



**TELADAN GROUP BERHAD**

(Registration No.: 201901004975 (1314302-V))

Incorporated in Malaysia

**INTERIM FINANCIAL REPORT  
FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED  
30 JUNE 2025**

**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED 30 JUNE  
2025<sup>(1)</sup>**

|   | Note | INDIVIDUAL QUARTER   |  | CUMULATIVE QUARTER   |   |
|---|------|--|--|--|---|
|   |      | UNAUDITED<br>Current Year<br>Quarter<br>30.06.2025<br>RM'000 | UNAUDITED<br>Preceding<br>Year<br>Corresponding<br>Quarter<br>30.06.2024<br>RM'000 | UNAUDITED<br>Current<br>Year-To-Date<br>30.06.2025<br>RM'000 | UNAUDITED<br>Preceding<br>Year<br>Corresponding<br>Period<br>30.06.2024<br>RM'000 |
| Revenue   |      | 67,179   | 78,242   | 132,730  | 153,574   |
| Cost of sales   |      | (52,882)   | (64,889)   | (102,515)  | (126,518)   |
| <b>Gross profit ("GP")</b>  |      | 14,297   | 13,353   | 30,215   | 27,056  |
| Other operating income  |      | 1,620  | 450  | 2,144  | 1,203   |
| Other operating expenses  |      | (806)  | (618)  | (1,877)  | (1,755)   |
| Administrative expenses   |      | (5,322)  | (5,273)  | (9,974)  | (9,720)   |
| Finance costs   |      | (1,707)  | (1,147)  | (3,407)  | (2,080)   |
| <b>Profit before tax ("PBT")</b>  | B12  | 8,082  | 6,765  | 17,101   | 14,704  |
| Tax expense   | B5   | (1,544)  | (2,128)  | (4,079)  | (4,493)   |
| <b>Profit after tax ("PAT")</b>   |      | 6,538  | 4,637  | 13,022   | 10,211  |
| <b>Net profit/(loss),<br/>representing total<br/>comprehensive<br/>income/(loss) attributable<br/>to:</b> |      |  |  |  |   |
| - Equity holders of the<br>Company  |      | 6,538  | 4,637  | 13,022   | 10,212  |
| - Non-controlling interest  |      | -  | -  | -  | (1)   |
| <b>Earnings per share<br/>("EPS")</b>   |      |  |  |  |   |
| • Basic EPS (sen) <sup>(2)</sup>  | B10  | 0.79   | 0.57   | 1.59   | 1.26  |
| • Diluted EPS (sen) <sup>(3)</sup>  | B11  | 0.71   | 0.50   | 1.41   | 1.09  |

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED 30 JUNE  
2025<sup>(1)</sup> (CONT'D)**

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.
- (2) Basic earnings per share ("EPS") is calculated based on the Company's weighted average number of ordinary shares takes into account the weighted average effects of the conversion of warrants to ordinary shares during the financial period under review.
- (3) The calculation of diluted EPS has taken into consideration of the adjustment of weighted average number of ordinary shares in issue during the period for the dilutive effect of all potential ordinary shares.

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**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025<sup>(1)</sup>**

|   | <b>UNAUDITED</b>                       | <b>AUDITED</b>                         |
|---|--|--|
|   | <b>As at<br/>30.06.2025<br/>RM'000</b> | <b>As at<br/>31.12.2024<br/>RM'000</b> |
| <b>ASSETS</b>   |  |  |
| <b>Non-current assets</b>                             |  |  |
| Property, plant and equipment                         | 33,557                                 | 33,792                                 |
| Investment properties                                 | 1,077                                  | 1,097                                  |
| Right-of-use assets                                   | 1,852                                  | 1,691                                  |
| Inventories   | 225,297                                | 266,113                                |
| Other receivables                                     | 8,687                                  | 8,695                                  |
| Deferred tax assets                                   | 1,960                                  | 2,645                                  |
| <b>Total non-current assets</b>                       | <b>272,430</b>                         | <b>314,033</b>                         |
| <b>Current Assets</b>                                 |  |  |
| Inventories   | 510,097                                | 471,914                                |
| Trade and other receivables                           | 57,661                                 | 55,085                                 |
| Contract assets                                       | 28,708                                 | 57,206                                 |
| Contract cost assets                                  | 40,743                                 | 37,416                                 |
| Current tax assets                                    | 155                                    | 489                                    |
| Short-term funds and deposits, cash and bank balances | 52,161                                 | 53,372                                 |
| <b>Total current assets</b>                           | <b>689,525</b>                         | <b>675,482</b>                         |
| <b>TOTAL ASSETS</b>                                   | <b>961,955</b>                         | <b>989,515</b>                         |
| <b>EQUITY AND LIABILITIES</b>                         |  |  |
| <b>Equity</b>   |  |  |
| Share capital   | 415,478                                | 401,625                                |
| Treasury shares                                       | (9,627)                                | -                                      |
| Merger reserve  | (318,369)                              | (318,369)                              |
| Retained earnings                                     | 476,249                                | 463,227                                |
| <b>TOTAL EQUITY</b>                                   | <b>563,731</b>                         | <b>546,483</b>                         |
| <b>Liabilities</b>                                    |  |  |
| <b>Non-current liabilities</b>                        |  |  |
| Bank borrowings                                       | 231,252                                | 257,472                                |
| Lease liabilities                                     | 552                                    | 421                                    |
| Deferred tax liabilities                              | 683                                    | 683                                    |
| <b>Total non-current liabilities</b>                  | <b>232,487</b>                         | <b>258,576</b>                         |
| <b>Current liabilities</b>                            |  |  |
| Trade and other payables                              | 61,188                                 | 88,306                                 |
| Contract liabilities                                  | -                                      | 2,127                                  |
| Bank borrowings                                       | 100,338                                | 87,455                                 |
| Lease liabilities                                     | 414                                    | 477                                    |
| Current tax liabilities                               | 3,797                                  | 6,091                                  |
| <b>Total current liabilities</b>                      | <b>165,737</b>                         | <b>184,456</b>                         |
| <b>TOTAL LIABILITIES</b>                              | <b>398,224</b>                         | <b>443,032</b>                         |
| <b>TOTAL EQUITY AND LIABILITIES</b>                   | <b>961,955</b>                         | <b>989,515</b>                         |
| <b>NET ASSETS PER SHARE (RM)<sup>(2)</sup></b>        | <b>0.69</b>                            | <b>0.67</b>                            |

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS  
AT 30 JUNE 2025<sup>(1)</sup> (CONT'D)**

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statement of Financial Position are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.
- (2) Net assets per ordinary share is calculated based on the Company's weighted average number of ordinary shares of 820,770,750 (31 December 2024: 812,513,453).

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**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED 30 JUNE 2025<sup>(1)</sup>**

|  | Share capital<br>RM'000 | Treasury shares<br>RM'000 | Merger reserve<br>RM'000 | Retained earnings<br>RM'000 | Non-controlling interest<br>RM'000 | Total equity<br>RM'000 |
|--|-------------------------|---------------------------|--------------------------|-----------------------------|------------------------------------|------------------------|
| <b>Unaudited</b>   |                         |                           |                          |                             |                                    |                        |
| <b>Balance as at 1.1.2025</b>  | 401,625                 | -                         | (318,369)                | 463,227                     | -                                  | 546,483                |
| Total comprehensive income for the financial period                    | -                       | -                         | -                        | 13,022                      | -                                  | 13,022                 |
| Issuance of ordinary shares pursuant to conversion of warrant          | 13,853                  | -                         | -                        | -                           | -                                  | 13,853                 |
| Shares repurchased   | -                       | (9,627)                   | -                        | -                           | -                                  | (9,627)                |
| Total transactions with owners of the Company for the financial period | 13,853                  | (9,627)                   | -                        | -                           | -                                  | 4,226                  |
| <b>Balance as at 30.06.2025</b>  | <b>415,478</b>          | <b>(9,627)</b>            | <b>(318,369)</b>         | <b>476,249</b>              | <b>-</b>                           | <b>563,731</b>         |
| <b>Audited</b>   |                         |                           |                          |                             |                                    |                        |
| <b>Balance as at 1.1.2024</b>  | 399,325                 | -                         | (318,369)                | 438,669                     | 42                                 | 519,667                |
| Total comprehensive income/(loss) for the financial year               | -                       | -                         | -                        | 28,689                      | (1)                                | 28,688                 |
| Issuance of ordinary shares pursuant to conversion of warrant          | 2,300                   | -                         | -                        | -                           | -                                  | 2,300                  |
| Changes in ownership interest in a subsidiary                          | -                       | -                         | -                        | (59)                        | (41)                               | (100)                  |
| Dividends  | -                       | -                         | -                        | (4,072)                     | -                                  | (4,072)                |
| Total transactions with owners of the Company for the financial year   | 2,300                   | -                         | -                        | (4,131)                     | (41)                               | (1,872)                |
| <b>Balance as at 31.12.2024</b>  | <b>401,625</b>          | <b>-</b>                  | <b>(318,369)</b>         | <b>463,227</b>              | <b>-</b>                           | <b>546,483</b>         |

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Changes in Equity are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED 30 JUNE 2025<sup>(1)</sup>**

|   | <b>UNAUDITED</b>  | <b>UNAUDITED</b>     |
|---|-------------------|----------------------|
|   | <b>Current</b>    | <b>Preceding</b>     |
|   | <b>Year-</b>      | <b>Corresponding</b> |
|   | <b>To-Date</b>    | <b>Period</b>        |
|   | <b>30.06.2025</b> | <b>30.06.2024</b>    |
|   | <b>RM'000</b>     | <b>RM'000</b>        |
| <b>Cash Flows from Operating Activities</b>                   |                   |                      |
| <b>Profit before tax</b>                                      | <b>17,101</b>     | <b>14,704</b>        |
| Adjustments for:  |                   |                      |
| Depreciation of property, plant and equipment                 | 679               | 738                  |
| Depreciation of investment properties                         | 20                | -                    |
| Depreciation of right-of-use assets                           | 395               | 352                  |
| Interest expense  | 3,381             | 2,048                |
| Interest expense on lease liabilities                         | 26                | 32                   |
| Property, plant and equipment written off                     | 3                 | -                    |
| Interest income   | (633)             | (536)                |
| Net gain on disposal of property, plant and equipment         | (69)              | (49)                 |
| <b>Operating profit before working capital changes</b>        | <b>20,903</b>     | <b>17,289</b>        |
| <b>Change in working capital</b>                              |                   |                      |
| Inventories   | (29,087)          | (32,994)             |
| Trade and other receivables                                   | (2,567)           | 2,991                |
| Contract cost assets  | 46,855            | 36,552               |
| Contract assets/liabilities                                   | 26,371            | (35,952)             |
| Trade and other payables                                      | (22,988)          | 26,412               |
|   | 18,584            | (2,991)              |
| <b>Cash generated from operations</b>                         | <b>39,487</b>     | <b>14,298</b>        |
| Interest paid   | (3,357)           | (1,996)              |
| Interest received   | 633               | 536                  |
| Tax paid  | (5,391)           | (4,009)              |
| Tax refunded  | 37                | 12                   |
| <b>Net cash generated from operating activities</b>           | <b>31,409</b>     | <b>8,841</b>         |
| <b>Cash Flows from Investing Activities</b>                   |                   |                      |
| Purchase of property, plant and equipment                     | (603)             | (1,926)              |
| Uplift of fixed deposits                                      | 1,675             | 2,212                |
| Additions to inventories - land held for property development | (8,081)           | (5,101)              |
| Proceeds from disposal of property, plant and equipment       | 224               | 54                   |
| <b>Net cash used in investing activities</b>                  | <b>(6,785)</b>    | <b>(4,761)</b>       |

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE SECOND (2<sup>ND</sup>) QUARTER ENDED 30 JUNE 2025<sup>(1)</sup> (CONT'D)**

|  | <b>UNAUDITED</b>  | <b>UNAUDITED</b>     |
|--|-------------------|----------------------|
|  | <b>Current</b>    | <b>Preceding</b>     |
|  | <b>Year-</b>      | <b>Corresponding</b> |
|  | <b>To-Date</b>    | <b>Period</b>        |
|  | <b>30.06.2025</b> | <b>30.06.2024</b>    |
|  | <b>RM'000</b>     | <b>RM'000</b>        |
| <b>Cash Flows from Financing Activities</b>  |                   |                      |
| Interest paid  | (5,499)           | (6,981)              |
| Interest paid on lease liabilities   | (26)              | (32)                 |
| Net proceeds from issuance of ordinary shares  | 13,853            | 1,371                |
| Purchase of treasury shares  | (9,627)           | -                    |
| Drawdown of bank borrowings  | 18,000            | -                    |
| Payment of transaction costs on borrowings   | (63)              | (118)                |
| Lease payment made before lease commencement date  | (196)             | (263)                |
| Repayment of:  |                   |                      |
| - borrowings   | (40,310)          | (23,801)             |
| - lease liabilities  | (293)             | (269)                |
| <b>Net cash used in financing activities</b>   | <b>(24,161)</b>   | <b>(30,093)</b>      |
| <b>Net increase/(decrease) in cash and cash equivalents</b>                                  | <b>463</b>        | <b>(26,013)</b>      |
| <b>Cash and cash equivalents brought forward</b>   | <b>32,309</b>     | <b>61,657</b>        |
| <b>Cash and cash equivalents carried forward</b>   | <b>32,772</b>     | <b>35,644</b>        |
| <b>Cash and cash equivalents at the end of the financial period comprise the followings:</b> |                   |                      |
| Cash and bank balances   | 34,764            | 34,363               |
| Fixed deposits placed with licensed banks  | 17,393            | 17,910               |
| Short-term investment  | 4                 | 3,280                |
| Balance as stated in the Statement of Financial Position                                     | 52,161            | 55,553               |
| Less: Bank overdrafts  | (1,996)           | (1,998)              |
| Less: Fixed deposits pledged with licensed banks   | (17,393)          | (17,770)             |
| Less: Fixed deposits with maturity period of more than three months                          | -                 | (141)                |
| Balance for Statement of Cash Flows purposes   | 32,772            | 35,644               |

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Cash Flows are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to this interim financial report.

**PART A - EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING**

**A1. Basis of preparation**

The interim financial report of TELADAN GROUP BERHAD (“TG” or “the Company”) and its subsidiaries (“the Group”) are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) 134: *Interim Financial Reporting* and Paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

This interim financial report should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2024 and the accompanying notes attached to this interim financial report.

**A2. Summary of Material Accounting Policy Information**

The material accounting policy information and presentation adopted for the interim financial statements are consistent with those adopted as disclosed in the audited report and combined financial statements for the financial year ended 31 December 2024, except for the adoption of the following amendments to MFRSs relevant to the current operations of the Group:

- Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

The adoption of the above amendments to MFRSs does not have any material impact to the financial position and performance of the Group.

**A3. Auditors’ report on preceding annual financial statements**

The audited report and financial statements for the financial year ended 31 December 2024 was not subject to any qualification.

**A4. Seasonal or cyclical factors**

The business operations of the Group were not materially affected by seasonal and cyclical effects.

**A5. Unusual items affecting assets, liabilities, equity, net income or cash flows**

There were no material exceptional items during the current financial quarter under review.

**A6. Material changes in Accounting Estimates**

There were no material exceptional items during the current financial quarter under review.

**PART A - EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING (CONT’D)**

**A7. Debt and equity securities**

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current financial quarter except for the following:

Treasury shares:

During the current financial period, 6,305,000 ordinary shares were repurchased in the open market at an average price of RM0.95 per share. As at 30 June 2025, the number of treasury shares held was 10,019,000 ordinary shares.

Warrants:

During the current financial period, the Company issued 27,705,800 new ordinary shares for cash at RM13,852,900 pursuant to the exercise of warrants. As at 30 June 2025, the outstanding unexercised number of warrants was 204,723,297.

**A8. Dividends paid**

There were no dividends paid during the financial quarter under review.

**A9. Valuation of property, plant and equipment**

There was no valuation of the property, plant and equipment in the current financial quarter under review.

**A10. Material Subsequent Events**

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

**A11. Changes in the composition of the Group**

Save as disclosed in A7, there were no other material changes in the composition of the Group for the current financial quarter under review.

**A12. Contingent assets and contingent liabilities**

There were no contingent assets and contingent liabilities as at the date of this interim report.

**A13. Related party transactions**

The significant related party transaction of the Group for the financial period ended 30 June 2025 is as follows:

|  | <b>UNAUDITED<br/>RM'000</b> |
|--|-----------------------------|
| <b>Transaction with a company that director has interest:-</b> |                             |
| Provision of online investor relation services                 | <u>6</u>                    |

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of Performance**

**(a) Results for current quarter**

|         | <b>INDIVIDUAL QUARTER</b>                                     |   | <b>VARIANCE</b> |          |
|---------|---|---|-----------------|----------|
|         | <b>UNAUDITED<br/>3 months ended<br/>30.06.2025<br/>RM'000</b> | <b>UNAUDITED<br/>3 months ended<br/>30.06.2024<br/>RM'000</b> | <b>RM'000</b>   | <b>%</b> |
| Revenue | 67,179  | 78,242  | (11,063)        | (14.1)   |
| PBT     | 8,082   | 6,765   | 1,317           | 19.5     |

The Group recorded a revenue of RM67.18 million for the financial quarter ended 30 June 2025 (Q2 2025), representing a decrease of RM11.06 million or approximately 14.1% compared to RM78.24 million in the corresponding quarter of the previous financial year (Q2 2024). The revenue for the current quarter was primarily driven by ongoing development activities at Taman Bertam Heights Phase 2A and 1A, Taman Impiana Kesang Phase 2, and Taman Gapam Perdana Phase 1B.

The decline in revenue was mainly attributable to the completion of earlier phases, namely Taman Bertam Heights Phase 1B and Taman Impiana Kesang Phase 1, which resulted in lower revenue recognition during the quarter. Nevertheless, this impact was partially offset by increased contributions from the continued progress of Taman Bertam Heights Phase 2A, Taman Impiana Kesang Phase 2, and Taman Gapam Perdana Phase 1B.

Despite the contraction in revenue, the Group achieved a PBT of RM8.08 million in Q2 2025, marking an improvement of RM1.32 million or 19.5% compared to RM6.77 million recorded in Q2 2024. The increase in PBT was primarily driven by an improved gross profit margin, reflecting enhanced cost efficiencies and a favourable project mix during the quarter.

**(b) Results for financial year-to-date**

|         | <b>CUMULATIVE QUARTER</b>                                     |   | <b>VARIANCE</b> |          |
|---------|---|---|-----------------|----------|
|         | <b>UNAUDITED<br/>6 months ended<br/>30.06.2025<br/>RM'000</b> | <b>UNAUDITED<br/>6 months ended<br/>30.06.2024<br/>RM'000</b> | <b>RM'000</b>   | <b>%</b> |
| Revenue | 132,730   | 153,574   | (20,844)        | (13.57)  |
| PBT     | 17,101  | 14,704  | 2,397           | 16.30    |

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**(b) Results for financial year-to-date (Cont'd)**

The Group recorded a revenue of RM132.73 million for the six-month period ended 30 June 2025 (Q2 YTD 2025), reflecting a decrease of RM20.84 million or approximately 13.6% compared to RM153.57 million reported in the corresponding period of the previous financial year (Q2 YTD 2024). The decline in revenue was primarily due to the completion of several development phases, namely Taman Bertam Heights Phase 1B, Taman Impiana Kesang Phase 1, and Taman Desa Bertam Phase 4A, which led to lower revenue recognition during the period.

Nonetheless, the impact of these completions was partially mitigated by increased revenue contributions from ongoing projects, particularly Taman Bertam Heights Phase 2A, Taman Impiana Kesang Phase 2, and Taman Gapam Perdana Phase 1B, which continued to progress steadily throughout the first half of the financial year.

Despite the reduction in revenue, the Group registered a PBT of RM17.10 million for Q2 YTD 2025, representing an increase of RM2.40 million or 16.3% compared to RM14.70 million in Q2 YTD 2024. The improvement in PBT was mainly attributable to a higher gross profit margin achieved during the current period, underscoring the Group's effective cost management and favourable project mix. Continued progress in key residential phases is expected to support financial performance in the upcoming quarters.

**B2. Comparison with immediate preceding quarter's results**

|         | INDIVIDUAL QUARTER                                      |   | VARIANCE |         |
|---------|---|---|----------|---------|
|         | UNAUDITED<br>Current<br>Quarter<br>30.06.2025<br>RM'000 | UNAUDITED<br>Preceding<br>Quarter<br>31.03.2025<br>RM'000 | RM'000   | %       |
| Revenue | 67,179  | 65,551  | 1,628    | 2.48    |
| PBT     | 8,082   | 9,019   | (937)    | (10.39) |

The Group recorded revenue of RM67.18 million for the financial quarter ended 30 June 2025 (Q2 2025), representing an increase of RM1.63 million or approximately 2.5% compared to RM65.55 million reported in the preceding quarter ended 31 March 2025 (Q1 2025). The uplift in revenue was primarily driven by the completion of Taman Bertam Heights Phase 1A, alongside continued progress in key ongoing developments including Taman Impiana Kesang Phase 2, and Taman Gapam Perdana Phase 8 as well as the successful new launch of Taman Bertam Heights Phase 2A2, which contributed positively to sales momentum during the quarter.

Despite the increase in revenue, the Group recorded a PBT of RM8.08 million in Q2 2025, marking a decrease of RM0.94 million or 10.4% compared to RM9.02 million in Q1 2025. The decline in PBT was mainly attributable to a lower gross profit margin and higher administrative expenses incurred during the current quarter.

The Group remains focused on optimising operational efficiency and managing cost structures to sustain profitability across its development portfolio.

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B3. Prospects and Outlook for Current Financial Year**

**Market Overview**

Malaysia's property sector maintained its resilience in Q2 2025, driven by sustained GDP growth between 4.5%–5.5%, government-led infrastructure initiatives, and favourable investment sentiment. Demand remains strong in urbanising corridors, supported by improved connectivity and industrial expansion strategies.

**Company Performance**

Teladan Group Berhad ("Teladan" or "the Group") recorded total property sales of RM233.1 million for the first half of FY2025, driven by healthy demand across its residential and commercial developments. The Group's performance was supported by strong take-up rates in ongoing projects and the successful launch of new phases tailored to evolving buyer preferences.

A key milestone in Q2FY25 was the launch of Taman Bertam Heights Phase 2A2, comprising single-storey terrace homes under the Rumah Mampu Milik and Rumah Belia categories. With a Gross Development Value ("GDV") of RM95.8 million, this launch reflects Teladan's commitment to inclusive housing and its strategic focus on affordability for first-time buyers and young families.

As at 30 June 2025, the Group's unbilled sales stood at RM313.6 million, providing strong revenue visibility and a solid foundation for earnings sustainability in the coming quarters.

**Future Outlook**

Teladan remains well-positioned for continued expansion in the second half of FY2025, supported by a robust pipeline of projects and disciplined landbank management. The Group plans to launch developments with a total GDV of RM1.12 billion, including:

- *German Technology Park Phase 1*: A strategic industrial development featuring semi-detached factories, terrace factories, industrial lots, and centralised labour quarters.
- *Golden Valley Industrial Hub*: A collaborative project with Gezhouba Engineering (M) Sdn. Bhd. and Nanyang Sea Silk Road Sdn. Bhd., aimed at enhancing Melaka's industrial ecosystem and attracting foreign investment.

**Key Strategic Focus Areas**

**1. Affordable Housing Expansion**

The launch of Taman Bertam Heights Phase 2A2 supports national homeownership goals and strengthens Teladan's position in the affordable housing segment. The Group will continue to explore opportunities to develop Rumah Mampu Milik and Rumah Belia units in high-demand corridors.

**2. Industrial Growth and Foreign Investment**

Industrial developments such as German Technology Park and Golden Valley Industrial Hub are expected to drive foreign investor interest and reinforce Melaka's role as a regional economic hub.

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B3. Prospects and Outlook for Current Financial Year (Cont'd)**

**Key Strategic Focus Areas (Cont'd)**

**3. Cost Management and Operational Efficiency**

Rising construction costs remain a challenge. However, Teladan is actively mitigating these pressures through efficient cost control, resource optimisation, and targeted pricing strategies. The Group is also exploring alternative construction technologies to enhance project economics.

**4. Landbank Utilisation for Strategic Growth**

As at 30 June 2025, Teladan holds a landbank of 837.9 acres, providing significant capacity for future developments. This inventory enables the Group to respond flexibly to market trends and unlock new revenue streams through residential, commercial, and industrial projects.

**Conclusion**

Teladan enters the second half of FY2025 with a clear strategic roadmap, strong operational momentum, and a solid financial base. The Group's diversified portfolio, inclusive housing initiatives, and industrial expansion plans position it for sustainable growth despite macroeconomic challenges. With RM313.6 million in unbilled sales, disciplined execution, and market responsiveness, Teladan is well-placed to deliver long-term value to shareholders and stakeholders.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B4. Variance of Actual Profit from Forecast Profit**

Not applicable as no profit forecast was published.

**B5. Tax expense**

|                          | <b>INDIVIDUAL QUARTER</b> |                      | <b>CUMULATIVE QUARTER</b> |                      |
|--------------------------|---------------------------|----------------------|---------------------------|----------------------|
|                          | <b>UNAUDITED</b>          | <b>UNAUDITED</b>     | <b>UNAUDITED</b>          | <b>UNAUDITED</b>     |
|                          | <b>Current</b>            | <b>Preceding</b>     | <b>Current</b>            | <b>Preceding</b>     |
|                          | <b>Year-</b>              | <b>Year</b>          | <b>Year-</b>              | <b>Year</b>          |
|                          | <b>Quarter</b>            | <b>Corresponding</b> | <b>To-Date</b>            | <b>Corresponding</b> |
|                          | <b>30.06.2025</b>         | <b>Quarter</b>       | <b>30.06.2025</b>         | <b>Period</b>        |
|                          | <b>RM'000</b>             | <b>30.06.2024</b>    | <b>RM'000</b>             | <b>30.06.2024</b>    |
|                          |                           | <b>RM'000</b>        |                           | <b>RM'000</b>        |
| Income tax:              |                           |                      |                           |                      |
| - Current year           | 2,134                     | 2,486                | 3,394                     | 4,989                |
| Deferred tax:            |                           |                      |                           |                      |
| - Current year           | 80                        | (358)                | 1,365                     | (496)                |
| - Prior years            | (670)                     | -                    | (680)                     | -                    |
| <b>Total tax expense</b> | <b>1,544</b>              | <b>2,128</b>         | <b>4,079</b>              | <b>4,493</b>         |
| Effective tax rate (%)   | 19.10                     | 31.45                | 23.85                     | 30.56                |

**Notes:**

- (1) The applicable Malaysian income tax rate is 24% for the financial period ended 30 June 2025. The Company's effective tax rate for the current quarter and financial year under review is lower than the statutory tax rate mainly due to under-provision of deferred tax assets in prior years.
- (2) Income tax expenses are recognised based on management's estimate.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B6 Status of Corporate Proposals**

There were no material corporate proposals announced and not completed as at the date of this report.

**B7. Bank borrowings**

|                              | <u>UNAUDITED</u>      | <u>AUDITED</u>        |
|------------------------------|-----------------------|-----------------------|
|                              | As at                 | As at                 |
|                              | <b>30.06.2025</b>     | <b>31.12.2024</b>     |
|                              | <b>RM'000</b>         | <b>RM'000</b>         |
| <b>Non-current:</b>          |                       |                       |
| Term loans                   | 231,252               | 257,472               |
| <b>Current:</b>              |                       |                       |
| Term loans                   | 43,400                | 40,761                |
| Revolving credits            | 54,942                | 44,699                |
| Bank overdrafts              | 1,996                 | 1,995                 |
|                              | <u>100,338</u>        | <u>87,455</u>         |
| <b>Total bank borrowings</b> | <u><u>331,590</u></u> | <u><u>344,927</u></u> |

The borrowings are denominated in Ringgit Malaysia.

**B8. Material litigation**

There were no material litigation involving the Group as at 30 June 2025.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B9. Dividend proposed**

No dividend has been proposed for the current financial quarter under review.

**B10. Basic earnings per share (“EPS”)**

The basic EPS for the current financial quarter and financial year to date are computed as follows:

|   | <b>INDIVIDUAL QUARTER</b>                  |  | <b>CUMULATIVE QUARTER</b>                  |   |
|---|--|--|--|---|
|   | <b>Current Year-Quarter<br/>30.06.2025</b> | <b>Preceding Year Corresponding Quarter<br/>30.06.2024</b> | <b>Current Year-To-Date<br/>30.06.2025</b> | <b>Preceding Year Corresponding Period<br/>30.06.2024</b> |
| Net profit for the period (RM'000)  | 6,538                                      | 4,637  | 13,022                                     | 10,211  |
| Weighted average number of ordinary shares for basic earnings per ordinary share computation ('000) | 824,448                                    | 812,537  | 820,771                                    | 811,628   |
| Basic EPS (sen) <sup>(1)</sup>  | 0.79                                       | 0.57   | 1.59                                       | 1.26  |

**Notes:**

- <sup>(1)</sup> Basic EPS is calculated based on the Company’s weighted average number of ordinary shares, which takes into account the weighted average effects of the conversion of warrants to ordinary shares during the financial period under review, excluding ordinary shares purchased by the Company and held as treasury shares.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B11. Diluted EPS**

The diluted EPS for the current financial quarter and financial year to date are computed as follows:

|   | <b>INDIVIDUAL QUARTER</b>                  |  | <b>CUMULATIVE QUARTER</b>                  |   |
|---|--|--|--|---|
|   | <b>Current Year-Quarter<br/>30.06.2025</b> | <b>Preceding Year Corresponding Quarter<br/>30.06.2024</b> | <b>Current Year-To-Date<br/>30.06.2025</b> | <b>Preceding Year Corresponding Period<br/>30.06.2024</b> |
| Net profit for the period (RM'000)  | 6,538                                      | 4,637  | 13,022                                     | 10,211  |
| Weighted average number of ordinary shares for basic earnings per ordinary share computation ('000)   | 824,448                                    | 812,537  | 820,771                                    | 811,628   |
| Effects of dilution from conversion of warrants to ordinary shares ('000)                             | 100,665                                    | 122,382  | 105,668                                    | 124,061   |
| Weighted average number of ordinary shares for diluted earnings per ordinary share computation ('000) | 925,113                                    | 934,919  | 926,439                                    | 935,689   |
| Diluted EPS (sen) <sup>(1)</sup>  | 0.71                                       | 0.50   | 1.41                                       | 1.09  |

**Notes:**

- <sup>(1)</sup> Diluted EPS is calculated based on the Company's weighted average number of ordinary shares outstanding during the financial period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B12. Notes to the Statement of Profit or Loss and Other Comprehensive Income**

Profit before tax is arrived after charging/(crediting):

|   | <b>INDIVIDUAL QUARTER</b>   |   | <b>CUMULATIVE QUARTER</b>  |  |
|---|---|---|--|--|
|   | <b>UNAUDITED<br/>Current<br/>Year<br/>Quarter<br/>30.06.2025<br/>RM'000</b> | <b>UNAUDITED<br/>Preceding Year<br/>Corresponding<br/>Quarter<br/>30.06.2024<br/>RM'000</b> | <b>UNAUDITED<br/>Current<br/>Year-<br/>To-Date<br/>30.06.2025<br/>RM'000</b> | <b>UNAUDITED<br/>Preceding Year<br/>Corresponding<br/>Period<br/>30.06.2024<br/>RM'000</b> |
| Depreciation of property, plant and equipment         | 331   | 369   | 679  | 738  |
| Depreciation of investment properties                 | 10  | -   | 20   | -  |
| Depreciation of right-of-use assets                   | 212   | 190   | 395  | 352  |
| Interest expense                                      | 1,693   | 1,130   | 3,381  | 2,048  |
| Interest expense on lease liabilities                 | 14  | 17  | 26   | 32   |
| Property, plant and equipment written off             | 3   | -   | 3  | -  |
| Interest income                                       | (405)   | (229)   | (633)  | (536)  |
| Net gain on disposal of property, plant and equipment | (69)  | -   | (69)   | (49)   |

The above disclosure is prepared in accordance with paragraph 16 of Appendix 9B of the Main Market Listing Requirements (“MMLR”) issued by Bursa Malaysia Securities Berhad. Except for the above, the rest of the items required for disclosure pursuant to paragraph 16 of the MMLR are not applicable to the Group.

**BY ORDER OF THE BOARD**

**TELADAN GROUP BERHAD**

**19 AUGUST 2025**