments

Q4 2025 Results.pdf
1.6 MB

Default Currency | Other Currency

Currency: **Malaysian Ringgit (MYR)**

SUMMARY OF KEY FINANCIAL INFORMATION
30 Jun 2025

		INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
		CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
		30 Jun 2025	30 Jun 2024	30 Jun 2025	30 Jun 2024
		MYR'000	MYR'000	MYR'000	MYR'000
1	Revenue	124,036	109,542	434,162	437,274
2	Profit/(loss) before tax	13,062	57,779	39,917	77,760
3	Profit/(loss) for the period	7,919	54,501	25,359	68,488
4	Profit/(loss) attributable to ordinary equity holders of the parent	6,601	53,456	18,708	66,472
5	Basic earnings/(loss) per share (Subunit)	0.99	7.98	2.79	9.92
6	Proposed/Declared dividend per share (Subunit)	0.00	2.00	0.00	2.00
		AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
7	Net assets per share attributable to ordinary equity holders of the parent	2.0842		2.0767	

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit. Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent

United Kingdom	Pound	Pence

Company Name	GUOCOLAND (MALAYSIA) BERHAD
Stock Name	GUOCO
Date Announced	27 Aug 2025
Category	Financial Results
Reference Number	FRA-27082025-00039

GuocoLand (Malaysia) Berhad (192001000022 (300-K))
A Member of the Hong Leong Group

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 30 JUNE 2025

The figures have not been audited

CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	3 months ended		Year-to-date ended	
	30.06.2025	**30.06.2024**	**30.06.2025**	**30.06.2024**
	RM'000	**RM'000** (Restated)	**RM'000**	**RM'000** (Restated)
Revenue	124,036	109,542	434,162	437,274
Cost of sales	(85,516)	(86,098)	(308,680)	(339,263)
Gross profit	38,520	23,444	125,482	98,011
Selling and marketing expenses	(1,491)	(2,180)	(6,253)	(6,881)
Administrative expenses	(17,056)	(15,951)	(60,754)	(59,792)
Other net income	309	55,667	5,563	58,709
Profit from operations	20,282	60,980	64,038	90,047
Finance income	2,385	1,413	5,996	4,141
Finance costs	(9,000)	(7,968)	(34,860)	(27,271)
Share of results of associates and joint ventures	(605)	3,354	4,743	10,843
Profit before tax	13,062	57,779	39,917	77,760
Taxation	(5,143)	(3,278)	(14,558)	(9,272)
Profit for the period/year	**7,919**	**54,501**	**25,359**	**68,488**
Profit attributable to:				
Owners of the parent	6,601	53,456	18,708	66,472
Non-controlling interests	1,318	1,045	6,651	2,016
Profit for the period/year	**7,919**	**54,501**	**25,359**	**68,488**
Profit per share attributable to owners of the parent:				
a) Basic (sen)	0.985	7.981	2.793	9.924
b) Diluted (sen)	0.985	7.981	2.793	9.924

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 30 JUNE 2025

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	3 months ended		Year-to-date ended	
	30.06.2025	**30.06.2024**	**30.06.2025**	**30.06.2024**
	RM'000	**RM'000** (Restated)	**RM'000**	**RM'000** (Restated)
Profit for the period/year, representing total comprehensive income for the period/year	**7,919**	**54,501**	**25,359**	**68,488**
Total comprehensive income attributable to:				
Owners of the parent	6,601	53,456	18,708	66,472
Non-controlling interests	1,318	1,045	6,651	2,016
Total comprehensive income for the period/year	**7,919**	**54,501**	**25,359**	**68,488**

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 30 JUNE 2025

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2025

	Unaudited As at 30.06.2025 RM'000	Audited As at 30.06.2024 RM'000 (Restated)
Non-current assets		
Property, plant and equipment	290,807	297,641
Right-of-use assets	604	1,213
Investment properties	1,094,300	1,087,263
Inventories	148,914	148,914
Investments in associates	81,239	81,159
Investments in joint ventures	127,131	146,016
Other non-current assets	2,500	3,000
Goodwill	1,258	2,521
Deferred tax assets	24,159	22,009
	1,770,912	1,789,736
Current assets		
Inventories	588,131	631,222
Biological assets	616	405
Trade and other receivables	82,806	86,105
Contract assets	48,391	157,249
Contract cost assets	30,472	42,008
Other current assets	3,493	1,742
Tax recoverable	2,191	440
Cash and cash equivalents	144,464	128,059
	900,564	1,047,230
TOTAL ASSETS	2,671,476	2,836,966

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025 (cont'd)

	Unaudited As at 30.06.2025 RM'000	Audited As at 30.06.2024 RM'000 (Restated)
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	385,318	385,318
Reserves	1,034,758	1,029,475
Equity funds	1,420,076	1,414,793
Shares held by ESS Trust	(23,856)	(23,883)
	1,396,220	1,390,910
Non-controlling interests	452,473	451,627
TOTAL EQUITY	1,848,693	1,842,537
Non-current liabilities		
Trade and other payables	9,936	10,041
Loans and borrowings	473,202	524,003
Lease liabilities	177	633
Deferred tax liabilities	29,941	30,148
	513,256	564,825
Current liabilities		
Trade and other payables	238,126	207,760
Contract liabilities	952	10,318
Loans and borrowings	69,412	204,198
Lease liabilities	459	604
Tax payable	578	6,724
	309,527	429,604
TOTAL LIABILITIES	822,783	994,429
TOTAL EQUITY AND LIABILITIES	2,671,476	2,836,966
Net assets per share attributable to ordinary owners of the parent (RM)	2.0842	2.0767

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	← Attributable to owners of the parent →								
	← Non-Distributable →					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	Merger reserve RM'000	Exchange reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Current year-to-date									
At 1 July 2024	385,318	(23,883)	(24,028)	-	27	1,041,415	1,378,849	71,498	1,450,347
Effects of prior year restatements	-	-	-	-	-	12,061	12,061	380,129	392,190
At 1 July 2024 (Restated)	385,318	(23,883)	(24,028)	-	27	1,053,476	1,390,910	451,627	1,842,537
Total comprehensive income for the year	-	-	-	-	-	18,708	18,708	6,651	25,359
ESS exercised	-	27	-	-	-	(27)	-	-	-
Dividend paid	-	-	-	-	-	(13,398)	(13,398)	(5,805)	(19,203)
As At 30 June 2025	385,318	(23,856)	(24,028)	-	27	1,058,759	1,396,220	452,473	1,848,693

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025 (cont'd)

	← Attributable to owners of the parent →								
	← Non-Distributable →					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	Merger reserve RM'000	Exchange reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Preceding year									
At 1 July 2023	385,318	(23,883)	(24,028)	106	27	1,000,296	1,337,836	76,250	1,414,086
Total comprehensive income for the year	-	-	-	-	-	66,472	66,472	2,016	68,488
Transfer of exchange reserve to retained profits	-	-	-	(106)	-	106	-	-	-
Effects of an associate becoming a subsidiary	-	-	-	-	-	-	-	379,514	379,514
Dividend paid	-	-	-	-	-	(13,398)	(13,398)	(6,153)	(19,551)
As At 30 June 2024	385,318	(23,883)	(24,028)	-	27	1,053,476	1,390,910	451,627	1,842,537

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

	Year-to-date ended	
	30.06.2025	**30.06.2024**
	RM'000	**RM'000**
		(Restated)
Cash flows from operating activities		
Profit before tax	**39,917**	**77,760**
Adjustments for:		
Allowance for impairment on trade and other receivables	1,225	171
Bad debts written off	55	-
Depreciation of property, plant and equipment	8,584	9,071
Depreciation of right-of-use assets	609	2,143
Gain on disposal of plant, property and equipment	(373)	-
Gain on fair value of biological assets	(194)	(136)
Impairment loss on inventories	4,776	-
Interest expense	34,860	27,271
Interest income	(5,996)	(4,141)
Loss on remeasurement of previously held equity interest	-	90,450
Gain on bargain purchase	-	(138,640)
Gain on elimination of right-of-use asset and lease liability	-	(797)
Net gain on fair value adjustments of investment properties	(2,517)	(3,689)
Realisation of goodwill	1,263	1,377
Share of results of associates and joint ventures	(4,743)	(10,843)
Unrealised (loss)/profit arising from transactions with joint ventures and associates	(1,452)	155
Operating profit before working capital changes	76,014	50,152
Working capital changes:		
Inventories	38,298	91,408
Trade and other receivables	1,073	3,868
Contract assets	108,858	(32,874)
Contract cost assets	11,536	3,864
Trade and other payables	30,372	17,462
Contract liabilities	(9,366)	(2,172)
Associates and joint ventures balances	(348)	971
Related company balances	(68)	12
Cash flow generated from operations	256,369	132,691
Interest received	268	233
Interest paid	(34,110)	(26,554)
Interest paid on lease liabilities	(750)	(717)
Tax paid	(24,812)	(13,040)
Net cash flows generated from operating activities	196,965	92,613

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025 (cont'd)

	Year-to-date ended	
	30.06.2025	**30.06.2024**
	RM'000	**RM'000**
		(Restated)
Cash flows from investing activities		
Acquisitions of property, plant and equipment	(5,926)	(971)
Additions in investment properties	(437)	(33)
Dividend income from associate	-	(467)
Dividend income from joint ventures	25,000	-
Interest received	5,728	3,908
Proceeds from disposal of plant and equipment	466	5
Cash consideration paid for additional interest	-	(31,862)
Cash and cash equivalents acquired from subsidiary	-	65,182
Net cash flows generated from investing activities	24,831	35,762
Cash flows from financing activities		
Bank borrowings drawdown	71,536	86,444
Repayment of bank borrowings	(257,123)	(234,534)
Repayment of principal portion of lease liabilities	(601)	(1,882)
Dividend paid to non-controlling interest	(5,805)	(6,153)
Dividend paid to shareholders of the company	(13,398)	(13,398)
Net cash flow used in financing activities	(205,391)	(169,523)
Net increase/(decrease) in cash and cash equivalents	16,405	(41,148)
Cash and cash equivalents at beginning of the financial year	128,059	169,207
Cash and cash equivalents at end of the financial year	144,464	128,059

Cash and cash equivalents comprise the following:

	30.06.2025	**30.06.2024**
	RM'000	**RM'000**
		(Restated)
Deposits, cash and bank balances	144,464	128,059

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

NOTES

1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2024 ("FY2024"). The notes attached to the interim financial report provide an explanation of significant events and transactions that contributed to the changes in the financial position and performance of the Group since FY2024.

The accounting policies and presentation adopted for this Unaudited Condensed Consolidated Interim Financial Information are mainly consistent with those of the Group's audited financial statements for FY2024.

The standards, amendments to MFRSs and interpretations that are issued but not yet effective up to the date of issuance of the Group's and of the Company's financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

Effective for financial periods beginning on or after 1 January 2025:

Amendments to MFRS 121	Lack of Exchangeability

Effective for financial periods beginning on or after 1 January 2026:

Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 9	Financial Instruments
Amendments to MFRS 9 and MFRS 7	Classification and Measurement of Financial Instruments
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity
Amendments to MFRS 10	Consolidated Financial Statements
Amendments to MFRS 107	Statement of Cash Flows

Effective for financial periods beginning on or after 1 January 2027:

MFRS 18	Presentation and Disclosure in Financial Statements
MFRS 19	Subsidiaries without Public Accountability Disclosures

Effective date deferred to a date to be determined by MASB:

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The adoption of the above is not expected to have significant impact on the financial statements to the Group.

1. Basis of preparation (cont'd)

Prior year adjustment

In the financial year ended 30 June 2024, the Group subscribed to 102,779,550 new rights units in an associate, Tower Real Estate Investment Trust ("Tower REIT"), pursuant to its Rights Issue, for a total subscription amount of RM31,861,661 on 28 May 2024. Following the subscription, the Group's effective interest in Tower REIT increased from 21.66% to 33.32%.

During the current year audit, the auditors informed that following their technical reassessment of the Group's treatment of Tower REIT as an associate in the Group's accounts, they are of the opinion that it is appropriate to treat Tower REIT as a subsidiary pursuant to the criteria set out in MFRS 10 Consolidated Financial Statements. This was conceded to and accordingly the consolidated accounts of the Group have been restated to treat Tower REIT as a subsidiary in the financial year ended 30 June 2024.

Based on the reassessment, the investment in Tower REIT previously recognised as an associate and accounted for using the equity method, has been reclassified as a subsidiary and consolidated with effect from 28 May 2024. The comparative figures have been restated to reflect the derecognition of the associate and the effects of the business combination and consolidation of Tower REIT from that date.

1. Basis of preparation (cont'd)

(i) Reconciliation of statement of profit or loss

	3 months ended 30 June 2024			Year-to-date ended 30 June 2024		
	As previously reported	Effects of prior year restatements	Restated	As previously reported	Effects of prior year restatements	Restated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	106,408	3,134	109,542	434,140	3,134	437,274
Cost of sales	(85,276)	(822)	(86,098)	(338,441)	(822)	(339,263)
Gross profit	21,132	2,312	23,444	95,699	2,312	98,011
Selling and marketing expenses	(2,180)	-	(2,180)	(6,881)	-	(6,881)
Administrative expenses	(15,306)	(645)	(15,951)	(59,147)	(645)	(59,792)
Other net income	43,639	12,028	55,667	46,681	12,028	58,709
Profit from operations	47,285	13,695	60,980	76,352	13,695	90,047
Finance income	1,332	81	1,413	4,060	81	4,141
Finance costs	(7,068)	(900)	(7,968)	(26,371)	(900)	(27,271)
Share of results of associates and joint ventures	3,554	(200)	3,354	11,043	(200)	10,843
Profit before tax	45,103	12,676	57,779	65,084	12,676	77,760
Taxation	(3,278)	-	(3,278)	(9,272)	-	(9,272)
Profit for the period/year	**41,825**	**12,676**	**54,501**	**55,812**	**12,676**	**68,488**
Profit attributable to:						
Owners of the parent	41,395	12,061	53,456	54,411	12,061	66,472
Non-controlling interests	430	615	1,045	1,401	615	2,016
Profit for the period/year	**41,825**	**12,676**	**54,501**	**55,812**	**12,676**	**68,488**
Profit per share attributable to owners of the parent:						
a) Basic (sen)	6.180		7.981	8.124		9.924
b) Diluted (sen)	6.180		7.981	8.124		9.924

1. Basis of preparation (cont'd)

(i) Reconciliation of statement of profit or loss (cont'd)

	Immediate preceeding quarter					
	3 months ended 31 March 2025			Year-to-date ended 31 March 2025		
	As previously reported	Effects of prior year restatements	Restated	As previously reported	Effects of prior year restatements	Restated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	88,426	8,143	96,569	284,292	25,834	310,126
Cost of sales	(69,114)	(4,157)	(73,271)	(210,565)	(12,599)	(223,164)
Gross profit	19,312	3,986	23,298	73,727	13,235	86,962
Selling and marketing expenses	(1,446)	-	(1,446)	(4,762)	-	(4,762)
Administrative expenses	(14,213)	421	(13,792)	(44,104)	406	(43,698)
Other net income	1,996	355	2,351	4,867	387	5,254
Profit from operations	5,649	4,762	10,411	29,728	14,028	43,756
Finance income	1,487	86	1,573	3,019	592	3,611
Finance costs	(6,082)	(2,818)	(8,900)	(17,716)	(8,144)	(25,860)
Share of results of associates and joint ventures	2,861	(677)	2,184	7,465	(2,117)	5,348
Profit before tax	3,915	1,353	5,268	22,496	4,359	26,855
Taxation	(2,117)	-	(2,117)	(9,415)	-	(9,415)
Profit for the period/year	**1,798**	**1,353**	**3,151**	**13,081**	**4,359**	**17,440**
Profit attributable to:						
Owners of the parent	1,798	-	1,798	11,984	123	12,107
Non-controlling interests	-	1,353	1,353	1,097	4,236	5,333
Profit for the period/year	**1,798**	**1,353**	**3,151**	**13,081**	**4,359**	**17,440**
Profit per share attributable to owners of the parent:						
a) Basic (sen)	0.268		0.268	1.789		1.807
b) Diluted (sen)	0.268		0.268	1.789		1.807

1. Basis of preparation (cont'd)

(ii) Reconciliation of statement of financial position

	As at 30 June 2024		
	As previously reported	Effects of prior year restatements	Restated
	RM'000	RM'000	RM'000
Non-current assets			
Property, plant and equipment	292,716	4,925	297,641
Right-of-use assets	14,492	(13,279)	1,213
Investment properties	285,263	802,000	1,087,263
Inventories	148,914	-	148,914
Investments in associates	259,862	(178,703)	81,159
Investments in joint ventures	146,016	-	146,016
Other non-current assets	3,000	-	3,000
Goodwill	2,521	-	2,521
Deferred tax assets	22,009	-	22,009
	1,174,793	614,943	1,789,736
Current assets			
Inventories	631,222	-	631,222
Biological assets	405	-	405
Trade and other receivables	82,258	3,847	86,105
Contract assets	157,249	-	157,249
Contract cost assets	42,008	-	42,008
Other current assets	1,742	-	1,742
Tax recoverable	440	-	440
Cash and cash equivalents	101,213	26,846	128,059
	1,016,537	30,693	1,047,230
TOTAL ASSETS	2,191,330	645,636	2,836,966

1. Basis of preparation (cont'd)

(ii) Reconciliation of statement of financial position (cont'd)

	As at 30 June 2024		
	As previously reported	Effects of prior year restatements	Restated
	RM'000	RM'000	RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	385,318	-	385,318
Reserves	1,017,414	12,061	1,029,475
Equity funds	1,402,732	12,061	1,414,793
Shares held by ESS Trust	(23,883)	-	(23,883)
	1,378,849	12,061	1,390,910
Non-controlling interests	71,498	380,129	451,627
TOTAL EQUITY	1,450,347	392,190	1,842,537
Non-current liabilities			
Trade and other payables	1,936	8,105	10,041
Loans and borrowings	291,691	232,312	524,003
Lease liabilities	13,212	(12,579)	633
Deferred tax liabilities	12,857	17,291	30,148
	319,696	245,129	564,825
Current liabilities			
Trade and other payables	197,930	9,830	207,760
Contract liabilities	10,318	-	10,318
Loans and borrowings	204,198	-	204,198
Lease liabilities	2,117	(1,513)	604
Tax payable	6,724	-	6,724
	421,287	8,317	429,604
TOTAL LIABILITIES	740,983	253,446	994,429
TOTAL EQUITY AND LIABILITIES	2,191,330	645,636	2,836,966
Net assets per share attributable to ordinary owners of the parent (RM)	2.0587		2.0767

The figures have not been audited

2. Qualification of audit report of the preceding annual financial statements

The audit report for the preceding annual financial statements was not subject to any qualification.

3. Seasonality or cyclicality of interim operations

The Group's interim operations were not materially affected by any seasonal or cyclical factors for the current quarter under review.

4. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence

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

5. Changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years

There were no changes in estimates of amounts reported in prior financial years that have had a material effect in the current financial year.

6. Issues, repurchases and repayments of debt and equity securities

There were no additional shares purchased by the trust set up for the Executive Share Scheme ("ESS Trust") during the current financial period under review. As at reporting date, a total of 30,544,067 shares of the Company were held by the ESS Trust.

On 5 March 2025, the Company has granted 102,100 ordinary shares to the Managing Director of the Company pursuant to the Company's Executive Share Scheme 2022. The 102,100 free ordinary shares will be vested in 3 tranches up to 31 January 2027. During the financial year, 34,033 ordinary shares were vested and transferred.

Save as detailed above, there were no other issues, repurchases and repayments of debts and equity securities during the current financial year.

7. Dividend paid

During the financial year ended 30 June 2025, a final dividend of 2 sen per ordinary share amounting to RM13.4 million in respect of financial year 2024 was paid on 2 October 2024.

The figures have not been audited

8. Segmental reporting

The Group's segmental report is as follows:

Financial Year Ended 30.06.2025

	Property development RM'000	Property investment RM'000	Hotel RM'000	Plantations RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External sales	308,454	55,102	52,531	12,223	5,852	-	434,162
Inter-segment sales	-	53	-	-	24,156	(24,209)	-
Total revenue	308,454	55,155	52,531	12,223	30,008	(24,209)	434,162
Results							
Profit from operations	42,839	28,057	(406)	6,586	127,948	(140,986)	64,038
Finance income	3,540	1,169	123	429	5,481	(4,746)	5,996
Finance costs	(7,477)	(17,853)	(6,197)	(1)	(8,395)	5,063	(34,860)
Share of results of associates	(208)	-	-	790	-	-	582
Share of results of joint ventures	4,161	-	-	-	-	-	4,161
Taxation	(9,837)	(728)	(30)	(1,695)	(2,268)	-	(14,558)
Profit/(loss) for the year	33,018	10,645	(6,510)	6,109	122,766	(140,669)	25,359

Segmental reporting by geographical location has not been prepared as the Group's operations are substantially carried out in Malaysia.

9. Valuations of property, plant and equipment and investment properties

The valuations of property, plant and equipment and investment properties were adjusted during the financial year as per Note 16 which was determined based on valuation reports by accredited independent valuers.

10. Material subsequent events not reflected in the financial statements

There were no material subsequent events not reflected in the financial statements.

11. Changes in the composition of the Group

There were no changes in the composition of the Group during the quarter under review, including business combinations, acquisition or disposal of subsidiaries and long-term investments, and restructuring other than as mentioned below:

Ace Acres Sdn Bhd, an indirect wholly-owned subsidiary of the Company, was placed under member's voluntary winding up on 15 April 2025.

12. Review of performance

(a) Performance of the current quarter against the immediate preceding year's corresponding quarter.

For the current quarter under review, the Group recorded revenue of RM124.0 million and profit before tax of RM13.1 million, as compared to revenue of RM109.5 million and profit before tax of RM57.8 million in the corresponding quarter of the previous financial year. The increase in revenue was mainly attributable to the consolidation of Tower REIT following its reclassification from an associate to a subsidiary with effect from 28 May 2024, as well as higher contributions from the property development division, primarily driven by the Emerald 9 project in Cheras.

The Group's profit before tax decreased mainly due to the absence of a one-off net gain of RM48.2 million recorded in the corresponding quarter of the previous financial year, which arose from the recognition of Tower REIT from an associate to a subsidiary. The decline was further impacted by provision of RM5.5 million by a wholly-owned subsidiary, GLM Emerald Hills (Cheras) Sdn Bhd, in relation to an arbitration award issued in favour of Barisan Performa Sdn Bhd. This impact was partially offset by higher profit recognition from Emerald 9 project.

(b) Performance of the current financial year against the preceding financial year

The Group recorded revenue of RM434.2 million and profit before tax of RM39.9 million for the current financial year, compared to revenue of RM437.3 million and profit before tax of RM77.8 million in the preceding financial year. The lower revenue was mainly attributable by the lower contributions from the property development division, arising from the completion of the North Tower of the Emerald Hills project in Cheras during the current financial year. This was partially offset by the consolidation of Tower REIT following its reclassification from an associate to a subsidiary with effect from 28 May 2024.

The Group's profit before tax decreased mainly due to the absence of a one-off net gain of RM48.2 million which arose from the recognition of Tower REIT from an associate to a subsidiary and the provision of RM5.5 million as mentioned above.

Nevertheless, the negative impact from the above was partially mitigated by the improved performance of the plantation division due to higher CPO prices and property investment division which is supported by increased average rental rates and improved cost management at DC Mall.

13. Material change in profit before tax for the current quarter compared with the immediate preceding quarter

The Group recorded a profit before tax of RM13.1 million for the current quarter, compared to RM5.3 million in the immediate preceding quarter. The increase in profit was primarily due to higher contributions from the property development division, from the Emerald 9 project in current quarter.

14. Prospects

External trade uncertainties and anticipated increases in construction costs are expected to continue to exert pressure on developers' margins.

In response, the Group will remain focused on the timely completion of ongoing development projects and sale of completed inventories, while maintaining disciplined financial management of borrowings. Concurrently, various cost control measures will be implemented to mitigate margin pressures.

The Group is actively implementing initiatives to maximise the value of its existing landbank. Plans for future developments are in progress to expand into industrial townships to capture long-term growth opportunities, while continuing to identify and acquire land bank to expand its project development portfolio.

Barring any unforeseen circumstances, the Group expects to maintain its performance in the coming financial year.

15. Profit forecast/Profit guarantee

Not applicable.

16. Profit before tax

Included in profit for the financial period/year:

	3 months ended		Year-to-date	
	30.06.2025 RM'000	30.06.2024 RM'000 (Restated)	30.06.2025 RM'000	30.06.2024 RM'000 (Restated)
Depreciation of property, plant and equipment	2,194	1,978	8,584	9,071
Depreciation of right-of-use assets	138	466	609	2,143
Gain on disposal of plant, property and equipment	(373)	-	(373)	-
Gain on fair value of biological assets	(340)	(181)	(194)	(136)
Impairment loss on inventories	4,776	-	4,776	-
Loss on remeasurement of previously held equity interest *	-	90,450	-	90,450
Gain on bargain purchase **	-	(138,640)	-	(138,640)
Gain on elimination of right-of-use asset and lease liability	-	(797)	-	(797)
Net gain on fair value adjustments of investment properties	(2,517)	(3,689)	(2,517)	(3,689)
Realisation of goodwill	459	459	1,263	1,377
Allowance for impairment on trade and other receivables	785	302	1,225	171

* This represents the difference between the carrying value and fair value of the 21.66% equity interest held prior to the Rights Issue in Tower REIT in connection with Note 1.

** This represents the difference between the carrying value and the share of net asset of Tower REIT of the 33.32% equity interest in connection with Note 1.

Other than the above items, there was no gain or loss on disposal of investment properties, impairment of other assets and other exceptional items for the financial year ended 30 June 2025.

The figures have not been audited

17. Taxation

Taxation comprises:

	3 months ended		Year-to-date	
	30.06.2025 RM'000	30.06.2024 RM'000 (Restated)	30.06.2025 RM'000	30.06.2024 RM'000 (Restated)
Current income tax:				
- Malaysian income tax	9,450	10,403	16,600	17,994
- Under/(Over)provision for preceding quarter/year	4,312	1,858	(979)	378
	13,762	12,261	15,621	18,372
Deferred tax:				
- Relating to origination and reversal of temporary differences	(1,655)	(7,351)	(744)	(7,432)
- Overprovision for preceding quarter/year	(6,964)	(1,632)	(319)	(1,668)
	(8,619)	(8,983)	(1,063)	(9,100)
Taxation	5,143	3,278	14,558	9,272

The Group's effective tax rate for the current quarter and financial year were higher than the statutory tax rate is mainly due to certain expenses being not deductible for tax purposes and losses incurred by certain subsidiaries which were not available to set off against taxable profits in other companies within the Group.

18. Corporate proposals

The Company had on 10 March 2025, lodged the proposed establishment of a medium term notes programme of RM500.0 million in nominal value ("MTN Programme") for the issuance of medium term notes ("MTN") with the Securities Commission Malaysia ("SC") pursuant to the SC's Guidelines on Unlisted Capital Market Products.

The MTN Programme provides the Company with the flexibility to issue unsecured, rated and/or unrated MTNs, including Sustainability MTNs, from time to time, subject to the aggregate outstanding nominal amount not exceeding RM500.0 million at any point in time.

On 18 June 2025, the Company completed the first issuance of RM50.0 million in nominal value under the MTN programme.

Save as detailed above, there is no other outstanding corporate proposal announced but not completed as at the date of this report.

19. Group's borrowings and debt securities

Particulars of the Group's borrowings as at 30 June 2025 are as follows:

	RM'000
Short-term borrowings	
Secured	19,412
Unsecured	50,000
	69,412
Long-term borrowings	
Secured	473,202
Total borrowings	542,614

The above borrowings are all denominated in Ringgit Malaysia.

20. Changes in material litigation

Barisan Performa Sdn Bhd ("the Claimant") was appointed by GLM Emerald Hills (Cheras) Sdn Bhd ("GLM Emerald Hills"), a wholly-owned subsidiary of the Company, as contractor to carry out site clearance, earthwork and other related works on a parcel of land. The contract was subsequently terminated. GLM Emerald Hills maintains that the termination was by mutual agreement, whereas the Claimant alleged that it was an unlawful repudiation by GLM Emerald Hills.

On 16 June 2025, the Arbitrator awarded the Claimant RM6,360,847.45, comprising RM1,238,300.35 for work done and materials left on site, and RM5,122,547.10 for loss of profit due to alleged unlawful repudiation. The award also included interest at 5% per annum on RM6,360,847.45 from the date the sums were due until full settlement, and incidental costs of RM414,487.94.

GLM Emerald Hills is currently seeking legal advice on the next course of action, including the possibility of setting aside the arbitration award.

The figures have not been audited

21. Dividend

The Board does not recommend any interim dividend for the financial year ended 30 June 2025.

22. Profit per share

Basic EPS

The basic profit per share are calculated based on the net profit attributable to ordinary shareholders for the financial year divided by the weighted average number of ordinary shares:

	3 months ended		Year-to-date ended	
	30.06.2025	30.06.2024 (Restated)	30.06.2025	30.06.2024 (Restated)
Net profit attributable to ordinary shareholders for the financial period/year (RM'000)	6,601	53,456	18,708	66,472
Weighted average number of shares ('000)	669,880	669,880	669,880	669,880
Basic profit per share (sen)	0.985	7.981	2.793	9.924

Diluted EPS

The Group has no dilution in its EPS for the financial year under review as there are no dilutive potential ordinary shares.

23. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 30 June 2024 was not subject to any qualification.

By Order of the Board
GuocoLand (Malaysia) Berhad

CHIN MIN YANN
LEE SOW YEANG
Company Secretaries

Kuala Lumpur
27 August 2025