

Quarterly rpt on consolidated results for the financial period ended 31 Mar 2026

GUOCOLAND (MALAYSIA) BERHAD

Financial Year End	30 Jun 2026
Quarter	3 Qtr
Quarterly report for the financial period ended	31 Mar 2026
The figures	have not been audited

Attachments

 [Q3 2026 Results.pdf](#)
529.9 kB

Default Currency	Other Currency
-------------------------	-----------------------

Currency: Malaysian Ringgit (MYR)

SUMMARY OF KEY FINANCIAL INFORMATION 31 Mar 2026

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025
	MYR'000	MYR'000	MYR'000	MYR'000
1 Revenue	151,773	96,569	425,305	310,126
2 Profit/(loss) before tax	-3,529	5,304	18,998	26,855
3 Profit/(loss) for the period	-3,765	3,187	13,374	17,440
4 Profit/(loss) attributable to ordinary equity holders of the parent	-6,208	1,834	6,558	12,107
5 Basic earnings/(loss) per share (Subunit)	-0.93	0.27	0.98	1.81
6 Proposed/Declared dividend per share (Subunit)	0.00	0.00	0.00	0.00
	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	2.0741		2.0844	

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

 **Announcement Info**

Company Name	GUOCOLAND (MALAYSIA) BERHAD
Stock Name	GUOCO
Date Announced	07 May 2026
Category	Financial Results
Reference Number	FRA-07052026-00002

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

**CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026**

	3 months ended		Period-to-date ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
		(Restated)		(Restated)
Revenue	151,773	96,569	425,305	310,126
Cost of sales	(130,139)	(73,271)	(344,008)	(223,164)
Gross profit	21,634	23,298	81,297	86,962
Selling and marketing expenses	(1,243)	(1,446)	(3,630)	(4,762)
Administrative expenses	(14,963)	(13,915)	(42,774)	(43,698)
Other net operating (expenses)/income	(5,997)	2,351	(2,658)	5,254
(Loss)/Profit from operations	(569)	10,288	32,235	43,756
Finance income	1,794	1,573	3,971	3,611
Finance costs	(6,277)	(8,741)	(19,300)	(25,860)
Share of results of associates and joint ventures	1,523	2,184	2,092	5,348
(Loss)/Profit before tax	(3,529)	5,304	18,998	26,855
Taxation	(236)	(2,117)	(5,624)	(9,415)
(Loss)/Profit for the period	(3,765)	3,187	13,374	17,440
(Loss)/Profit attributable to:				
Owners of the parent	(6,208)	1,834	6,558	12,107
Non-controlling interests	2,443	1,353	6,816	5,333
(Loss)/Profit for the period	(3,765)	3,187	13,374	17,440
(Loss)/Profit per share attributable to owners of the parent:				
a) Basic (sen)	(0.927)	0.274	0.979	1.807
b) Diluted (sen)	(0.927)	0.274	0.979	1.807

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026

	3 months ended		Period-to-date ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
		(Restated)		(Restated)
(Loss)/Profit for the period, representing total comprehensive (loss)/income for the period	(3,765)	3,187	13,374	17,440
Total comprehensive (loss)/income attributable to:				
Owners of the parent	(6,208)	1,834	6,558	12,107
Non-controlling interests	2,443	1,353	6,816	5,333
Total comprehensive (loss)/income for the period	(3,765)	3,187	13,374	17,440

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER
ENDED 31 MARCH 2026

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026

	Unaudited	Audited
	As at	As at
	31.03.2026	30.06.2025
	RM'000	RM'000
Non-current assets		
Property, plant and equipment	286,196	290,807
Right-of-use assets	284	604
Investment properties	1,094,300	1,094,300
Inventories	151,400	148,914
Investments in associates	81,396	81,239
Investments in joint ventures	131,976	127,131
Other non-current assets	2,333	2,500
Goodwill	340	1,258
Deferred tax assets	23,467	24,159
	<u>1,771,692</u>	<u>1,770,912</u>
Current assets		
Inventories	511,944	587,798
Biological assets	334	616
Trade and other receivables	108,732	86,288
Contract assets	75,162	48,391
Contract cost assets	26,583	30,472
Other current assets	3,779	3,493
Tax recoverable	10,313	620
Other investment	1,400	-
Cash and cash equivalents	212,041	142,669
	<u>950,288</u>	<u>900,347</u>
TOTAL ASSETS	<u>2,721,980</u>	<u>2,671,259</u>

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER
ENDED 31 MARCH 2026

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2026 (cont'd)

	Unaudited	Audited
	As at	As at
	31.03.2026	30.06.2025
	RM'000	RM'000
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	385,318	385,318
Reserves	1,028,067	1,034,928
Equity funds	1,413,385	1,420,246
Shares held by ESS Trust	(23,829)	(23,856)
	1,389,556	1,396,390
Non-controlling interests	457,850	452,344
TOTAL EQUITY	1,847,406	1,848,734
Non-current liabilities		
Trade and other payables	5,378	9,940
Loans and borrowings	446,456	473,202
Lease liabilities	177	173
Deferred tax liabilities	29,368	29,941
	481,379	513,256
Current liabilities		
Trade and other payables	234,036	237,042
Contract liabilities	28,209	925
Loans and borrowings	128,000	69,412
Lease liabilities	154	459
Tax payable	2,796	1,431
	393,195	309,269
TOTAL LIABILITIES	874,574	822,525
TOTAL EQUITY AND LIABILITIES	2,721,980	2,671,259
Net assets per share attributable to ordinary owners of the parent (RM)	2.0741	2.0844

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026**

	← Attributable to owners of the parent →					Retained profits	Total	Non-controlling interests	Total equity
	← Non-Distributable →		→ Distributable						
	Share capital	Shares held by ESS Trust	ESS reserve	Merger reserve	Other reserve	RM'000	RM'000	RM'000	RM'000
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Current period-to-date									
At 1 July 2025	385,318	(23,856)	10	(24,028)	27	1,058,919	1,396,390	452,344	1,848,734
Total comprehensive income for the period	-	-	-	-	-	6,558	6,558	6,816	13,374
Shares granted under ESS	-	-	6	-	-	-	6	-	6
Shares vested under ESS	-	27	(27)	-	-	-	-	-	-
Dividend paid	-	-	-	-	-	(13,398)	(13,398)	(1,310)	(14,708)
As At 31 March 2026	385,318	(23,829)	(11)	(24,028)	27	1,052,079	1,389,556	457,850	1,847,406

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED
31 MARCH 2026

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026

	Period-to-date ended	
	31.03.2026 RM'000	31.03.2025 RM'000 (Restated)
Cash flows from operating activities		
Profit before tax	18,998	26,855
Adjustments for:		
Net provision of allowance for impairment on trade and other receivables	235	356
Bad debts written off	362	-
Depreciation of property, plant and equipment	6,615	6,390
Depreciation of right-of-use assets	414	471
Interest expense	19,300	25,860
Interest income	(3,971)	(3,611)
Loss on fair value of biological assets	282	146
Net gain on fair value adjustments of investment properties	-	(437)
Inventories written down	7,225	-
Realisation of goodwill	918	804
Share of results of associates and joint ventures	(2,092)	(5,348)
Shares granted under ESS	6	-
Unrealised gain arising from transactions with joint ventures and associates	(2,910)	(808)
Operating profit before working capital changes	<u>45,382</u>	<u>50,678</u>
Working capital changes:		
Inventories	66,143	9,440
Trade and other receivables	(23,402)	(29,755)
Contract assets	(26,771)	110,435
Contract cost assets	3,889	8,047
Trade and other payables	(41,115)	27,554
Contract liabilities	27,284	7,668
Associates and joint ventures balances	308	(647)
Related company balances	(66)	(76)
Cash flow generated from operations	<u>51,652</u>	<u>183,344</u>
Interest received	-	239
Interest paid	(19,286)	(25,817)
Interest paid on lease liabilities	(14)	(43)
Tax paid	(13,833)	(12,280)
Net cash flows generated from operating activities	<u>18,519</u>	<u>145,443</u>

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED
31 MARCH 2026

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026 (cont'd)

	Period-to-date ended	
	31.03.2026	31.03.2025
	RM'000	RM'000
		(Restated)
Cash flows from investing activities		
Acquisitions of property, plant and equipment	(2,004)	(5,040)
Additions in other investment	(1,400)	-
Dividend income from joint ventures	-	21,618
Interest received	3,971	3,372
Net cash flows generated from investing activities	<u>567</u>	<u>19,950</u>
Cash flows from/(for) financing activities		
Bank borrowings drawdown	95,500	181,657
Repayment of bank borrowings	(30,205)	(218,010)
Repayment of principal portion of lease liabilities	(301)	(460)
Dividend paid to non-controlling interest	(1,310)	(5,205)
Dividend paid to shareholders of the company	(13,398)	(13,398)
Net cash flow generated from/(used in) financing activities	<u>50,286</u>	<u>(55,416)</u>
Net increase in cash and cash equivalents	69,372	109,977
Cash and cash equivalents at beginning of the financial period	142,669	128,059
Cash and cash equivalents at end of the financial period	<u>212,041</u>	<u>238,036</u>
Cash and cash equivalents comprise the following:		
	31.03.2026	31.03.2025
	RM'000	RM'000
		(Restated)
Deposits, cash and bank balances	<u>212,041</u>	<u>238,036</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2025 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31
MARCH 2026

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 2025 (“FY2025”). 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 FY2025.

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 FY2025.

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 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
Amendments to MFRS 19	Subsidiaries without Public Accountability Disclosures
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency

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.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31
MARCH 2026

The figures have not been audited

1. Basis of preparation (cont'd)

Prior year adjustment

On 28 May 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. Following the subscription, the Group’s effective interest in Tower REIT increased from 21.66% to 33.32%. In accordance with MFRS 10 Consolidated Financial Statements, the Group has reassessed and concluded that it controls Tower REIT as its effective interest is significant. As a result, the Group has reclassified its investment in Tower REIT from an associate to a subsidiary.

Accordingly, 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.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

1. Basis of preparation (cont'd)

(i) Reconciliation of statement of profit or loss

	3 months ended 31 March 2025			Period-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)	298	(13,915)	(44,104)	406	(43,698)
Other net income	1,996	355	2,351	4,867	387	5,254
Profit from operations	5,649	4,639	10,288	29,728	14,028	43,756
Finance income	1,487	86	1,573	3,019	592	3,611
Finance costs	(6,082)	(2,659)	(8,741)	(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	1,389	5,304	22,496	4,359	26,855
Taxation	(2,117)	-	(2,117)	(9,415)	-	(9,415)
Profit for the period	1,798	1,389	3,187	13,081	4,359	17,440
Profit attributable to:						
Owners of the parent	1,798	36	1,834	11,984	123	12,107
Non-controlling interests	-	1,353	1,353	1,097	4,236	5,333
Profit for the period	1,798	1,389	3,187	13,081	4,359	17,440
Profit per share attributable to owners of the parent:						
a) Basic (sen)	0.268		0.274	1.789		1.807
b) Diluted (sen)	0.268		0.274	1.789		1.807

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED
31 MARCH 2026

The figures have not been audited

1. Basis of preparation (cont'd)

(ii) Reconciliation of statement of financial position

	As at 31 March 2025		
	As previously reported RM'000	Effects of prior year restatements RM'000	Restated RM'000
Non-current assets			
Property, plant and equipment	288,113	8,178	296,291
Right-of-use assets	12,779	(12,037)	742
Investment properties	285,700	802,000	1,087,700
Inventories	148,914	-	148,914
Investments in associates	259,580	(178,220)	81,360
Investments in joint ventures	130,353	-	130,353
Other non-current assets	2,750	-	2,750
Goodwill	1,717	-	1,717
Deferred tax assets	19,762	-	19,762
	<u>1,149,668</u>	<u>619,921</u>	<u>1,769,589</u>
Current assets			
Inventories	621,782	-	621,782
Biological assets	259	-	259
Trade and other receivables	110,097	5,152	115,249
Contract assets	46,814	-	46,814
Contract cost assets	33,961	-	33,961
Other current assets	2,870	-	2,870
Tax recoverable	856	-	856
Cash and cash equivalents	213,504	24,532	238,036
	<u>1,030,143</u>	<u>29,684</u>	<u>1,059,827</u>
TOTAL ASSETS	<u>2,179,811</u>	<u>649,605</u>	<u>2,829,416</u>

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED
31 MARCH 2026

The figures have not been audited

1. Basis of preparation (cont'd)

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

	As at 31 March 2025		
	As previously reported RM'000	Effects of prior year restatements RM'000	Restated RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	385,318	-	385,318
Reserves	1,016,000	12,184	1,028,184
Equity funds	1,401,318	12,184	1,413,502
Shares held by ESS Trust	(23,883)	-	(23,883)
	1,377,435	12,184	1,389,619
Non-controlling interests	72,595	379,160	451,755
TOTAL EQUITY	1,450,030	391,344	1,841,374
Non-current liabilities			
Trade and other payables	1,347	8,030	9,377
Loans and borrowings	287,732	168,076	455,808
Lease liabilities	11,589	(11,418)	171
Deferred tax liabilities	12,587	17,291	29,878
	313,255	181,979	495,234
Current liabilities			
Trade and other payables	222,276	13,000	235,276
Contract liabilities	17,986	438	18,424
Loans and borrowings	171,804	64,400	236,204
Lease liabilities	2,162	(1,556)	606
Tax payable	2,298	-	2,298
	416,526	76,282	492,808
TOTAL LIABILITIES	729,781	258,261	988,042
TOTAL EQUITY AND LIABILITIES	2,179,811	649,605	2,829,416
Net assets per share attributable to ordinary owners of the parent (RM)	2.0562		2.0743

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

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 cyclicity 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 period ended 31 March 2026.

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

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

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 30,510,034 shares of the Company were held by the ESS Trust.

During the financial period, 34,033 ordinary shares were vested and transferred. The remaining outstanding 34,034 ordinary shares were lapsed following the resignation of the grantee on 1 February 2026.

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

7. Dividend paid

During the financial period ended 31 March 2026, a final dividend of 2 sen per ordinary share amounted to RM13.4 million in respect of FY2025 was paid on 12 November 2025.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

8. Segmental reporting

The Group's segmental report is as follows:

Financial Period Ended 31.03.2026

	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	322,293	43,606	45,023	8,335	6,048	-	425,305
Inter-segment sales	-	1,660	-	-	15,463	(17,123)	-
Total revenue	322,293	45,266	45,023	8,335	21,511	(17,123)	425,305
Results							
Profit from operations	12,354	20,452	1,845	3,841	(352)	(5,905)	32,235
Finance income	2,060	856	122	390	5,679	(5,136)	3,971
Finance costs	(3,921)	(11,261)	(4,229)	(1)	(3,896)	4,008	(19,300)
Share of results of associates	(582)	-	-	132	-	-	(450)
Share of results of joint ventures	2,542	-	-	-	-	-	2,542
Taxation	(1,900)	(613)	(29)	(1,094)	(1,988)	-	(5,624)
Profit/(loss) for the period	10,553	9,434	(2,291)	3,268	(557)	(7,033)	13,374

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 brought forward without any amendments from the previous annual financial statements.

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 current quarter under review, including business combinations, acquisition or disposal of subsidiaries and long-term investments, and restructuring, other than as mentioned below:

Corebright Property Management Co Sdn Bhd and Corebright Management Sdn Bhd, both wholly-owned subsidiaries of GLM, were dissolved by member's voluntary liquidation on 4 February 2026 and 20 February 2026 respectively.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31
MARCH 2026

The figures have not been audited

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 RM151.8 million, representing an increase of RM55.2 million or 57.2% from RM96.6 million in the corresponding quarter of the preceding year. The higher revenue was mainly driven by the Emerald 9 projects in Cheras, which continued to register robust sales and progressive construction billings, as well as higher unit sales recorded at Oval KL and DC Residensi.

The Group recorded a loss before tax of RM3.5 million for the current quarter, compared to a profit before tax of RM5.3 million in the corresponding quarter of the preceding year. The decline was mainly attributable to the inventory write-down of RM7.2 million relating to PJ City, the additional rebates offered under the new sales packages, as well as the higher revenue mix from the affordable segment of the Emerald 9 project in Cheras, resulted in lower profit margin in the current quarter. In contrast, the profit contribution in the corresponding quarter of the preceding year was mainly derived from the higher-margin Emerald Hills project which delivered its vacant possession in corresponding quarter of preceding year.

- (b) Performance of the current financial period against the preceding year's financial period

The Group recorded revenue of RM425.3 million, RM115.2 million or 37.1% higher than the RM310.1 million in the preceding financial period. The increase in revenue was mainly driven by the property development division, arising from the ongoing Emerald 9 projects. This was partially offset by the absence of revenue recognised in the preceding financial period following the completion of the North Tower of the Emerald Hills project in Cheras. In addition, the hotel division recorded higher revenue in the current financial period, mainly attributable to better overall performance of both Rooms and Food and Beverage divisions in the hotel.

The Group's profit before tax decreased by RM7.9 million to RM19.0 million, compared to RM26.9 million recorded in the preceding financial period. The decline was mainly attributable to the inventory write-down of RM7.2 million relating to PJ City. In addition, the lower profit contribution from the Emerald 9 project in Cheras, as explained above, coupled with the further provision made for the litigation case involving Barisan Proforma, as disclosed in Note 20 below, also contributed to the lower profit before tax recorded in the current financial period. In comparison, the profit contribution in the corresponding period of the preceding year was mainly derived from the higher-margin Emerald Hills project.

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

The Group recorded a loss before tax of RM3.5 million for the current quarter, compared to a profit before tax of RM10.8 million in the immediate preceding quarter. The pre-tax loss for the current quarter was mainly attributable to the one-off inventory write-down of RM7.2 million relating to PJ City. Meanwhile, the additional rebates offered under the new sales packages for the Emerald 9 project also resulted in a lower profit margin during the current quarter.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

14. Prospects

The current Middle East conflicts have started to pose inflationary pressures on construction and operational costs and business confidence. The Group is continuously monitoring and assessing the impact with the view to implement timely mitigation measures.

The Group remains focused on the timely completion of ongoing development projects and sales efforts of completed inventories to enhance cash flow and enable capital redeployment into future developments.

15. Profit forecast/Profit guarantee

Not applicable.

16. (Loss)/Profit before tax

Included in (loss)/profit for the financial period:

	3 months ended		Period-to-date	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
		(Restated)		(Restated)
Depreciation of property, plant and equipment	2,224	2,158	6,615	6,390
Depreciation of right-of-use assets	118	156	414	471
Loss/(gain) on fair value of biological assets	21	(24)	282	146
Net gain on fair value adjustments of investment properties	-	-	-	(437)
Inventories written down	7,225	-	7,225	-
Realisation of goodwill	574	460	918	804
Bad debts written off	-	-	362	-
Net (reversal)/provision of allowance for impairment on trade and other receivables	(128)	(374)	235	356

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 period ended 31 March 2026.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

17. Taxation

Taxation comprises:

	3 months ended		Period-to-date	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
		(Restated)		(Restated)
Current income tax:				
- Malaysian income tax	853	1,677	5,696	7,150
- Over provision for prior financial period	(10)	(11)	(192)	(5,291)
	<u>843</u>	<u>1,666</u>	<u>5,504</u>	<u>1,859</u>
Deferred tax:				
- Relating to origination and reversal of temporary differences	(575)	1,130	499	911
- (Over)/Under provision for prior financial period	(32)	(679)	(379)	6,645
	<u>(607)</u>	<u>451</u>	<u>120</u>	<u>7,556</u>
Taxation	<u>236</u>	<u>2,117</u>	<u>5,624</u>	<u>9,415</u>

The Group's effective tax rate for the current quarter and financial period 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 3 February 2026 received a letter from its controlling shareholder, GLL (Malaysia) Pte Ltd ("GLLM"), notifying the Company of its intention to privatise the Company via a selective capital reduction and repayment exercise pursuant to Section 116 of the Companies Act, 2016 ("Proposal Letter") ("Proposed Privatisation").

The Proposed Privatisation entails a selective capital reduction and a corresponding capital repayment of a proposed cash amount of RM1.10 for each share in the Company held by all shareholders of the Company (other than GLLM) whose names appear in the Record of Depositors of the Company as at the close of business on an entitlement date to be determined and announced later by the Board.

On 26 March 2026, the Board (save for the Interested Directors) deliberated on the contents of the Proposal Letter after taking into consideration the advice of the Independent Advisor and had resolved to table the special resolution to the disinterested shareholders at the forthcoming Extraordinary General Meeting scheduled on 29 May 2026. The circular to shareholders in relation to the Proposed Privatisation and Independent Advice Letter to the non-interested directors and entitled shareholders were dispatched to the shareholders of the Company on 30 April 2026.

The Proposed Privatisation remains in progress as of 7 May 2026.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

19. Group's borrowings and debt securities

Particulars of the Group's borrowings as at 31 March 2026 are as follows:

	RM'000
Short-term borrowings	
Secured	58,000
Unsecured	70,000
	<u>128,000</u>
Long-term borrowings	
Secured	446,456
Total borrowings	<u>574,456</u>

The above borrowings are all denominated in Ringgit Malaysia.

20. Changes in material litigation

Barisan Performa Sdn Bhd ("Claimant") was appointed by GLM Emerald Hills (Cheras) Sdn Bhd ("GLM Emerald Hills"), a wholly-owned subsidiary of our Company, as contractor to perform site clearance, earthwork and other related works on a parcel of land. The contract was subsequently terminated. GLEH maintained that the parties had mutually agreed to terminate the contract. However, the Claimant claimed that GLEH had repudiated the contract.

On 16 June 2025, an Arbitration Award was issued whereby the Arbitrator awarded and directed GLEH to pay the Claimant a sum of RM6,360,847.45 (comprising payment for work done by the Claimant and materials left on the work site of RM1,238,300.35 and loss of profit due to unlawful repudiation of the contract of RM5,122,547.10), interest of 5% per annum on RM6,360,847.45 from the date the sums were due to the date full payment is received, and incidental costs totalling RM414,487.94 ("Arbitration Award").

GLEH filed an application to set aside the Arbitration Award at the High Court on 8 September 2025. The setting aside application was heard together with the Claimant's application to enforce the Arbitration Award on 23 January 2026. On 29 January 2026, the Kuala Lumpur High Court ordered that GLEH's setting aside application is allowed and that the Claimant's application to enforce the Arbitration Award is dismissed.

The Claimant filed appeals against both decisions and the appeals are currently pending at the Court of Appeal.

21. Dividend

The Board does not recommend any interim dividend for the financial period ended 31 March 2026.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2026

The figures have not been audited

22. Profit per share

Basic EPS

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

	3 months ended		Period-to-date ended	
	31.03.2026	31.03.2025 (Restated)	31.03.2026	31.03.2025 (Restated)
Net (loss)/profit attributable to ordinary shareholders for the financial period (RM'000)	<u>(6,208)</u>	<u>1,834</u>	<u>6,558</u>	<u>12,107</u>
Weighted average number of shares ('000)	<u>669,948</u>	<u>669,880</u>	<u>669,948</u>	<u>669,880</u>
Basic profit per share (sen)	<u>(0.927)</u>	<u>0.274</u>	<u>0.979</u>	<u>1.807</u>

Diluted EPS

The Group has no dilution in its EPS for the financial period 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 2025 was not subject to any qualification.

By Order of the Board
GuocoLand (Malaysia) Berhad

CHIN MIN YANN
LEE SOW YEANG
Company Secretaries

Kuala Lumpur
7 May 2026