



**CabNet**

**Cabinet Holdings Berhad**

(Registration No: 201401045803 (1121987-D))



**ANNUAL REPORT**

**2026**

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# CORPORATE INFORMATION

## BOARD OF DIRECTORS

<b>Dato' Jeffrey Lai Jiun Jye</b>	Chairman, Chief Executive Officer, Executive Director
<b>Mr. Yong Thiam Yuen</b>	Executive Director
<b>Mr. Koh Thain Lin</b>	Executive Director
<b>Mr. Abdul Mutalib Bin Idris</b>	Senior Independent Non-Executive Director
<b>Mr. Vincent Wong Soon Choy</b>	Independent Non-Executive Director
<b>Ms. Meachery Jo-anne Joseph</b>	Independent Non-Executive Director
<b>Mr. Tjong Chia Huie</b>	Non-Independent Non-Executive Director

## AUDIT AND RISK MANAGEMENT COMMITTEE

Chairman

**Mr. Vincent Wong Soon Choy**

Member

**Mr. Abdul Mutalib Bin Idris**  
**Ms. Meachery Jo-anne Joseph**

## NOMINATION COMMITTEE

Chairman

**Mr. Abdul Mutalib Bin Idris**

Member

**Ms. Meachery Jo-anne Joseph**  
**Mr. Vincent Wong Soon Choy**

## REMUNERATION COMMITTEE

Chairman

**Ms. Meachery Jo-anne Joseph**

Member

**Mr. Abdul Mutalib Bin Idris**  
**Mr. Vincent Wong Soon Choy**

## PRINCIPAL PLACE OF BUSINESS

No.18 (PLO 184)  
Jalan Angkasa Mas 6,  
Kawasan Perindustrian Tebrau II,  
81100 Johor Bahru, Johor  
Tel : +607-353 9008  
Fax : +607-353 0146  
Website : [www.cabnet.asia](http://www.cabnet.asia)  
Email : [info@cabnet.asia](mailto:info@cabnet.asia)

## COMPANY SECRETARIES

**Mr. Lee Wee Hee**

(MAICSA 0773340) Practicing  
Certificate No. 201908004010

**Ms. Joy Lim Xie Ru Yi**

(MAICSA 7065780) Practicing  
Certificate No. 201908004060

**Ms. Irene Juay Yee Luan**

(MAICSA 7057249) Practicing  
Certificate No. 202008001193

## REGISTERED OFFICE

Suite 5.11 & 5.12, 5<sup>th</sup> floor,  
Menara TJB,  
No. 9, Jalan Syed Mohd. Muffi,  
80888 Ibrahim International  
Business District, Johor  
Tel : +607-224 2823  
Email : [plc@cisgroup93.com](mailto:plc@cisgroup93.com)

## SHARE REGISTRAR

Tricor Investor & Issuing House  
Services Sdn Bhd  
Registration No. 197101000970  
(11324-H)  
Unit 32-01, Level 32, Tower A,  
Vertical Business Suite,  
Avenue 3, Bangsar South,  
No. 8 Jalan Kerinchi,  
59200 Kuala Lumpur.  
Tel : +603-2783 9299  
Website : [www.vistra.com](http://www.vistra.com)  
Email : [is.enquiry@vistra.com](mailto:is.enquiry@vistra.com)

## AUDITORS

UHY Malaysia PLT  
202406000040 (LLP0041391-LCA)  
& AF 1411  
Suite 11.05, Level 11  
The Gardens South Tower  
Mid Valley City  
Lingkaran Syed Putra  
59200 Kuala Lumpur.  
Tel : +603-2279 3088  
Fax : +603-2279 3099

## PRINCIPAL BANKERS

AmBank (M) Berhad  
Al Rajhi Banking & Investment  
Corporation (Malaysia) Berhad  
Alliance Bank Malaysia Berhad

## SUBSIDIARY COMPANIES

**Cabnet Systems (M) Sdn Bhd**  
Registration No. 199501025860  
(355065-V)

**Cabnet M&E Sdn Bhd**  
Registration No. 199901018616  
(493516-P)

**ITWin Technology Sdn Bhd**  
Registration No. 199801002273  
(458399-K)

**Ampligix Technology Sdn Bhd**  
Registration No. 201801019811  
(1281830-T)

**CES Integration Sdn Bhd**  
Registration No. 202201014095  
(1459792-V)

## STOCK EXCHANGE LISTING

ACE Market of Bursa Malaysia  
Securities Berhad  
Stock Code : 0191  
Stock Name : CABNET

## GROUP FINANCIAL HIGHLIGHTS

	FYE 2021	FPE 2023	FYE 2024	FYE 2025	FYE 2026
<b>GROUP FINANCIAL RESULTS (RM'000)</b>					
Revenue	67,907	96,655	198,671	131,722	87,116
Profit/(Loss) before tax	1,959	607	5,734	3,374	(15,284)
Profit/(Loss) after tax	1,209	180	3,574	2,308	(16,840)
Net profit/(loss) attributable to owners of the Company	1,211	180	3,574	2,308	(16,840)

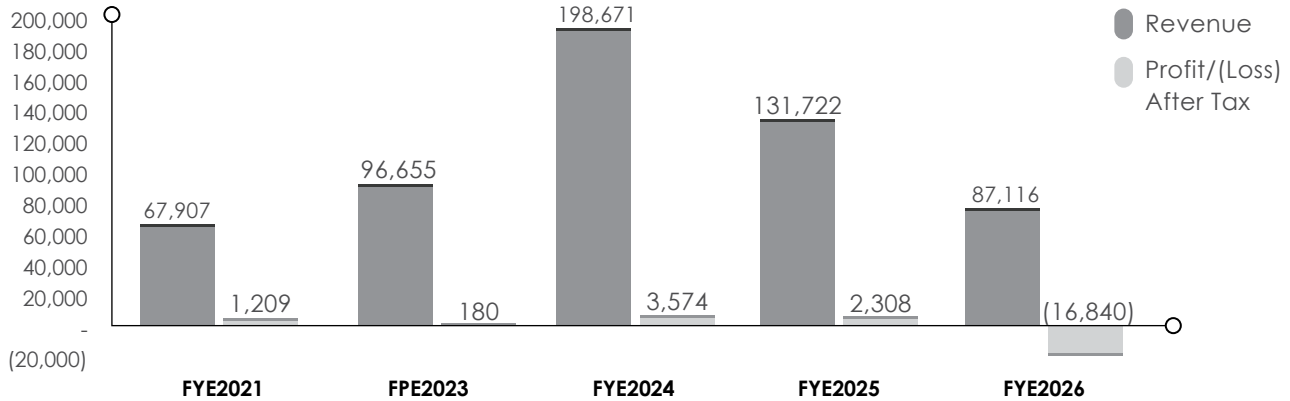
<b>GROUP FINANCIAL POSITION (RM'000)</b>					
Total assets	96,763	98,938	133,630	121,204	109,344
Total cash, bank balances, fixed deposits with licensed banks and short-term investment	8,942	14,177	18,634	16,567	26,519
Total borrowings	16,260	16,775	15,862	17,074	15,794
Share capital	27,679	27,679	27,679	27,679	27,679
Equity attributable to owners of the Company	44,669	44,848	48,421	50,729	33,891

<b>KEY FINANCIAL STATISTICS/ INDICATORS</b>					
Basic earnings/(loss) per share (sen)	0.68	0.10	2.00	1.29	(9.42)
Net assets per share attributable to ordinary holders of the Company (RM)	0.25	0.25	0.27	0.28	0.19
Return on shareholders' equity (%)	2.71	0.40	7.38	4.55	(49.69)
Gearing ratio (times)	0.36	0.37	0.33	0.34	0.47
Share price					
- High (RM)	0.375	0.275	0.325	0.790	0.430
- Low (RM)	0.230	0.195	0.190	0.230	0.250

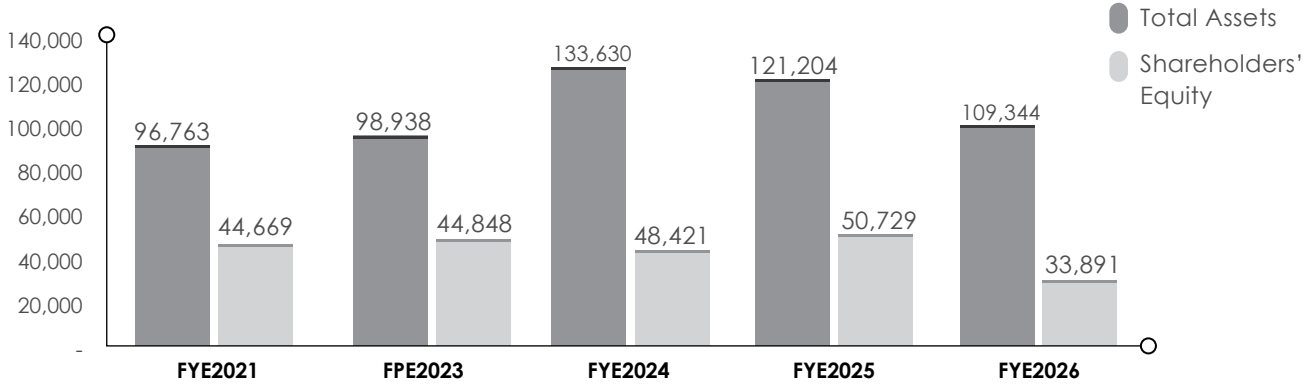


## GROUP FINANCIAL HIGHLIGHTS (CONT'D)

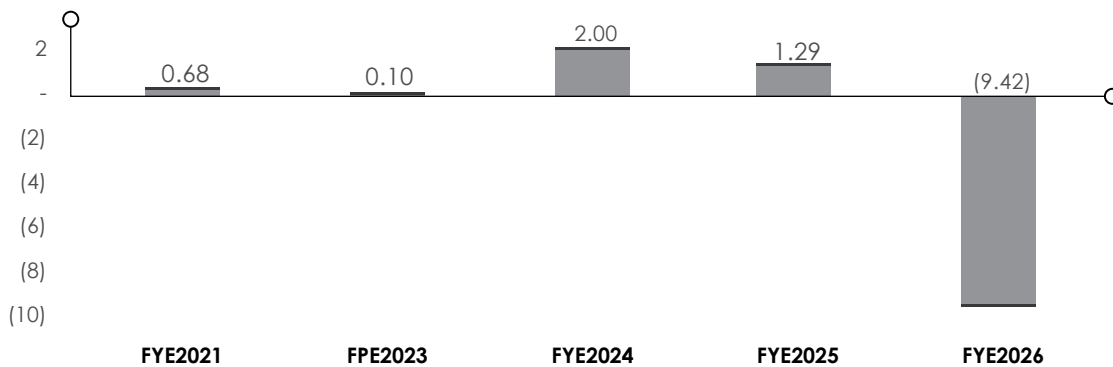
### REVENUE AND PROFIT/(LOSS) AFTER TAX (RM'000)



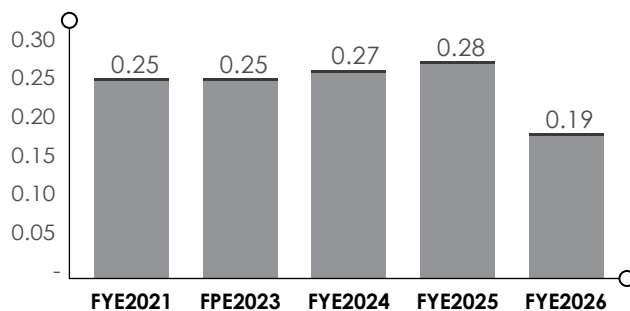
### TOTAL ASSETS AND SHAREHOLDERS' EQUITY (RM'000)



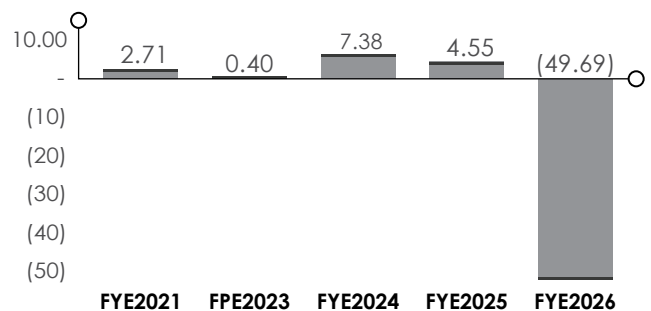
### BASIC EARNINGS/(LOSS) PER SHARE (Sen)



### NET ASSETS PER SHARE (RM)



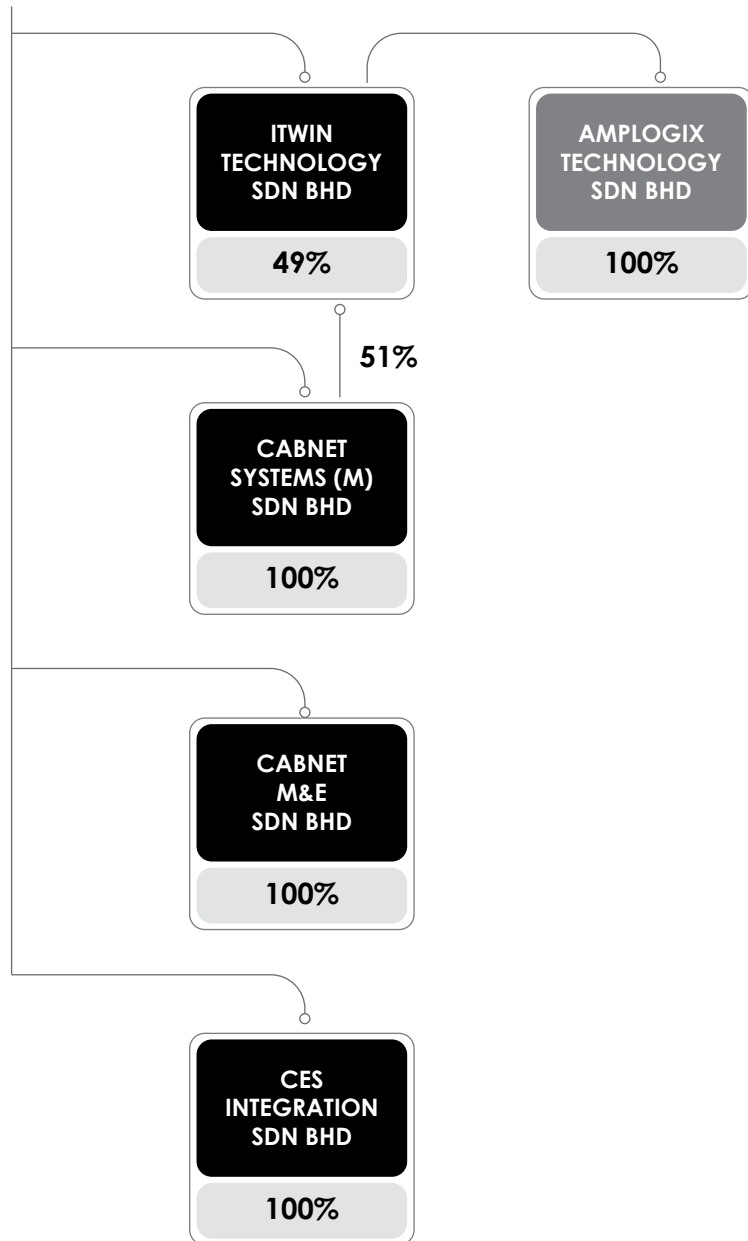
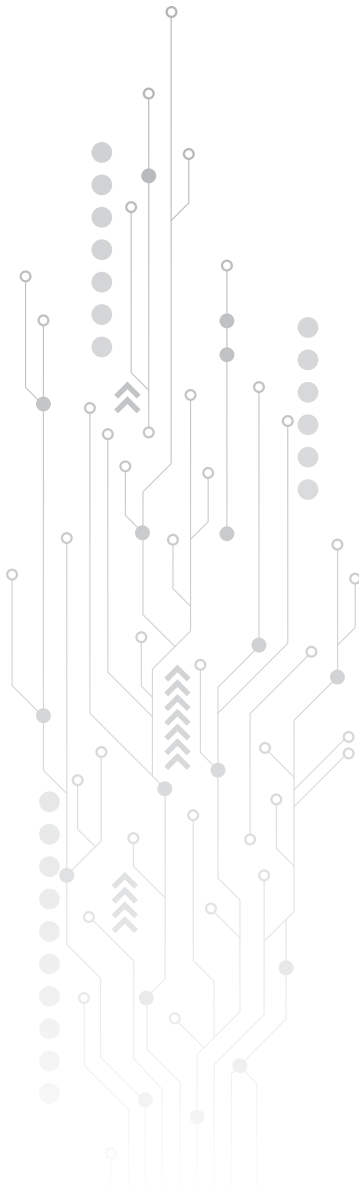
### RETURN ON SHAREHOLDERS' EQUITY



# CORPORATE STRUCTURE



**CABNET HOLDINGS BERHAD**  
 (Registration No: 201401045803 (1121987-D))





## PROFILE OF DIRECTORS

### Dato' Jeffrey Lai Jiun Jye



**Nationality**  
Malaysian



**Gender**  
Male



**Aged**  
46

Dato' Jeffrey Lai Jiun Jye is our Chairman of the Board and Chief Executive Officer / Executive Director of our Group. He was appointed to the Board on 3 September 2019 and subsequently redesignated from Deputy Chief Executive Officer to Chief Executive Officer on 1 June 2022. On 28 April 2025, he was appointed as Chairman of the Board.

Dato' Jeffrey Lai graduated from Lincoln University, New Zealand with a Bachelor of Commerce and Management. Upon graduation in 2000, he took on the role of Director at JB Paper Carton Sdn Bhd and JBP Packaging and Hardware Enterprise. From 2014 onwards, Dato' Jeffrey Lai had been appointed as the Executive Director of Kuopacific Malaysia Sdn Bhd.

Dato' Jeffrey Lai, through his investment company, owns a diverse portfolio that includes Cabnet Group, a leading provider of M&E Engineering, ELV Solutions and ICT Solutions. Furthermore, his portfolio spans across Property Development, Education, Shopping Malls, Healthcare, Food & Beverage, and Agriculture.

He is also actively involved with the Associated Chinese Chamber of Commerce and Industry of Malaysia and held various positions. Currently he is the Vice-President of The Associated Chinese Chambers of Commerce and Industry of Malaysia (2024-2027), the President of Johor Associated Chinese Chamber of Commerce and Industry (2024-2027) and the President of Johor Bahru Chinese Chamber of Commerce and Industry (2024-2026).

As the Chief Executive Officer / Executive Director of our Group, he is responsible in running the day-to-day operations of the Group as well as involved in the business planning of our Group.

He is currently a Non-Independent Non-Executive Director and a member of the Remuneration Committee and Nomination Committee of Paragon Globe Berhad, a public company listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities").

Dato' Jeffrey Lai has furnished a list of companies in which he is a Director or has an interest therein. These companies have/may have potential business relationships with the Cabnet Group of Companies in the ordinary course of business. Dato' Jeffrey Lai will abstain from all/any decisions and deliberations which involves these companies and the provisions under Chapter 10 of the ACE Market Listing Requirements ("AMLR") of Bursa Securities in respect of Related Party Transactions and/or Recurrent Related Party Transactions will be strictly adhered to.

Other than disclosed, he does not have any conflict of interest or potential conflict of interest with the Company and the Group.

He has no family relationship with any directors and/ or major shareholders of the Company. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He does not hold any shares in the Company.

He attended four (4) out of the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.

## PROFILE OF DIRECTORS (CONT'D)

### Yong Thiam Yuen



**Nationality**  
Malaysian



**Gender**  
Male



**Aged**  
51

Yong Thiam Yuen is the Executive Director of our Group. He was appointed to the Board on 30 November 2017.

In 1997, he graduated from The Nottingham Trent University, United Kingdom with a Bachelor of Engineering (Honours) in Electrical and Electronic Engineering.

He joined Cabnet Systems (M) Sdn Bhd in 2015 as Chief Operating Officer and currently remain as an Executive Director of our Group.

He has more than 26 years in both local and multinational companies. His experiences in engineering field of building technologies include a variety of management roles and business unit leadership assignments in Sales, Operations and Project.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He directly holds 200,075 ordinary shares in the Company.

He attended all the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.

### Koh Thain Lin



**Nationality**  
Malaysian



**Gender**  
Male



**Aged**  
52

Koh Thain Lin is the Executive Director of our Group. He was appointed to the Board on 28 April 2025.

He obtained his Diploma in Computer Studies from Cambridge College, United Kingdom and National Computing Center, United Kingdom in 1994 and Bachelor of Science in Computing from the University of Portsmouth, United Kingdom via a distant learning programme in 2007.

Koh Thain Lin is Head of Business Development of our Group since September 2015 and an Executive Director of one of the subsidiary companies, ITWIN Technology Sdn Bhd since 2008. Mr. Koh was also appointed as Executive Director of subsidiary company, Amplogix Technology Sdn Bhd on 31 May 2018.

He has more than 26 years of working experience in areas of sales and marketing, management of network infrastructure and project management.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He does not hold any shares in the Company.

Since his appointment on 28 April 2025, he attended all the four (4) Board of Directors' Meetings held during the financial year ended 28 February 2026.



## PROFILE OF DIRECTORS (CONT'D)

### Abdul Mutalib Bin Idris



**Nationality**  
Malaysian



**Gender**  
Male



**Aged**  
66

Abdul Mutalib Bin Idris was appointed to our Board as Independent Non-Executive Director on 20 March 2018 and subsequently identified by the Board as Senior Independent Non-Executive Director on 25 February 2019. He is the Chairman of the Nomination Committee and a member of the Audit and Risk Management Committee and Remuneration Committee.

He obtained his Bachelor of Science in Business Administration (Econ-Fin) from University of Tennessee, United States of America in 1987 and Master in Business Administration (Purchasing & Materials Management) from Arizona State University, United States of America in 1992.

He joined UMW Oil & Gas Corporation Berhad in 2012 as Head of Oilfield Services Division and was later re-designated as Head of Corporate Transformation Services in 2016. He left the company in February 2018. Prior to UMW Oil & Gas Corporation Berhad, he had more than 26 years of experience covering procurement, logistics, business developments, corporate management and corporate transformation within the Malaysian oil & gas industry.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He does not hold any shares in the Company.

He attended all the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.

## PROFILE OF DIRECTORS (CONT'D)

**Vincent Wong  
Soon Choy****Nationality**  
Malaysian**Gender**  
Male**Aged**  
57

Vincent Wong Soon Choy is our Independent Non-Executive Director. He was appointed to our Board on 9 April 2019. He is the Chairman of the Audit and Risk Management Committee and a member of Nomination Committee and Remuneration Committee.

He graduated from Flinders University of South Australia, Adelaide, Australia with a Bachelor of Commerce Degree majoring in Accountancy and minor in Internal Audit in year 1994. He is also a member of Malaysia Institute of Accountants (MIA) and a member of Certified Practising Accountants (CPA) Australia.

His vast working experience with exposure to corporate finance, auditing, compliance, tax planning, group accounts, corporate governance, corporate planning and restructuring garnered from his previous employment positions held including as Head of Operation for a leading stock broking company, Group Accountant for a public listed company, Group Financial Controller for a property development group and auditing experience with a big four audit firm.

He is currently an Executive Director and Chief Financial Officer of UUE Holdings Berhad, a company listed on the ACE Market of Bursa Securities.

He has no family relationship with any directors and/ or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He does not hold any shares in the Company.

He attended all the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.



## PROFILE OF DIRECTORS (CONT'D)

### Meachery Jo-anne Joseph



**Nationality**  
Malaysian



**Gender**  
Female



**Aged**  
56

Meachery Jo-anne Joseph is our Independent Non-Executive Director. She was appointed to our Board on 20 March 2018. She is the Chairman of the Remuneration Committee and a member of the Audit and Risk Management Committee and Nomination Committee.

She obtained her Bachelor of Law (Honours) degree from the University of London, United Kingdom in 1993 and her Certificate in Legal Practice (CLP) in 1995.

She is a partner in a legal firm located in Johor Bahru. Her vast experience in the last 30 years of continuous legal practice includes civil and criminal litigation, commercial cases, corporate advisory, maritime law, industrial relations and conveyancing.

She does not hold any directorship in any other public company and other listed corporation.

Ms, Meachery Jo-anne Joseph has furnished a list of companies in which she is a Director or has an interest therein.

These companies have/may have potential business relationships with the Cabnet Group of Companies in the ordinary course of business. Ms Meachery Jo-Anne Joseph will abstain from all/any decisions and deliberations which involves these companies and the provisions under Chapter 10 of the AMLR of Bursa Securities in respect of Related Party Transactions and/or Recurrent Related Party Transactions will be strictly adhered to.

Other than disclosed, she does not have any conflict of interest or potential conflict of interest with the Company and the Group.

She has no family relationship with any directors and/or major shareholders of the Company. She has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

She does not hold any shares in the Company.

She attended all the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.

## PROFILE OF DIRECTORS (CONT'D)

**Tjong Chia Huie****Nationality**  
Indonesian**Gender**  
Male**Aged**  
46

Tjong Chia Huie is our Non-Independent Non-Executive Director. He was appointed to our Board on 26 June 2020.

In year 2003, he obtained his degree of Bachelor of Business from University of Technology, Sydney, Australia.

He is an experienced business executive and is currently a Director/ President Director/ Commissioner/ President Commissioner of various private companies incorporated in Indonesia, involved in a wide range of business such as provision of car rental services to private and government agencies, cement and building materials distributor, trucking and transportation service, warehousing, pre-school education and etc.

He is responsible and involved in the day-to-day management and running of the business in Indonesia with particular emphasis on sales and business development as well as the well-being and growth of these businesses.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

He does not hold any shares in the Company.

He attended all the five (5) Board of Directors' Meetings held during the financial year ended 28 February 2026.



## PROFILE OF KEY SENIOR MANAGEMENT

### Seow Zhen You



**Nationality:** Malaysian



**Gender :** Male



**Aged :** 35

Seow Zhen You is the Group Finance Manager of our Group since 1 September 2019.

He obtained his Bachelor of Accounting (Honours) from Sheffield Hallam University, England and Advanced Diploma in Commerce of Financial Accounting from Tunku Abdul Rahman University College in 2013. He is a member of Malaysian Institute of Accountants (MIA) and The Association of Chartered Certified Accountants (ACCA) Malaysia.

He started his career as an audit assistant with a public accounting firm in Johor Bahru since January 2014 and was promoted as senior audit assistant in October 2016. He has over 3 years of relevant experience in audit matters and served clients of various type of companies including public listed companies. In July 2017, Mr Seow joined a subsidiary company of a public company listed in Main Market of Bursa Securities as an assistant accountant before he joined the Company as the Group Finance Manager.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

### Sim Yian Fei



**Nationality:** Malaysian



**Gender :** Male



**Aged :** 53

Sim Yian Fei is the Head of Extra Low Voltage ("ELV") Systems of our Group. He joined Cabnet Systems (M) Sdn Bhd in 2004 as Assistant Manager and rose through the ranks before being appointed as General Manager in 2014 heading the ELV solutions department (now known as ELV systems division). He later assumed the position of the Head of ELV Systems of our Group in September 2015. He was appointed as Executive Director of one of the subsidiary companies, Cabnet Systems (M) Sdn Bhd on 1 February 2019.

He obtained his Diploma in Computer Science from Southern College, Malaysia in 1995. He has more than 28 years of working experience in areas of computer, hardware and server related matters, sales and marketing, project management and ELV solutions systems.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.

## PROFILE OF KEY SENIOR MANAGEMENT (CONT'D)

## Kong Tze Senn



**Nationality:** Malaysian



**Gender :** Male



**Aged :** 55

Kong Tze Senn is the Head of Structured Cabling Works of our Group. He joined Cabnet Systems (M) Sdn Bhd in 2003 as Project Executive and rose through the ranks before being appointed as the Head of Information and Communication Technology ("ICT") Solutions (now known as structured cabling division) in 2014. He later assumed the position of the Head of Structured Cabling Works of our Group in September 2015.

In 1991, he obtained his certification for proficiency in Book Keeping and Account, Business Statistics and Advanced Business Calculations from the London Chamber of Commerce and Industry. He has more than 31 years of experience in areas of sales and marketing, ICT hardware and software, structured cabling works and project management.

He does not hold any directorship in any other public company and other listed corporation.

He has no family relationship with any directors and/or major shareholders of the Company and does not have any conflict of interest or potential conflict of interest with the Company and the Group that may arise. He has had no convictions for any offences within the past 5 years (other than traffic offences, if any) and there was no public sanction or penalty imposed by the relevant regulatory bodies during the financial year.



# MANAGEMENT DISCUSSION AND ANALYSIS

## 1. OVERVIEW OF BUSINESS AND OPERATIONS, OBJECTIVES AND STRATEGIES

### Business Overview

Cabnet Holdings Berhad ("Cabnet" or "the Group") is an established provider of comprehensive engineering and technology-driven building solutions in Malaysia. As a registered Grade G7 contractor with the Construction Industry Development Board ("CIDB"), the Group possesses the credentials to tender for and execute large-scale, high-value projects.

The Group's core business remains unchanged and is principally executed across two primary operating segments, driven by three major subsidiaries: Cabnet Systems (M) Sdn Bhd, Cabnet M&E Sdn Bhd, and ITWin Technology Sdn Bhd.

1. Building Construction – Provision of Mechanical and Electrical (M&E) engineering services, including Extra-Low Voltage (ELV) systems such as integrated security, building automation and communication systems.
2. Building Management Solutions – Provision of structured cabling works and Information and Communication Technology (ICT) services, forming the digital, network and data backbone for modern facilities.

During the financial year, the Group committed to streamlining its corporate structure to optimise resource allocation, enhance operational efficiency, and focus intensely on its core business segments and primary market regions. In line with this strategy to maintain a lean and effective corporate profile, subsequent to the financial year ended ("FYE") 28 February 2026, the Group successfully completed the striking off of its dormant, wholly-owned subsidiary, Cabnet Globe Pte. Ltd., in April 2026. Moving forward, management will continue to evaluate and rationalise the corporate structure to drive greater administrative agility and cost-effectiveness.

During the reporting period, the Group's business remained largely focused on Peninsular Malaysia. While our historical stronghold and main operational concentration continue to be anchored in the Southern region, the Group remains deeply committed to its long-standing presence in the Central region. Our dedicated business development initiatives have successfully secured a number of prospective project leads across the Central region, which are envisioned to gain clear operational traction and revenue clarity during Financial Year Ending 28 February 2027 ("FYE 2027").

This proactive multi-regional footprint perfectly positions Cabnet to leverage key growth catalysts, notably the Johor Development Plan 2030 and the record-high investments documented in the MIDA 2025 Investment Performance Report. This landmark report highlights that the national Services Sector led economic growth at RM281.3 billion, driven overwhelmingly by a record-breaking RM152.9 billion expansion within the Information and Communications sub-sector. Crucially, this tech infrastructure boom is not isolated to Johor, but is instead driving major industrial development across a wider digital corridor that spans prominent technology hubs in Selangor.

To capitalise on these horizons, the Group's strategic business direction remains firmly intact. We will continue to leverage our deep regional roots and strategic local partnerships to broaden our capabilities and actively capture high-value opportunities within the digital infrastructure pipeline. Concurrently, the Group remains dedicated to securing a steady stream of new orders across our traditional residential, industrial and commercial markets, ensuring stable baseline operations and sustainable long-term growth.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 2. REVIEW OF FINANCIAL RESULTS

#### Financial Performance

#### Revenue Performance Analysis

Revenue Category	FYE 2026	FYE 2025	Variance	
	RM'000	RM'000	RM'000	%
Construction contracts	62,989	102,576	(39,587)	(38.59)
Sales of goods and services	24,127	29,146	(5,019)	(17.22)
Total revenue	87,116	131,722	(44,606)	(33.86)

For the FYE 2026, the Group's total consolidated revenue decreased by RM44.61 million or 33.86% to RM87.12 million, compared to RM131.72 million in the preceding financial year. This contraction was primarily driven by lower contributions from both operating segments.

Revenue generated from construction operations decreased by 38.59% to RM62.99 million. This drop reflects a structural gap caused by the tapering off of a major project, combined with fewer high-value contract inflows during current financial year. Additionally, the segment's cumulative figure was directly impacted by a one-off contract revenue reversal of RM7.88 million. This adjustment resulted from an amicable strategic settlement at a final discounted value following the formal termination of a project in the Northern region.

Meanwhile, revenue from the sales of goods and services segment decreased by 17.22% to RM24.13 million from RM29.15 million. This decline was primarily due to a lower volume of maintenance service orders and product sales recorded during the financial year.

#### Profitability and Margins

GROUP FINANCIAL RESULTS Financial Indicator	FYE2026 RM'000	FYE2025 RM'000
(Loss)/Profit before tax ("LBT)/PBT")	(15,284)	3,374
Income tax expense	(1,557)	(1,067)
(Loss)/Profit after tax	(16,840)	2,308
(Loss)/Earnings before interest, taxes, depreciation and amortisation ("LBITDA)/EBITDA")	(13,261)	5,718
Net (loss)/profit attributable to owner of the Company	(16,840)	2,308
Basic (loss)/earnings per share ("LPS)/EPS") (sen)	(9.42)	1.29

In line with lower consolidated revenues, our financial results moved into a net loss position for the year. Total Gross Profit dropped to RM3.61 million from RM14.00 million in FYE 2025. This margin erosion was compounded by extended project durations across a few current contracts, which inflated engineering overheads that squeezed overall delivery margins. Notably, the compression in margins was partially moderated by vendor-supported cost-rationalisation amounting to RM3.87 million. This collaborative approach with our supply chain partners helped offset the impact of the revenue adjustment following the final settlement of the Northern project.

The bottom-line results reflect a conservative asset valuation write-downs and risk-clearing initiatives executed during the fourth quarter under review.

The Group recognised an impairment loss on financial instruments and contract assets totaling RM7.74 million. This non-cash adjustment reflects a disciplined assessment of historical overdue balances and heightened credit risk profiles across our broader customer accounts, aligning fully with prevailing accounting standards.



## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 2. REVIEW OF FINANCIAL RESULTS (cont'd)

#### Profitability and Margins (cont'd)

In addition, a non-cash asset impairment charge of RM0.98 million was recognised on our investment property portfolio to accurately realign our non-core real estate positions with current market values. As a result of this write-down, the Group's administrative expenses were higher by approximately RM0.56 million for FYE 2026.

In regard to financing costs, overall finance costs remained relatively constant. However, finance costs derived from fixed loans increased by RM0.06 million due to additional term loan drawdowns utilised to part-finance the acquisition of an investment property in FYE 2025. Conversely, finance costs derived from variable short-term borrowings reduced by RM0.06 million as a result of lower utilisation of short-term facilities for day-to-day operational needs.

Driven by these asset adjustments and project margin drops, the Group recorded a LBT of RM15.28 million and a Net Loss After Tax of RM16.84 million for FYE 2026.

The effective tax expense of RM1.56 million recorded for current year despite an operational loss before tax was driven by non-deductible tax expenses, the reversal of previously recognised deferred tax assets, and a deliberate choice not to recognise deferred tax assets on unutilised business losses within certain business units where near-term taxable profits are not fully assured.

#### Financial Position

GROUP FINANCIAL POSITION	FYE2026	FYE2025
Total assets (RM'000)	109,344	121,204
Total cash, bank balances, fixed deposits with licensed banks and short-term investment (RM'000)	26,519	16,567
Gearing ratio (times)	0.47	0.34
Equity attributable to the owners of the Company (RM'000)	33,891	50,729
Net assets per share attributable to ordinary holders of the Company (RM)	0.19	0.28

Despite our operational accounting loss, the Group significantly improved its defensive cash cushion. Total liquid reserves including cash, bank balances, and fixed deposits grew by 60.07% to RM26.52 million. This liquidity injection was achieved through our proactive settlement of the terminated Northern region project, which allowed the Group to successfully unlock and recover previously tied-up progressive work-done claims and retention sums. For cash flow statement purposes, our cash and cash equivalents (after deducting fixed deposits pledged to banks and earmarked bank balances) stood at RM10.38 million for FYE 2026, compared to RM4.67 million in FYE 2025.

Total assets adjusted to RM109.34 million as a direct result of contract asset realisation, trade receivables collections, and asset revaluations. However, the Group's inventories increased by RM8.87 million as at FYE 2026 due to year-end timing cut-offs, where materials and equipment were held pending final on-site delivery to customers.

Total outstanding interest-bearing group borrowings moved to RM15.79 million from RM17.07 million in FYE 2025. In terms of composition, fixed-rate instruments stood at RM10.06 million (FYE 2025: RM10.93 million) while floating-rate instruments stood at RM5.73 million (FYE 2025: RM6.14 million). Due to the reduction in equity reserves caused by the net loss reported during the financial year, our net corporate gearing ratio adjusted to 0.47 times. Treasury management continues to closely monitor capital metrics, running quarterly compliance stress tests to ensure stable ongoing access to our banking facilities.

The Group's total liabilities increased by RM4.98 million, or 7.06%, primarily due to increase in trade and other payables which moved in line with the expanded inventory holdings at year-end and an increase in shareholder advances.

In summary, equity attributable to the owners of Cabnet decreased to RM33.89 million, primarily due to net loss reported for the year. As a result, net assets per share attributable to equity holders drop to RM0.19, compared to RM0.28 in FYE 2025.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 3. REVIEW OF OPERATING ACTIVITIES

#### Business Performance and Operational Highlights

During the FYE 2026, market competition remained intense. Despite ongoing macroeconomic challenges, the Group successfully secured new construction project order intakes totaling approximately RM21.45 million, demonstrating Cabnet's resilience and core market competitiveness. These newly secured projects are structurally scheduled for progressive completion over the next one to three years.

In addition, the Group secured variation orders across existing construction contracts worth approximately RM5.97 million, further strengthening our near-term operational pipeline. Conversely, the Group's total order book was impacted by scope variations and a structural contract termination, resulting in an estimated RM12.91 million reduction.

Accounting for these adjustments, as of 28 February 2026, the Group's total outstanding unbilled order book stood at a healthy RM132.00 million. This total consists of construction contract backlogs valued at approximately RM117.00 million and sales of goods and services on-hand orders valued at approximately RM15.00 million.

This consolidated order book provides clear revenue visibility over the short-to-medium term.

The Southern region continues to serve as the Group's primary strategic growth corridor, with the clear majority of our new order intakes located within the Johor area. This sustained regional momentum is driven by transformative cross-border initiatives, including the establishment of Johor-Singapore Special Economic Zone (JS-SEZ) framework, and positive market expectations surrounding the rapid development of the Johor-Singapore RTS Link.

Concurrently, the Group continues to execute its strategy to capture high-value opportunities within the digital infrastructure pipeline. Although the gestation period for target project realisation has been longer than originally anticipated, our dedicated business development teams have successfully built a robust pipeline of prospective project leads, which are envisioned to gain clear operational traction and revenue clarity during FYE2027.

#### Project Execution and Operational Challenges

During the year under review, the Group continued experienced execution delays across certain project completion schedules, driven by site-specific dependencies. These prolonged timelines led to increased demands on engineering resources requiring extended manpower and site coordination which resulted in higher project completion costs and elongated retention periods. The extended retention cycles temporarily tied up working capital, while the cost overruns compressed the Group's overall profit margins for FYE2026.

To mitigate these operational pressures, management implemented stricter labor allocation schedules and aggressive cost-control protocols to maintain optimum site productivity. Importantly, through proactive contract management and close collaboration with stakeholders, no liquidated ascertained damages were incurred by or imposed on the Group as of the reporting date.

During the fiscal year, the Group navigated an exceptional situation where an active project was terminated because the project owner terminated the development's lead contractor. While this structural breakdown was entirely beyond our operational control, our project teams acted swiftly to safeguard corporate interests. The Group ensured proper project closure, successfully negotiated a shortened defects liability period, and initiated cost-rationalisation exercises with supportive supply chain vendors. Although the final financial outcome of this project diverged from our original targets, our operational team demonstrated exceptional professionalism and crisis-management capabilities, successfully protecting Cabnet's commercial reputation and legal position.



## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 3. REVIEW OF OPERATING ACTIVITIES (cont'd)

#### Project Execution and Operational Challenges (cont'd)

Additionally, the Group faced inflationary pressure on supply pricing, particularly for specialised ICT equipment and components, caused by a spike in global technology infrastructure demand. Suppliers frequently adjusted their quotes within very condensed timeframes. In response, our procurement division maintains rigorous, real-time monitoring of pricing movements, allowing us to dynamically update our commercial tenders and customer quotations to preserve appropriate project margins while managing lead times to meet client expectations.

#### Asset Portfolio Management and Debt Recovery

Our strategic debt-settlement program through property contra-arrangements remains ongoing, however, the administrative and legal transfer processes have taken longer than initially expected. In adherence to a prudent accounting approach and prevailing financial reporting standards, a portion of this pending settlement balance amounting to RM1.62 million has been impaired in the current financial year. Nevertheless, management remains fully committed to finalising this settlement arrangement to minimise potential bad debts and avoid expensive, prolonged legal disputes. Concurrently, the management team is actively formulating a structured monetisation strategy for these non-core property assets, aiming to unlock liquidity and optimise the Group's capital structure moving forward.

Regarding other impairment provisions for trade receivables and contract assets recognised during the financial year, these primarily relate to newer corporate accounts with overdue balances and heightened credit risk profiles. Having thoroughly evaluated all recovery avenues, management is of the firm opinion that pursuing systematic debt recovery through active commercial negotiations or targeted legal proceedings remains the most effective course of action. Management remains confident in recovering these outstanding sums over time, although final resolutions may not fully materialise in the immediate short term.

### 4. ANTICIPATED OR KNOWN RISKS

To ensure corporate resilience, the Group proactively mitigates key exposures across its operating landscape:

#### Market Volatility & Geopolitical Uncertainty

Global macroeconomic instability and trade conflicts create cost volatility for specialised materials and tech components. The Group insulates its fixed-price contracts by securing firm, back-to-back commercial pricing from equipment suppliers during the tender phase and continuously qualifying alternative certified component brands.

#### Project Completion Delays

Slower site handovers or third-party contract disruptions threaten Liquidated Ascertained Damages and inflate engineering overheads. To counter this, the Group enforces a strict progress-monitoring framework backed by detailed milestone tracking and weekly operational reviews.

#### Project Concentration

Over-reliance on a few large-scale contracts leaves the Group vulnerable to counterparty-specific financial difficulties or abrupt variations. This risk is hedged through mandatory pre-contract credit assessments, technical feasibility reviews, and steady order book diversification across commercial, infrastructure, and industrial sectors.

#### Fixed Asset Liquidity Constraints

Capital agility can be restricted when working capital becomes locked in non-movable property contra-settlements accepted as project payments. All real estate assets are governed under strict Board-level oversight with a focused mandate for progressive liquidation back into active liquid reserves.

## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 4. ANTICIPATED OR KNOWN RISKS (cont'd)

#### Credit Risk & Doubtful Debts

Extended collection cycles and payment delay inherent to the construction sector can trigger profit-eroding impairment provisions. Internal financial controls rely on an institutionalised Know-Your-Customer (KYC) framework before final contract signing, supported by rolling monthly debtor aging reviews that closely match progressive claims directly to actual on-site installation milestones.

### 5. DIVIDENDS

The Group has adopted a Dividend Policy, which aims to recommend and distribute up to 30% of the annual profit after tax attributable to shareholders, thereby enabling shareholders to participate in the Group's financial performance.

However, after careful consideration, the Board has decided not to recommend the payment of a dividend for the FYE 2026. This decision reflects the Board's prudent approach in preserving adequate cash reserves to support the working capital requirements of ongoing projects.

By prioritising internal capital retention, the Board seeks to maintain financial flexibility, ensure operational continuity, and strengthen the Group's ability to navigate potential uncertainties. This conservative capital management strategy is intended to safeguard the Group's long-term sustainability and position it for continued growth.

Our ability to distribute dividends or make other distributions to our shareholders is subject to various factors, such as having profits and excess funds not required to be retained to fund our working capital requirements. Our Board will also take into consideration, among others, the following factors when recommending dividends: -

- i) the availability of adequate distributable reserves and cash flow;
- ii) operating cash flow requirements and financing commitments;
- iii) anticipated future operating conditions, as well as future expansion, capital expenditure and investment plans;
- iv) any material impact of tax laws and other regulatory requirements;
- v) the prior approval from some bankers, if any; and
- vi) such other factors considered and deemed relevant by the Board.

The Board's Dividend Policy adopted merely reflects our Group's present intention and should not be viewed or construed as a legally binding statement in respect of our Group's future dividends which is subject to modification at the discretion of the Board.

### 6. FUTURE PROSPECTS

Looking ahead to the FYE 2027, the Group remains firmly focused on strategic project execution, selective bidding, and strengthening our financial resilience. The Group's medium-to-long-term outlook is underpinned by sustained, structural demand within the residential, commercial, and high-specification digital infrastructure sectors across Peninsular Malaysia. Management is continuing actively participating in tender exercises to capitalise on these expansion trends, leveraging our core engineering competencies to secure a steady, margin-accretive project pipeline.

On the global front, the Group remains mindful of escalated geopolitical volatility, which may contribute to downstream operating cost fluctuations and potential supply chain logistics bottlenecks. While the long-term impact of these international developments remains fluid, management continues to adopt a highly vigilant approach by enforcing strict back-to-back supplier pricing contracts and optimising alternative procurement streams to insulate project delivery schedules and preserve contract margins.



## MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

### 6. FUTURE PROSPECTS (cont'd)

Internally, management has prioritised the aggressive recovery of overdue trade debts and the realisation of contract assets. These targeted recovery actions are designed to fortify the Group's defensive cash cushion, optimise capital allocations, and protect our long-term financial interests.

While the macro-operating environment presents sophisticated challenges, the Group will continue to exercise rigorous discipline in cost management and project selection. By optimising internal operational efficiencies, liquidating non-core property assets, and steadily delivering our robust RM132.00 million unbilled order book, the Group is well-positioned to maintain its operational resilience and systematically improve its financial standing in the coming financial year.

### 7. APPRECIATION

On behalf of the Group, we would like to take this opportunity to express our sincere appreciation to all valued shareholders, customers, vendors, bankers, business associates and regulatory authorities for their continued support and confidence in us. We also wish to express our gratitude to the management team and staff for their continued dedication and commitment.

This statement was approved by the Board on 3 June 2026.

# CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Board of Directors ("the Board") of Cabnet Holdings Berhad ("Cabnet" or "the Company") is committed to ensure that the highest standards of corporate governance ("CG") is observed and practiced throughout the Company and its subsidiaries (collectively referred to as "the Group") as a fundamental part of discharging its duties and responsibilities in order to achieve the Group's long-term objectives, protect and enhance shareholder's value and safeguard the interests of stakeholders.

This CG Overview Statement is prepared in compliance with Rule 15.25 of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") ("AMLR") which provides shareholders and investors with an overview of the Company's application of the following three (3) Principles set out in the Malaysian Code on Corporate Governance 2021 ("MCCG") throughout the financial year ended 28 February 2026 ("FYE 2026"):

- (a) Principle A: Board Leadership and Effectiveness;
- (b) Principle B: Effective Audit and Risk Management; and
- (c) Principle C: Integrity in Corporate Reporting and Meaningful Relationship with Stakeholders.

This CG Overview Statement should be read together with the Corporate Governance Report 2026 ("CG Report") of the Company which provide the details on how the Company has applied each CG Practice. The CG Report is available on the Company's website at [www.cabnet.asia](http://www.cabnet.asia) as well as an announcement on Bursa Securities website. Other than Practices 1.3, 5.2, 5.9 and 13.3, the Board is of the view that Cabnet has substantially complied with the recommendations of MCCG.

## PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

### I. BOARD RESPONSIBILITIES

#### Roles and Responsibilities of the Board

The roles and responsibilities of the Board, Chairman of the Board, Executive Directors ("EDs"), the individual Board members, the Board Committees, are set out in the Board Charter which is accessible through the Company's website at [www.cabnet.asia](http://www.cabnet.asia).

It is the primary governance responsibilities of the Board to lead and control the Group. The Board takes full responsibility for the oversight and overall performance of the Group and provides leadership within a framework of prudent and effective controls which enables risk to be appropriately assessed and managed. The Board sets the strategic direction, ensuring that the necessary resources are in place for the Company and Group to meet its objectives and deliver sustainable performance. The Board is entrusted with the responsibility in leading and directing the Group towards achieving its strategic goals and realising long-term shareholders' values. The powers and duties of the Directors are as set out in the Constitution of the Company and as prescribed under Subdivision 3 of Division 2 of the Companies Act 2016 ("the Act") including those expounded under Guidance 1.1 of the MCCG. The Board and its Directors are also guided by the Guidelines on Conduct of Directors of Listed Corporations and Their Subsidiaries issued by the Securities Commission Malaysia on 30 July 2020 and revised on 12 April 2021.

The Chief Executive Officer ("CEO") has the executive responsibility for the day-to-day operations of the Group's business and is responsible to implement the policies, strategies and decisions adopted by the Board. The CEO is further assisted by the EDs and Senior Executives of the Group to ensure proper focus and accountability. The Independent Non-Executive Directors ("INEDs") ensure corporate accountability by providing unbiased and independent views, advice and judgement and challenging the management's assumptions and projections in safeguarding the interests of the shareholders and other stakeholders.

The Board is also assisted by several Board Committees, namely Audit and Risk Management Committee ("ARMC"), Nomination Committee ("NC") and Remuneration Committee ("RC") to assist in the execution of Board functions. The ARMC and Board are further assisted by the Risk Management Committee (a Management level Committee) playing a pivotal oversight function as delegated by the Board. These Committees ensure greater focus, objectivity and independence in the deliberation of specific board agenda. All committees have written terms of reference ("TOR") which is made available for reference at the Company's website at [www.cabnet.asia](http://www.cabnet.asia). These committees were established in order to enhance business and operational efficiency as well as effectiveness. The respective Chairman of these Board Committees would report to the Board during the Board meetings on significant and salient matters deliberated by the Board Committees.



## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### I. BOARD RESPONSIBILITIES (cont'd)

##### Roles and Responsibilities of the Board (cont'd)

Although the Board may delegate powers and responsibilities to these committees, the Board retains ultimate accountability for discharging its duties.

The Board is also responsible for ensuring the continuing success of the Group. The Board shall provide strategic leadership and business direction, management oversight as well as integration of sustainability consideration in the Group's corporate strategy, governance and decision-making, in order to achieve the Group's long-term objectives, add to shareholders' value and safeguard the interests of stakeholders.

The Board together with Management, takes responsibility for the Group's governance of sustainability, including setting the Group's sustainability strategies, priorities and targets and ensure that the current standing and the response of the sustainability matters of the Group remains relevant taking into consideration of sustainability risk including climate-related risks and opportunities.

At present, the roles of Chairman and CEO are held by the same individual due to interim measure and the need to ensure continuity in leadership and execution of the Group's strategic plans. To mitigate concentration of authority, adequate checks and balances are in place, including:

- all major decisions are deliberated collectively by the Board;
- active oversight by the ARMC and other Board Committees, and all Board Committees are chaired by INEDs;
- clear segregation of responsibilities amongst Executive Management and the Board; and
- supported by a designated Senior Independent Non-Executive Director.

Accordingly, the Board is satisfied that the current structure does not impair objective decision-making and remains beneficial to the Company and its stakeholders. The Board will continue to review the appropriateness of the arrangement and going forward a new Chairman will be appointed as and when a suitable candidate has been identified.

The Chairman of the Board, Dato' Jeffrey Lai Jiun Jye is not a member of the ARMC, NC and RC of the Company.

The Board is supported by three (3) External Company Secretaries. They all are qualified to act as Company Secretary under Section 235 and Section 241 of the Act, one of which is a Fellow Member and the other two are Associate Member of the Malaysian Institute of Chartered Secretaries & Administrators. The Company Secretaries provide the required support to the Board in carrying out its duties and stewardship role, providing the necessary advisory role with regards to the Company's Constitution, Board's policies and procedures as well as compliance with all regulatory requirements, codes, guidance and legislations.

The Board recognises that the timeliness and quality of the information supplied affect the effectiveness of the Board to oversee the conduct of the business and to evaluate the management performance of the Group. To facilitate this, a corporate calendar of all scheduled meetings and planned events for the forthcoming financial year is typically furnished to all the Directors and the management by the Company Secretaries before the start of the financial year, to assist the Directors in scheduling and meeting their time commitments.

The Board continuously upholds CG standards and values in the organisation and strives to lead by example in strengthening the competitiveness and instil investor confidence in the Group. In discharging its duties and responsibilities, the applicable CG practices and guidance are embedded in the TOR of the respective Board Committees, the Company's Policies and the Board Charter which clearly delineate relevant matters including those reserved for the Board's approval, and those delegated to the Board Committees, the EDs and the senior management.

## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

**PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)****I. BOARD RESPONSIBILITIES (cont'd)****Roles and Responsibilities of the Board (cont'd)**

The roles and responsibilities of the Board, Chairman of the Board, EDs, the individual Board members, the Board Committees, namely ARMC, NC and RC, are set out in the Board Charter.

The Board Charter as well as the following Policies and TOR of the Board Committees are made available on the Company's website at [www.cabnet.asia](http://www.cabnet.asia) as follows:

- Board Corporate and Cybersecurity Disclosure Policy
- Board's Procedures for Appointment of Directors
- Code of Conduct and Business Ethics Policy
- Policy on Related Party Transaction and Recurrent Related Party Transaction
- Continuing Education Policy
- Dividend Policy
- Diversity Policy
- Remuneration Policy
- Stakeholders Communication Policy
- Whistle Blowing Policy
- Fit and Proper Person Policy
- Sustainability Policy

Terms of Reference

- Audit and Risk Management Committee
- Nomination Committee
- Remuneration Committee

The detail of the attendance record of the Directors at Board and Committee meetings during the FYE 2026 is set out below:-

Name of Director	Attendance			
	Board	ARMC	NC	RC
DATO' JEFFREY LAI JIUN JYE <i>Chairman, CEO, Executive Director</i>	4/5	-	-	-
YONG THIAM YUEN <i>Executive Director</i>	5/5	-	-	-
KOH THAIN LIN <i>Executive Director</i>	4/4	-	-	-
ABDUL MUTALIB BIN IDRIS <i>Senior Independent Non-Executive Director</i>	5/5	5/5	1/1	1/1
MEACHERY JO-ANNE JOSEPH (F) <i>Independent Non-Executive Director</i>	5/5	5/5	1/1	1/1
VINCENT WONG SOON CHOY <i>Independent Non-Executive Director</i>	5/5	5/5	1/1	1/1
TJONG CHIA HUIE <i>Non-Independent Non-Executive Director</i>	5/5	-	-	-

The Board recognises that it is imperative that directors devote sufficient time to update their knowledge and enhance their skills through appropriate continuing education programmes and had adopted a Board Policy on Continuing Education to set forth the elements of continuing education for Board members in addition to the initial induction process to ensure that Board members maintain and update their skills and knowledge necessary to meet their obligations.



## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### I. BOARD RESPONSIBILITIES (cont'd)

##### Roles and Responsibilities of the Board (cont'd)

The Directors were encouraged to attend relevant training programmes/seminars/briefings to further enhance their skills and knowledge in the latest statutory and regulatory requirements as well as to keep abreast with the business development to assist them in discharging their duties as Directors.

Details of the Directors attendance of training programs/seminars/workshops/briefing during FYE 2026 are as follows:-

Date	Topic/ Organising Entity	Directors Attended
08 & 09 May 2025	Harness the Power of Generative AI for Accounting and Finance Professionals by Malaysian Institute of Accountants	Mr. Vincent Wong Soon Choy
23 June 2025	The Edge-HSBC Johor-Singapore Special Economic Zone Forum	Dato' Jeffrey Lai Jiun Jye
21 July 2025	Updates on Sustainability Journey in Malaysia: National Sustainability Reporting Framework & Amendments to MMLRs by NeedsBridge Advisory Sdn Bhd.	Dato' Jeffrey Lai Jiun Jye
25 to 29 July 2025	ACCCIM Delegation to Shanghai in participation of World Artificial Intelligence Conference (WAIC) 2025	Dato' Jeffrey Lai Jiun Jye
27 & 28 August 2025	Mandatory Accreditation Programme by Bursa Malaysia	Mr. Koh Thain Lin
03 September 2025	2025 SME Conference and Credit & Business Conference	Dato' Jeffrey Lai Jiun Jye
06 October 2025	Inaugural ASEAN Chinese Business Leaders' Summit 2025	Dato' Jeffrey Lai Jiun Jye
17 October 2025	2026 Budget Seminar for Corporate Accounts by Malaysian Institute of Accountants	Mr. Vincent Wong Soon Choy
28 October 2025	High Impact Environmental, Social and Governance Awareness by Cabnet Systems (M) Sdn Bhd.	Mr. Abdul Mutalib Bin Idris Mr. Koh Thain Lin Ms. Meachery Jo-anne Joseph Mr. Tjong Chia Huie Mr. Yong Thiam Yuen
02 to 04 November 2025	ACCCIM Delegation to Macau in participation of 18 <sup>th</sup> World Chinese Entrepreneurs Convention	Dato' Jeffrey Lai Jiun Jye
09 February 2026	Johor Dialogue 2026	Dato' Jeffrey Lai Jiun Jye

## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### I. BOARD RESPONSIBILITIES (cont'd)

##### Roles and Responsibilities of the Board (cont'd)

The Board had adopted a Sustainability Policy. The objective of the Sustainability Policy is to recognise sustainability as an integral component of the Company's corporate values. The Policy serves to facilitate Cabnet Group's commitment to conduct its business responsibly through the integration of Economic, Environmental, Social and Governance considerations. The Board had established the Sustainability and Risk Management Working Committee ("SRMWC"), a management level committee with its own TOR on 28 April 2025. The TOR has been reviewed and revised on 26 January 2026. The SRMWC, currently led by Mr Koh Thain Lin and further assisted by the EDs, subsidiary directors and head of departments to assist the Board in overseeing the formulation, implementation and effective management of Cabnet's sustainability strategies. The SRMWC reports to the ARMC before matters are escalated to the Board.

In formulating and making recommendations on sustainability the SRMWC will be guided by:

- i) the Group's Vision and Mission and the Corporate Philosophy;
- ii) the Sustainability Reporting Guide and Toolkits (3<sup>rd</sup> Edition); and
- iii) the amendments to the Listing Requirements on Sustainability Reporting Statement.

The Board also notes the key amendments to the Listing Requirements to align the sustainability reporting framework with the National Sustainability Reporting Framework launched by the Ministry of Finance on 24 September 2024 and will be taking the appropriate actions required to comply with the requirements going forward.

During the periodic briefings, the Board is presented with the challenges, risks and opportunities faced in its sustainability issues which are highlighted by the respective departments. With the briefings, the Board is able to better assess and form the Group's direction in relation to its sustainability strategies and policies.

#### II. BOARD COMPOSITION

Cabnet is led and managed by a diverse, competent and experienced Board of Directors with a mix of suitably qualified and experienced professionals having wide and varied expertise in the fields of business, legal, accounting, engineering and information technology. This enables the Board to carry out its responsibilities effectively and ensures accountability. In areas where the Board may not possess the required expertise, the Board would be able to garner advice from its consultants in the required field. The current Board is drawn from different ethnic, cultural and socio-economic background with their age ranging from 46 years old to 66 years old to ensure that different viewpoints are considered in the decision making process.

The Board acknowledges the importance of diversity to ensure the mix and profiles of the Board members, in terms of age, ethnicity and gender, ability to provide the necessary range of perspectives, experiences and expertise required are well balanced in order to achieve effective board stewardship.

During the FYE 2026 under review, there are seven (7) Board members comprising three (3) INEDs, one (1) Non- Independent Non-Executive Director and three (3) EDs. This composition fulfils the requirements of Rule 15.02(1)(a) of the AMLR which require at least two (2) directors or at least one third (1/3) of the Board members whichever is higher are independent directors.



## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### II. BOARD COMPOSITION (cont'd)

The Board acknowledges that currently the Company's Independent Directors do not constitute at least half of the Board members. The NC and the Board are currently in the process of identifying suitable candidates to strengthen the Board composition and enhance independent representation on the Board. Nevertheless, the Board is satisfied that the current Board composition remains effective and capable of exercising objective judgment in decision-making processes. The existing Independent Directors actively provide independent views and continue to demonstrate independence in character and judgment and are able to effectively discharge their fiduciary duties in safeguarding the interests of all stakeholders. Currently, the Company have three (3) INEDs, none of whom have served beyond nine (9) years.

The Board had adopted a Diversity Policy which acknowledges the importance of Board and senior management diversity which includes, but is not limited to, skills, experience, age, cultural background and gender. For gender diversity, the NC will look into identifying and shortlist the potential women candidate based on criterias which includes, but is not limited to, skills, knowledge, expertise and experience, professionalism, integrity, ability to discharge such responsibilities/functions. The Board currently includes one INED of the female gender.

The Board through its NC had conducted an annual review of the Board's size, composition and balance and concluded that the Board's dynamics during the FYE 2026 are healthy and effective. The members of the Board during the FYE 2026 were persons of calibre, character and integrity possessing the appropriate skills, experience and qualities to steer the Company forward. The NC also concluded that the Board's composition, size, structure and balance going forward for the FYE 2026 is still a work in progress but is appropriate, complying with all requirements of the AMLR. The NC is satisfied with the size, structure and board composition, and is of the view that the mix of skills, diversity, competence, knowledge and experience and qualities of the existing Board members are appropriate to enable the Board to carry out its responsibilities effectively. The NC also satisfied that no conflict of interest arises that would impair their ability to represent the interest of the Company's shareholders and stakeholders and to fulfil the responsibilities of a director.

All the three (3) INEDs satisfy the independence test under the AMLR. The Board is satisfied with the level of independence demonstrated by all the INEDs and their ability to act in the best interest of the Company.

The Board's Fit and Proper Person Policy and procedures for appointments to the Board are viewed as a vital component of the governance process in determining the composition, size, balance, competencies and ultimately the quality and integrity of the Board.

The Constitution of the Company provides that all directors shall retire by rotation once in every three (3) years or at least one-third (1/3) of the Board shall retire but shall be eligible to offer themselves for re-election at the Annual General Meeting ("AGM"). Any Director appointed by the Board during the financial year is to retire at the next AGM held following their appointments, and shall then be eligible for re-election but shall not be taken into account in determining the directors who are to retire by rotation at that meeting. The re-election of Directors provides an opportunity for shareholders to renew their mandate conferred to the Directors.

The above provisions are adhered to by the Board in the AGM. Information on Directors standing for re-election are outlined in the Profile of Directors covering their details of profession, directorships in other public companies and listed companies, any conflict of interest, as well as their shareholdings in the Company and their attendance of the Board meetings also disclosed in this Annual Report.

## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### II. BOARD COMPOSITION (cont'd)

At the forthcoming Eleventh (11<sup>th</sup>) AGM, Mr. Yong Thiam Yuen and Mr. Abdul Mutalib Bin Idris are due to retire by rotation under Clause 133 of the Company's Constitution. Mr. Yong Thiam Yuen and Mr. Abdul Mutalib Bin Idris being eligible have offered themselves for re-election. Following the NC's review on the performance of Mr. Yong Thiam Yuen and Mr. Abdul Mutalib Bin Idris and having noted their significant and valued contributions to the Board, the NC had recommended their re-election to the Board and the Board had concurred with such recommendation and is recommending that shareholders re-elect Mr. Yong Thiam Yuen and Mr. Abdul Mutalib Bin Idris at the forthcoming 11<sup>th</sup> AGM.

The Directors subject to retirement have completed their respective Declarations in accordance to the Fit and Proper Person Policy to affirm that they have fulfilled the fit and proper person criteria relating to their Probity, Personal Integrity, Reputation and Financial Integrity.

In compliance with the provision of Rule 15.08A(3) of the AMLR, the activities of the NC for the FYE 2026 are set out in Practices 5.3, 5.5, 5.6, 5.7 and 6.1 of the CG Report.

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (cont'd)

#### III. REMUNERATION

The RC and Board are mindful of the need to remunerate and retain its Directors to ensure that their commitment remains and therefore their remuneration package is directly linked to their performance, service, seniority, experience and scope of responsibilities.

The RC is responsible to establish, recommend and constantly review a formal and transparent remuneration policy framework and terms of employment for the Board to attract and retain directors which should be aligned with the business strategy and long term objectives of the Company taking into consideration that the remuneration of the Board should reflect the Board's responsibilities, expertise and complexity of the Company's activities.

The Board had formalised and adopted a Remuneration Policy for the Board and Senior Management to attract and retain the Directors and Senior Management required to lead and control the Group effectively. In the case of EDs and Senior Management, the components of the remuneration package are linked to corporate and individual performance. For Non-Executive Directors, the level of remuneration is reflective of their experience and level of responsibilities.

The RC had reviewed the Director's fees and benefits and the EDs' remuneration for the period of the date of the 11<sup>th</sup> AGM and up to date of the next 12<sup>th</sup> AGM and recommended to the Board for approval.

The disclosure of the Directors' remuneration on a named basis received by each of the current Non-Executive Directors and EDs for FYE 2026 are set out in Practice 8.1 of the CG Report.

The disclosure of the top five senior management's remuneration on a named basis in bands of RM50,000 received for FYE 2026 are set out in Practice 8.2 of the CG Report.



## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

#### I. AUDIT AND RISK MANAGEMENT COMMITTEE

The ARMC of Cabnet comprises wholly of Independent Non-Executive Directors. The ARMC Chairman, Mr. Vincent Wong Soon Choy is a member of the Malaysian Institute of Accountants. The Chairman of the ARMC is not the Chairman of the Board.

The ARMC is authorised by the Board to investigate any activity within its TOR. It shall have full and unrestricted access to any information pertaining to the Company and the Group and is authorised to seek any information it requires from any employee and all employees are directed to cooperate with any request made by the ARMC.

The detailed TOR of the ARMC outlining the composition, duties and functions, authority and procedures of the ARMC are published and available on the Company's website at [www.cabnet.asia](http://www.cabnet.asia).

The independence, objectivity and integrity of the members of the ARMC are the key requirements which the Board of Cabnet recognises as essential for an effective and independent ARMC. None of the members of the Board were former audit partners of the external audit firm.

The ARMC carried out an assessment of the performance and suitability of UHY Malaysia PLT the External Auditors, based on an assessment questionnaire which considered assessment criteria such as the quality of services, the understanding of the business operations, audit management team continuity, recommendations to help/improve business/processes, deliver effective presentation and reports, achieve expectation of the Company, improvement compared to previous year performance, meeting deadlines and relationship with the Management and other parties.

UHY Malaysia PLT were also requested to furnish a declaration of their Independence to the Company as part of these procedures. UHY Malaysia PLT had indicated their willingness to seek re-appointment as External Auditors for the financial year ending 28 February 2027.

The ARMC has been generally satisfied with the independence, performance and suitability of UHY Malaysia PLT based on the assessment and are recommending to the Board and shareholders for approval for the re-appointment of UHY Malaysia PLT as External Auditors for the financial year ending 28 February 2027. The Board had considered and recommended the re-appointment of External Auditors for the shareholders' approval at the forthcoming 11<sup>th</sup> AGM.

The assessment of performance of ARMC is conducted annually. The NC evaluated and assessed the performance and effectiveness of the ARMC. The NC had concurred that the ARMC and its members have carried out their duties in accordance with their TOR. The Chairman of the NC will lead the NC to evaluate the performance of the Chairman of ARMC and make known its assessment and recommendations, if any to the Board.

The summary of activities of the ARMC during the financial year are set out in the Audit and Risk Management Committee Report of this Annual Report.

## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (cont'd)

#### II. RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK

The Board affirms its overall responsibility for maintaining a sound governance, risk management and internal control systems and for reviewing their adequacy and effectiveness so as to provide assurance on the achievement of the Group's corporate objectives and strategies and to safeguard all its stakeholders' interests and protecting the Group's assets as well as to establish risk appetite of the Group based on the corporate objectives, strategies, external environment, business nature and corporate lifecycle.

The Board maintained an on-going commitment for identifying, evaluating and managing significant risks faced by the Group systematically during the financial year under review. The duties for the identification, evaluation and management of the key business risk were delegated to the Risk Management Committee.

The Group's internal audit function has been outsourced to an external consultant which reports directly to the ARMC.

The Statement on Risk Management and Internal Control of this Annual Report provides an overview of the Group's approach to ensuring the effectiveness of the risk management and internal processes within the Group.

### PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

#### I. COMMUNICATION WITH STAKEHOLDERS

Cabnet is committed to upholding high standards of transparency and promotion of investor confidence through the provision of comprehensive, accurate and quality information on a timely and even basis.

The Board recognises the importance of communications with its stakeholders and is committed to upholding high standards of transparency and promotion of investor confidence through the provision of comprehensive, accurate and quality information on a timely and even basis. Cabnet Investor Relations ("IR") play its role to ensure proper channels of communication between Cabnet and the stakeholders.

The Board had in place a Stakeholders Communication Policy which sets out the aims and practices of the Company in respect of communicating with its shareholders (both current and prospective). The detailed Stakeholders Communication Policy and Corporate Disclosure and Cybersecurity Policy are available for reference on the Company's website at [www.cabnet.asia](http://www.cabnet.asia).

During FYE 2026, the Board ensured the supply of clear, comprehensive and timely information to the stakeholders via the following channels:

- a) Publication of FYE 2025 annual report;
- b) Provide all relevant disclosures including quarterly financial results of the Cabnet Group by way of announcement through Bursa link;
- c) Frequent updating of information relevant to IR, such as annual report, corporate governance report, financial results and announcements through the Company's corporate website;
- d) Engagement with stakeholders through 2025 AGM where the Chairman of the Meeting had highlighted to shareholders and proxy holders, their right to speak up at general meetings, the conduct of poll voting for all resolutions tabled at general meetings and review of the performance of the company during AGM.



## CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

### PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS (cont'd)

#### II. CONDUCT OF GENERAL MEETINGS

The Board recognises the importance of communications with its shareholders and will take additional measures to encourage shareholders' participation at general meetings as recommended under the MCCG.

This includes the Chairman highlighting to shareholders and proxy holders, their right to speak up at general meetings, the conduct of poll voting for all resolutions tabled at general meetings and a review of the performance of the Group during AGMs.

The notice is dispatched at least 28 days prior to the date of the AGM, well in advance of the 21 days requirement under the Act and AMLR, which allows sufficient time for the shareholders to consider the proposed resolutions to be tabled at the AGM. The notice of AGM also included details and relevant explanatory notes to the resolutions proposed to enable the shareholders to make informed decisions in exercising their voting rights.

To ensure effective participation of and engagement with shareholders, all Directors including members of ARMC, NC and RC, attended and participated in the 10<sup>th</sup> AGM held on 30 July 2025 to interact with the Company's shareholders. In the event if there are shareholders who were not able to attend personally, such shareholders are entitled to appoint proxies/attorney to attend and vote on their behalf.

The Chairman of the general meeting will open the floor to the shareholders to raise questions related to the Company's financial statements and any other items on the meeting's agenda, before putting the resolutions to vote.

The summary of key matter discussed and responses to the questions have been published on the Company website at [www.cabnet.asia/Minutes-of-Shareholders-Meetings](http://www.cabnet.asia/Minutes-of-Shareholders-Meetings) together with the minutes of the 10<sup>th</sup> AGM within 30 business days after the date of the general meeting.

This statement was approved by the Board on 3 June 2026.

## ADDITIONAL COMPLIANCE INFORMATION

### 1. UTILISATION OF PROCEEDS FROM CORPORATE PROPOSALS

There were no proceeds raised from any corporate proposals during the Financial Year Ended 28 February 2026 ("FYE 2026").

### 2. AUDIT AND NON-AUDIT FEES

The amount of audit and non-audit fees paid/ payable to the External Auditors by the Group and the Company for the FYE 2026 are as follows:

	The Group RM	The Company RM
Auditors' remuneration		
- Statutory audit		
- UHY Malaysia PLT	140,000	40,000
- Other auditor	589	-
- Non-statutory audit		
- UHY Malaysia PLT	5,000	5,000
	145,589	45,000

### 3. MATERIAL CONTRACTS

There were no material contracts entered into by the Company and its subsidiaries involving the interest of the Directors, chief executive who is not a director or major shareholder, which were still subsisting as at the end of the financial year or which were entered into since the end of the previous financial year.

### 4. RECURRENT RELATED PARTY TRANSACTIONS ("RRPT")

During the FYE 2026, the Group does not have a shareholders' mandate for RRPT. As a result, all relevant and necessary announcements related to recurrent related party transactions had been made once they reached the threshold limit.

All RRPT entered were in the ordinary course of business and were carried out on the terms and conditions that were not materially different from those transactions with unrelated parties.

Details of the RRPT are disclosed and set out in Note 30 on pages 137 to 138 of this Annual Report.



# AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

## 1. COMPOSITION AND ATTENDANCE

The Audit and Risk Management Committee ("ARMC") comprises three (3) members, all of whom are Independent Non-Executive Directors and one of whom is a member of the Malaysian Institute of Accountants (MIA). No alternate director is appointed as a member of the ARMC. This meets the requirements of Rule 15.09(1)(a),(b),(c)(i) and 15.09(2) of the ACE Market Listing Requirement of Bursa Malaysia Securities Berhad ("Bursa Securities") ("AMLR").

The ARMC meets the requirement under Step Up Practice 9.4 of the Malaysian Code on Corporate Governance 2021 ("MCCG") whereby the committee comprises solely of Independent Non-Executive Directors.

In line with Practice 9.1 of MCCG, the ARMC is chaired by an Independent Non-Executive Director who is not the Chairman of the Board of Directors. The Chairman of the Board of Directors is not a member of the ARMC in line with Practice 1.4 of MCCG.

All members of the ARMC are required to be financially literate and appropriately qualified with sound knowledge and experience in accounting, business, and financial management. The details of attendance of each member at Committee Meetings held during the Financial Year Ended ("FYE") 2026 are as follows:

Composition of Committee	No. of ARMC Meetings Attended during FYE 2026
<b>Vincent Wong Soon Choy</b> (Chairman, Independent Non-Executive Director)	5/5
<b>Abdul Mutalib bin Idris</b> (Senior Independent Non-Executive Director)	5/5
<b>Meachery Jo-anne Joseph</b> (Independent Non-Executive Director)	5/5

The Board assesses the performance of the ARMC and its members through an annual Board Committee effectiveness evaluation. The Board is satisfied that the ARMC and its members have been able to discharge their functions, duties and responsibilities effectively and efficiently in accordance with the Terms of Reference of the ARMC.

## 2. SECRETARY

The secretary(ies) to the ARMC are the Company Secretary(ies) of the Company.

## 3. TERMS OF REFERENCE

The detailed Terms of Reference of the ARMC outlining the composition, duties and functions, authority and procedures of the ARMC are published and available on the Company's website at <https://www.cabnet.asia/corporate-governance>.

The ARMC's Terms of Reference was adopted by the Board on 12 April 2016 and last revised on 28 April 2025 in accordance with the requirement of Rule 15.11 of the AMLR. Under the enhanced requirement of Rule 15.12(1)(g)(ii), the ARMC is required amongst others to review significant matters highlighted including financial reporting issues, significant judgements made by management, significant and unusual events or transactions and how these matters are addressed.

## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 4. MEETINGS

The ARMC shall meet at least four (4) times a year. The Chairman of the ARMC may call at any time for any additional meetings at the Chairman's discretion and the External Auditors ("EA") may request a meeting if they consider that one is necessary. The Committee had convened a total of five (5) meetings during the FYE 2026. The meetings were conducted with the quorum of minimum two (2) members.

The agenda for meetings, the relevant reports and papers were furnished to ARMC members by the Secretary after consultation with the ARMC Chairman in advance to facilitate effective deliberation and decision making at the respective meetings. The meetings were appropriately structured through the use of agendas and committee papers containing information relevant to the matters for deliberation, which were distributed to members with sufficient notification.

All issues were adequately deliberated during ARMC meetings before arriving at any decisions, conclusions or recommendations and brought to the attention of the Board. The minutes of these deliberations and its resultant decisions, conclusions or recommendations at each ARMC meeting were properly recorded by the Company Secretary and subsequently accelerated to the Board for review and notation.

During its scheduled quarterly meetings, the ARMC reviewed the risk management and internal control processes (with the assistance of its outsourced Internal Audit Function), the interim and year-end financial reports, the internal and external audit plans and reports, conflict of interest ("COI") situations, related party transaction, recurrent related party transaction, awareness of any incidences of fraud, risk management update report and all other areas within the scope of responsibilities of the ARMC under its Terms of Reference.

The Group Finance Manager ("GFM") were invited to attend the ARMC meetings to facilitate direct communication and interaction as well as provide clarifications on audit, financial and operational issues. The GFM had briefed the ARMC on specific issues and areas arising from the quarterly and audit reports. The EA of the Company represented by their Engagement Partner and Audit Manager of the engagement attended ARMC meetings to present their External Audit Planning Memorandum, External Auditors' Report and Transparency Report. Similarly, the representatives of the outsourced Internal Audit Function attended the ARMC meetings to table their respective Internal Audit reports.

### 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR

During the FYE 2026, the ARMC in discharging its duties and functions had carried out the following activities:

#### a) Financial Reporting

The ARMC reviewed the financial positions and quarterly interim financial reports for the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> quarters of 2026 at its meetings held on 30 July 2025, 27 October 2025, 26 January 2026, 27 April 2026 and 3 June 2026 respectively before recommending them for the Board's consideration and approval for release to the public. In reviewing these financial results, the ARMC ensured the quarterly interim financial reports and Audited Financial Statements ("AFS") were prepared in compliance with the Malaysian Financial Reporting Standard ("MFRS") while the quarterly reports were produced in accordance with Rule 9.22 and Appendix 9B of the AMLR.



## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR (cont'd)

#### b) Reports from EA

- On 26 January 2026, the ARMC had reviewed with the EA their scope of work and audit plan as provided in the External Auditors' Audit Planning Memorandum for the FYE 2026 prior to the commencement of audit. The ARMC also had reviewed the EA's remuneration and made recommendation to the Board for acceptance.
- On 28 April 2025, 26 January 2026 and 27 April 2026, the ARMC had conducted private session meetings with the EA without the presence of the executive board members and management personnel of the Company. The ARMC had the opportunity to assess the co-operation extended by the Management to the EA, their attitude and readiness to provide documentation and explanations, as well as the adequacy of resources of the Group's finance department. The EA were also informed by the ARMC that should there be any significant incidents or matters detected in the course of their audits or reviews which warrant their knowledge or intervention, it shall be reported to the ARMC accordingly. At the same time, EA had the opportunity to obtain feedback from the ARMC on their perspectives on the areas of major concerns, which they would like the EA to look into.
- On 27 April 2026, the ARMC had deliberated and reviewed the EA's audit findings and recommendations and the audit report, including management's response in relation to the audit findings of the Group for the FYE 2026. The review was to ensure that the AFS were drawn up in accordance with the provision of the Companies Act, 2016 and the applicable Approved Accounting Standards.
- Obtained confirmation and declaration from EA that they were independent and would be independent throughout their engagement. EA confirmed that they were and had been independent throughout the conduct of the audit engagement in accordance with the By-Laws (On professional Ethics, Conduct and Practice) of the Malaysia Institute of Accountants and the International Ethics Standards Board for Accountants (IESBA).
- On 3 June 2026, UHY Malaysia PLT, the EA had indicated their willingness to continue in office for the next financial year ending 28 February 2027 and for re-appointment at the forthcoming Annual General Meeting.
- Reviewed other significant matters and unusual events or transactions highlighted by the EA as well as how these significant matters were addressed.

#### c) Reports from Internal Auditors ("IA")

- On 30 July 2025, the ARMC had reviewed and discussed the Internal Audit Reports with the recommendations made by the IA on the areas of improvement. The report contained the findings, priority rating, potential risks or implications, audit recommendations provided by the IA and management action plans in addressing and resolving the audit findings. The areas covered encompassed Administration and Governance Management for Cabnet Systems (M) Sdn Bhd ("CSM").
- On 26 January 2026, the ARMC had reviewed and discussed the Internal Audit Reports with the recommendations made by the IA on the areas of improvement. The report contained the findings, priority rating, potential risks or implications, audit recommendations provided by the IA and management action plans in addressing and resolving the audit findings. The areas covered encompassed Project and Governance Management for CSM.
- On 30 July 2025 and 26 January 2026, the ARMC had reviewed and discussed the Internal Audit Action Plan Progress Follow up Report. The report provides ARMC on the statuses of implementation of the respective management action plans in relation to internal audit findings for previous internal audit cycles conducted.

## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR (cont'd)

#### c) Reports from Internal Auditors ("IA") (cont'd)

- On 30 July 2025 and 26 January 2026, the ARMC had conducted private session meetings with the IA without the presence of the executive board members and management personnel of the Company. The ARMC had the opportunity to assess the co-operation extended by the Management to the IA.
- On 27 April 2026, the ARMC had reviewed and evaluated the performance of the IA. The ARMC has considered and reviewed the IA's qualifications and experience, resources availability and competency, independence, scopes and functions of the IA and collaboration with EA. The ARMC has been generally satisfied with the performance of IA.
- Reviewed and assessed the adequacy of the competency and effectiveness of the systems of Risk Management and Internal Control and the efficiency of the Group's operations in particular those relating to areas of significant risks.

#### d) Overall Governance Practices in the Group

- Reviewed the disclosures made in respect of the financial results and Annual Report of the Company in line with the AMLR, principles of the MCCG, other applicable laws, rules, directives and guidelines.
- Reviewed the Statement of Risk Management and Internal Control, Corporate Governance Overview Statement, Corporate Governance Report and Audit and Risk Management Committee Report together with the IA and EA.
- Reviewed the Director's Responsibility, Other Compliance Information and Other Governance Disclosure and Financial indicators.
- Considered and reviewed any COI situations, related party transaction in order to ensure that they were not detrimental to the interests of the minority shareholders.
- Inquired on awareness of any incidences or suspicion of fraud that may have come to the ARMC's attention.
- Reviewed the Budget for the financial year ending 28 February 2027 prepared by management and ensured that the assumptions and estimates were reasonable and prudent.

#### e) COI or Potential COI

In overseeing and discharging its responsibilities in reviewing situations of COI and potential COI involving the Directors and Senior Management, the ARMC:

- Reviewed and recommended the adoption of COI Policy in line with the amendments to the AMLR.
- Reviewed and kept itself abreast on all the status of existing COI (if any) and potential COI involving the Directors and Key Senior Management by way of review of existing declaration/disclosure from all Directors and Key Senior Management in respect of their involvement in other companies/business carrying on similar business/trades as the Group.
- Where applicable, recommended to the Board the measures to be taken to resolve, eliminate or mitigate any such COI or potential COI situations.



## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR (cont'd)

#### e) COI or Potential COI (cont'd)

- Other than as disclosed below and reviewed by the ARMC, none of the other Directors and Key Senior Management had any COI or potential COI arising:

Name of Director	Situation giving rise to conflict of interest	Rationale, measures taken to resolve, eliminate or mitigate COI
Dato' Jeffrey Lai Jiun Jye	<p>Dato' Jeffrey Lai Jiun Jye had declared that he is a director of the following companies:</p> <ul style="list-style-type: none"> <li>• Paragon Education Sdn Bhd</li> <li>• Landsco Resources Sdn Bhd</li> <li>• Tadika Victoria Education Sdn Bhd</li> <li>• Victoria Education Sdn Bhd</li> <li>• Kuopacific Paragon F&amp;B Sdn Bhd</li> <li>• Kuopacific Malaysia Sdn Bhd</li> <li>• Pusat Tuisyen Paragon Sdn Bhd</li> <li>• Chempaka Logistik Sdn Bhd</li> <li>• Deelucc Design and Build Sdn Bhd</li> <li>• Red Dot Education Sdn Bhd</li> <li>• Paragon Globe Berhad</li> <li>• Paragon Earth Sdn Bhd</li> <li>• Paragon Premium Sdn Bhd</li> </ul> <p>and associate relationship with Southern Strength (M) Sdn Bhd.</p> <p>and was deemed to be interested in any transactions or potential transactions involving the abovesaid companies with Cabnet's subsidiaries.</p>	<p>The ARMC's had reviewed the COI or potential COI with the Group and concluded:</p> <p>That any transactions if any entered into by the Group with companies where Dato' Jeffrey Lai Jiun Jye had an interest:</p> <ul style="list-style-type: none"> <li>• transactions that are in the ordinary course of business and at arm's length basis.</li> <li>• transactions that were not material or significant to the Group's revenue and did not exceed the relevant thresholds under Rule 10.08(1) and 10.09(1) of the AMLR.</li> <li>• that Dato' Jeffrey Lai Jiun Jye has abstained and will abstain from any consideration, discussion or decision making in respect of matters where there is a COI or potential COI.</li> <li>• that Dato' Jeffrey Lai Jiun Jye will comply with measures or directives that the ARMC recommends to resolve, eliminate or mitigate the COI or potential COI.</li> </ul>

## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

## 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR (cont'd)

e) COI or Potential COI (cont'd)

- Other than as disclosed below and reviewed by the ARMC, none of the other Directors and Key Senior Management had any COI or potential COI arising: (cont'd)

Name of Director	Situation giving rise to conflict of interest	Rationale, measures taken to resolve, eliminate or mitigate COI
Ms. Meachery Jo-anne Joseph	Ms. Meachery Jo-anne Joseph had declared that she is a shareholder and director of SJ Holdings Sdn Bhd and deemed interest via spouse interest in SJ Varied Sdn Bhd, which has business relationship with Cabnet's subsidiaries.	<p>The ARMC's had reviewed the COI or potential COI with the Group and concluded:</p> <p>i) Ms. Meachery Jo-anne Joseph as an Independent Non-Executive Director does not take part in the Group's management and day-to-day activities of the Group.</p> <p>ii) That any transactions if any entered into by the Group with companies where Ms. Meachery Jo-anne Joseph had an interest:</p> <ul style="list-style-type: none"> <li>transactions that are in the ordinary course of business and at arm's length basis.</li> <li>transactions that were not material or significant to the Group's revenue and did not exceed the relevant thresholds under Rule 10.08(1) and 10.09(1) of the AMLR.</li> <li>that Ms. Meachery Jo-anne Joseph has abstained and will abstain from any consideration, discussion or decision making in respect of matters where there is a COI or potential COI.</li> <li>that Ms. Meachery Jo-anne Joseph will comply with measures or directives that the ARMC recommends to resolve, eliminate or mitigate the COI or potential COI.</li> </ul>



## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 5. SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR (cont'd)

f) Assurance from Chief Executive Officer ("CEO") and GFM on Group's Risk Management and Internal Control

Received assurance from the CEO and GFM that the Group's risk management and internal control systems are operating adequately and effectively in all material aspects before recommending the Statement on Risk Management and Internal Control to the Board of Directors.

The CEO and GFM assured that: -

- Appropriate accounting policies had been adopted and applied consistently.
- The going concern basis applied in the Annual Consolidated Financial Statements was appropriate.
- Prudent judgements and reasonable estimates had been made in accordance with the requirements set out in the MFRSs.
- Adequate controls and processes were in place for effective and efficient financial reporting and relevant disclosures under MFRS and AMLR.
- The Annual Consolidated Financial Statements and the Quarterly Condensed Consolidated Financial Statements did not contain material misstatements and gave a true and fair view of the financial position.

### 6. INTERNAL AUDIT FUNCTION

Cabinet Group has outsourced its internal audit function to NeedsBridge Advisory Sdn. Bhd., an independent professional firm since 16 June 2017. The appointment and resignation of the internal audit function as well as the proposed audit fees are subject to review and approval by the ARMC for its reporting to the Board for ultimate approval.

The audit engagement of the outsourced internal audit function is governed by the engagement letter and Internal Audit Charter reviewed by the ARMC and recommended to the Board for approval. Key terms of the engagement include purpose and scope of works, accountability, independence, the outsourced internal audit function's responsibilities, the Management's responsibilities, the authority accorded to the outsourced internal audit function, limitation of scope of works, confidentiality, proposed fees and engagement team.

On the other hand, the Internal Audit Charter governs the internal audit function by specifying the purpose and mission of internal audit function, its roles, professionalism required (including adherence to The Institute of Internal Auditors' mandatory guidance including the Core Principles for the Professional Practice of Internal Auditing, Definition of Internal Auditing, the Code of Ethics, and the International Standards for the Professional Practice of Internal Auditing (hereinafter referred to as "Standards"), its authorities, the reporting structure, independence and objectivity required, its responsibilities, purpose of internal audit plan, reporting and monitoring and quality assurance and improvement programme.

a) Main responsibilities of the IA

- Assist in reviewing the adequacy, integrity and effectiveness of the Company's internal control system.
- Perform any ad hoc appraisals, inspections, investigations, examinations, review requests of the ARMC or senior management as appropriate.
- Provide recommendations to strengthen the internal control procedures.

## AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

### 6. INTERNAL AUDIT FUNCTION (cont'd)

#### b) Activities of Internal Audit Function

- Before the commencement of the internal audit reviews, an internal audit plan is produced and presented to the ARMC for approval. This internal audit plan is developed taking into consideration existing and emergent key business risks identified by the Management as well as the Board's and Senior Management's concerns. Upon approval, internal audit reviews are carried out in accordance with this approved internal audit plan and thereafter tabled bi-annually for ARMC to review the internal audit reports and the progress of internal audit plan. This review is to ensure that the audit direction remains relevant and in line with the ARMC's expectations.
- Prior to the presentation of internal audit reports and findings to the ARMC, comments and responses from the management are obtained for the internal audit findings raised and incorporated into the internal audit reports.
- Follow-up reviews are carried out by the internal audit function with the Management to ascertain the status of implementation of the agreed management action plans. The results of the follow-up reviews are reported to the ARMC at regular intervals. The ARMC in turn reviews the effectiveness of the system of internal controls in operations and reports the results thereon to the Board.
- Ascertain the extent of compliance with established policies, procedures, plans, laws and regulations.
- The IA had attended two (2) ARMC meetings during the FYE 2026. The functional areas and operating processes reviewed by the IA in FYE 2026 encompassed Administration and Governance Management, and Project and Governance Management for CSM.
- The IA had two (2) private session meetings with the ARMC during the FYE 2026 without the presence of the executive board members and management personnel of the Company.

The total cost incurred for the internal audit function outsourced in respect of the FYE 2026 was RM52,285.

Further details on IA function and internal audit activities are disclosed in the Statement on Risk Management and Internal Control of this Annual Report.

The ARMC and Board, in striving for continuous improvement, will put in place appropriate action plans, when and where necessary, to further enhance the Company's system of internal controls.

This statement was approved by the ARMC and the Board on 3 June 2026.



# STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL

## INTRODUCTION

The Board of Directors is pleased to present the Statement on Risk Management and Internal Control of the Group for the Financial Year Ended ("FYE") 28 February 2026, issued in compliance with Rule 15.26(b) and Guidance Note 11 of the ACE Market Listing Requirement ("AMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") and as guided by the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers 2025 ("SORMIC Guide 2025") and the Malaysia Code on Corporate Governance 2021 ("MCCG"). The Statement on Risk Management and Internal Control below outlines the nature and scope of risk management and internal control system of the Group for the financial year under review and up to the date of approval of this Statement.

The scope of this Statement includes the Company and its operating subsidiaries.

## BOARD RESPONSIBILITIES

The Board (in line with the Institute of Internal Auditors' ("IIA") Three Lines Model – Governance Body Roles) affirms its overall responsibility for maintaining sound governance, risk management and internal control systems and for reviewing their adequacy and effectiveness to provide assurance on the achievement of the Group's mission, vision, core values, strategies and business objectives as well as to safeguard all its stakeholders' interests and protecting the Group's assets. The Board established risk appetite of the Group based on the strategies, business objectives, internal and external business context, business nature and corporate life cycle. The Board is committed to the establishment and maintenance of an appropriate control environment and governance framework that is embedded into the corporate culture, processes and strategies of the Group as well as to articulate and implement risk management and internal control system.

The Board delegates the duty of managing and administering of the day-to-day operations and running of the Group (including but not limited to, ensuring appropriate risk management practices and policies are implemented) as well as development of corporate strategies and strategic plans and implementation thereof to the Chief Executive Officer ("CEO") per the Board Charter (in line with the IIA Three Lines Model – First Line roles), who is assisted by the Risk Management Committee on the identification, assessment and management of key business risks as well as risk performance monitoring and reporting (as Second Line roles of IIA Three Lines Model). On the other hand, the Audit and Risk Management Committee ("ARMC") is delegated with board oversight function whereby ARMC is assigned with the duty to review and to provide assurance to the Board on the adequacy and effectiveness of risk management and internal control system of the Group vide Risk Management Handbook and Terms of Reference approved by the Board. Internal control and risk-related matters which warranted the attention of the Board were recommended by the ARMC to the Board for its deliberation and approval. In addition, the Board has an effective oversight over the audit findings and recommendations highlighted by outsourced internal audit function (as the Third Line roles per IIA's Three Lines Model) as well as the external auditors.

The system of internal controls covers inter-alia, control environment, risk assessment, control activities, information and communication and monitoring activities. Nevertheless, in view of the limitations that are inherent in any internal control system, the Board recognises that the Group's system is designed to manage, rather than eliminate, the risks of not achieving goals and business objectives within the risk appetite established by the Board and Management. Therefore, the system provides reasonable, but not absolute, assurance against the occurrence of any material misstatement of loss or fraud.

## RISK MANAGEMENT

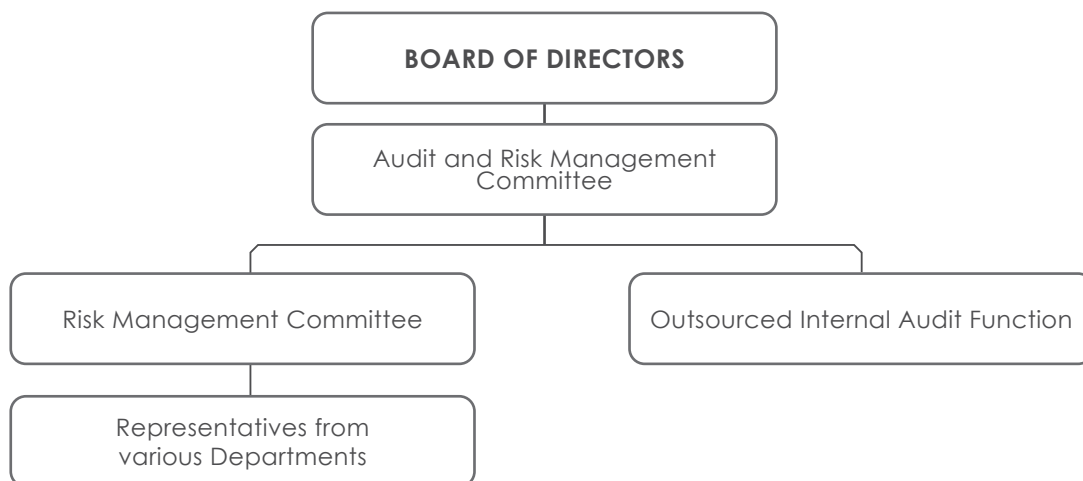
The Board recognises risk management as an integral part of system of internal control and good management practice in pursuit of its strategic objectives. The Board maintains an on-going commitment to identifying, evaluating and managing significant risks faced by the Group systematically during the financial year under review. The Board had put in place a structured Risk Management Handbook, as the governance structure and processes for the risk management on enterprise wide, in order to embed the risk management practice into all levels of the Group and to manage key business risks faced by the Group adequately and effectively.

## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### RISK MANAGEMENT (cont'd)

The Risk Management Handbook was developed and customised based on the foundation of the Federation of European Risk Management Associations ("FERMA") 2002 (Risk Management Standard Framework) and International Organisation for Standardisation ("ISO") 31000:2018 - Risk Management Guidelines after taking into consideration of the Group's distinct operations and environment.

The Risk Management Handbook lays down the risk management's objectives and processes established by the Board with the formalised governance structure of the risk management activities of the Group established as follows:



Clear roles and responsibilities of the Board, the ARMC, Risk Management Committee, departmental representatives (as Risk Owners) and outsourced internal audit function are defined in the Risk Management Handbook.

In particular, the roles and responsibilities of the Risk Management Committee in relation to the risk management are:

- set performance measures in relation to the risk management;
- to report on the risk registers;
- to perform continuous review of the business risks faced by the Group; and
- continuous implementation (including monitoring) of risk management process and practices.

On the other hand, the oversight roles of the ARMC in relation to the risk management as per its terms of reference are:

- a. to determine, review and recommend risk management strategies, policies and risk tolerance;
- b. to review and assess adequacy of risk management policies and framework in identifying, measuring, monitoring and controlling risk and the extent to which these are operating effectively;
- c. to ensure adequate infrastructure, resources and systems are in place for risk management i.e. ensure that the staff responsible for implementing risk management systems perform those duties independently of our Company's risk originating activities;
- d. to review periodic reports on risk exposure, risk portfolio composition and risk management activities of our Company;
- e. to review and recommend new policies or changes to policies, and to consider their risk implications;
- f. to review the impact of risk on capital adequacy and profitability under normal and stress scenarios;
- g. to review and evaluate the various processes and systems engaged by our Company and to ensure that they are conducted within the standards and policies as set by our Board;
- h. to assess the adequacy of the business recovery/ disaster recovery procedures;
- i. to identify Corporate Liability risks including specific bribery risks, corruption risks and compliance risks with the Malaysian Anti-Corruption Commission ("MACC") Act;
- j. to monitor the Risk Control Measures for Corporate Liabilities Risks identified; and
- k. to review the operational effectiveness and efficiency in protecting the Group from bribery risks and ensure legal and regulatory compliance.



## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### RISK MANAGEMENT (cont'd)

In addition, the operational management team, i.e. the departmental representatives, is designated as Risk Owners within their area of expertise and operational responsibilities to provide/update input of risk registers, to implement the risk management process and practices and to implement and assess control framework.

Systematic risk management process is stipulated in the Risk Management Handbook, whereby each step of the risk identification, risk evaluation, control evaluation and validation, risk treatment and control activities are laid down for application by the Risk Management Committee and the Risk Owners. Risk assessment is guided by the likelihood rating and impact rating established by the Board based on the risk appetite acceptable by the Board. Based on the risk management process, risk registers were compiled by the Risk Management Committee with relevant key risks identified before report to the ARMC. As an important risk monitoring mechanism, the Risk Management Committee is scheduled to review the risk registers of all operating subsidiaries and assessment of emerging risks identified at strategic and operational level on an annual basis or on more frequent basis (if circumstances required) and report to the ARMC on the results of the review and assessment.

During the financial year under review, the Risk Management Committee continued to review its risk registers for on-going risk monitoring and assessment, after taking into consideration of the internal audit findings and development in the geopolitical environment and government policy direction. Risk Management reports were updated and tabled to the ARMC on quarterly basis for its review and deliberation on the adequacy and effectiveness of the risk management process and results, and for its reporting of the results of review to the Board, which assumes the primary responsibility of the risk management of the Group.

At strategic level, business strategies based on risk and opportunity strategies (derived from risk management activities) are formulated by the Executive Directors and presented to the Board for review and deliberation to ensure proposed plans and strategies are in line with the Group's risk appetite. In addition, specific strategic and key operational risks are highlighted and deliberated by ARMC and/or the Board during the review of the financial performance of the Group in the scheduled meetings.

At operational level, Risk Owners are responsible for managing the risks within their department. Risk Owners are responsible for adequate and effective operational monitoring and management by way of maintaining adequate and effective internal controls and the execution of risks and control procedures on a daily basis. Changes in the key risks faced by the Group or emergence of new risks and the corresponding internal controls are discussed during management meetings to determine the risk treatment and implementation of effective controls to manage the risk. Critical and material changes in the key risks faced by the Group or emergence of new key risks are escalated to the Risk Management Committee and/or Executive Directors for the decision on the risk treatment and its implementation as well as its reporting to the ARMC and the Board.

The monitoring of the risk management by the Group is enhanced by the internal audits carried out by the outsourced internal audit function with specific audit objectives and business risks identified for each internal audit cycle based on the internal audit plan approved by the ARMC.

The above formal process has been practiced by the Group for the financial year under review and up to the date of approval of this Statement.

## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### RISK MANAGEMENT (cont'd)

The following are the key risk areas identified by Risk Management Committee:

- **External risk**

#### Market Volatility & Geopolitical Uncertainty

As an Extra Low Voltage ("ELV"), Electrical, and Information & Communication Technology ("ICT") systems integrator, the Group's project profitability depends on procuring specialised technological equipment, cables, and components that meet precise client contract specifications. Continuous macroeconomic instability driven by global trade conflicts and geopolitical tensions creates downstream volatility in the cost of raw materials (such as copper for cabling) and imported tech components. Because the Group operates primarily as a local contractor with minimal direct import footprint, it faces indirect exposure through local distributors who pass on currency fluctuations, freight inflation, and supply-chain logistics bottlenecks, threatening potential margin erosion on fixed-price project contracts. Against this backdrop, the management team actively monitors global market trends and maintains strong communication channels with key local product distributors. To safeguard contract margins, the Group emphasises securing firm, back-to-back commercial pricing from equipment suppliers during the project tendering and negotiation phase, while continuously evaluating alternative specified brands to maintain procurement flexibility.

- **Operational risk**

#### Project Completion Delays

Timely handover is crucial to the Group's cash flow cycle and commercial reputation. Delays in project delivery whether caused by structural site delays by other trade contractors or engineering design changes can heighten the Group's exposure to liquidated ascertained damages. Furthermore, prolonged project timelines tie up specialised technical manpower, inflate on-site operational overheads, and stall progressive billing and revenue recognition milestones. To mitigate this risk, the Group enforces a strict progress monitoring framework consisting of structured weekly and monthly project review meetings. Project managers utilise detailed milestone tracking to match site readiness, dynamically manage site labor and maintain active alignment with main contractors and project owners.

#### Project Concentration

Securing high-value and large-scale contracts can lead to structural revenue concentration. Over concentration on a few individual major projects leaves the Group vulnerable to counterparty specific risks. Any unfavorable development, such as a client's worsening financial solvency, project deferrals, or contract variations, could materially disrupt the Group's order book execution and overall financial performance. To mitigate concentration vulnerabilities, the Group subjects all high-value project tenders to thorough pre-contract credit assessments and technical feasibility reviews before onboarding. Operationally, project risks are hedged by integrating strategic execution and pricing buffers into contracts, while the Group's corporate strategy focuses on expanding its client footprint across diverse sectors, including commercial, infrastructure, and industrial developments.

- **Financial risk**

#### Fixed Asset Liquidity Constraints

Capital agility can be constrained when the Group's liquid working capital becomes locked in non-movable properties or investment assets, often arising from strategic property contra-settlement arrangements accepted from clients as project payment. Holding substantial non-movable assets restricts immediate cash liquidity, limiting the Group's capacity to fund upfront procurement deposits and mobilise resources for newly secured large-scale projects. As such, all property contra proposals, valuations, and disposals are governed by strict Board level oversight to ensure compliance with corporate liquidity thresholds. Management maintains a focused mandate to systematically evaluate and progressively liquidate non-core property holdings, converting them back into active liquid cash reserves to fund project operations.



## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### RISK MANAGEMENT (cont'd)

- **Financial risk (cont'd)**

#### Credit Risk & Doubtful Debts

Operating in the construction and engineering infrastructure sector subjects the Group to extended collection cycles, delayed progressive claim certifications, or customer payment defaults. These factors lead to increased credit exposure and necessitate elevated provisions for impairment losses on trade receivables and contract assets, directly eroding net profitability and straining day-to-day working capital. Although this is an inherent risk in the Group's business sector, internal financial controls rely on an institutionalised Know-Your-Customer framework to evaluate client creditworthiness and track historical payment performance before final contract signing. Additionally, the finance division conducts rolling monthly debtor aging reviews to ensure prompt client payments, while the operations division closely matches progressive claims and certifications to actual on-site installation milestones to maintain adequate progress billings, which is imperative for project execution continuity.

### INTERNAL AUDIT FUNCTION

The Group relies on the internal audit function to provide the Board and the Management with the required level of assurance that the governance, risk management and internal control system are adequate and effective in mitigating organisational risks to achieve the Group's corporate objectives.

The review of the adequacy and effectiveness of the Group's risk management and internal control system is outsourced to an independent professional firm, namely, NeedsBridge Advisory Sdn Bhd, who, through the ARMC, provides the Board with much of the assurance it requires in respect of the adequacy and effectiveness of the Group's system on the risk management and internal control.

The outsourced internal audit function is reporting to the ARMC directly. The engagement director, Mr. Pang Nam Ming, is a Certified Internal Auditor ("CIA"), Certification in Risk Management Assurance ("CRMA") accredited by the IIA and a professional member of the Institute of Internal Auditors Malaysia ("IIAM") and a member of Malaysian Institute of Accountants with practicing certificate. As a CIA, the engagement director is required to declare compliance with the Standards of the Institute of Internal Auditors during his renewal as CIA. The internal audits are carried out, in material aspects, in accordance with the International Professional Practices Framework ("IPPF"), i.e. i.e. Global Internal Audit Standards and Topical Requirements established by the IIA.

The audit engagement of the outsourced internal audit function is governed by the engagement letter and Internal Audit Charter approved by the Board. Key terms of the engagement include purpose and scope of works, accountability, independence, the outsourced internal audit function's responsibilities, the management's responsibilities, the authority accorded to the outsourced internal audit function, limitation of scope of works, confidentiality, proposed fees and engagement team. The appointment and resignation of the outsourced internal audit function as well as the proposed audit fees are subject to review by the ARMC and for its reporting to the Board for ultimate approval. During the financial year under review, the resources allocated to the fieldwork of the internal audit by the outsourced internal audit function were one (1) manager/assistant manager and assisted by at least one (1) consultant and one (1) associate consultant per engagement with oversight performed by the director.

To preserve the independence and objectivity, the outsourced internal audit function is not permitted to act on behalf of Management, decide and implement management action plan, perform on-going internal control monitoring activities (except for follow up on the progress of action plan implementation), authorise and execute transactions, prepare source documents on transactions, have custody of assets or act in any capacity equivalent to a member of the Management or the employee.

## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### INTERNAL AUDIT FUNCTION (cont'd)

On 27 April 2026, the ARMC had reviewed and evaluated the performance of the outsourced internal audit function. The ARMC has considered and reviewed the outsourced internal audit function's qualifications and experience, resources availability and competency, independence, scopes and functions of the outsourced internal audit function and collaboration with External Auditors. The ARMC and the Board are satisfied:

- that the outsourced internal audit function is free from any relationships or conflict of interest which could impair their objectivity and independence;
- with the scope of the outsourced internal audit function;
- that the outsourced internal audit function possesses the relevant experience, knowledge, competency and authority to discharge its functions effectively, possesses sufficient resources and has unrestricted access to employees and information for the internal audit activities; and
- with the internal audit plan, processes, the results of the internal audit, processes and/or investigation undertaken, if any.

The risk-based internal audit plan in respect of FYE 28 February 2026 was drafted by the outsourced internal audit function, after taking into consideration existing and emergent key business risks identified by the Management and the Senior Management's opinion, and was reviewed and approved by the ARMC prior to execution. Each internal audit cycle within the internal audit plan is specific with regard to the audit objective, risks to be assessed and scopes of the internal control review.

The internal control review procedures performed by the outsourced internal audit function are designed to understand, document and evaluate risks and related controls to determine the adequacy and effectiveness of governance, risk, control structures and processes. The root causes of the internal audit observations are included as part of the "Findings" or "Recommendations", and the recommendations from the outsourced internal audit function are formulated for improvement based on the root cause(s) of the internal audit observations. The internal audit procedures applied principally consisted of process evaluations through interviews with relevant personnel involved in the process under review, review of the Standard Operating Procedures and/or process flows provided and observations of the functioning of processes in compliance with the results of interviews and/or documented Standard Operating Procedures and/or process flows. Thereafter, testing of controls through the review of the samples selected based on sample sizes for the respective audit areas calculated was in accordance with our predetermined formulation, subject to the nature of testing and verification of the samples.

During the FYE 28 February 2026, in accordance with the internal audit plan (and any amendments thereof) approved by ARMC, the outsourced internal audit function has conducted review for Administration Management and Project Management (including governance aspect of such management system) of Cabnet Systems (M) Sdn Bhd, a wholly-owned subsidiary of the Company. The outsourced internal audit function has also conducted review on the status of formulation of the respective management action plans in relation to the internal audit findings of previous internal audit cycles conducted and its progress of implementation as at the date of the report.

Upon the completion of the individual internal audit fieldworks during the financial year, the internal audit reports were presented by the outsourced internal audit function to the ARMC during its scheduled meetings. During the presentation, the internal audit findings, summary of ratings of control adequacy and effectiveness, priority level, risk/potential implication, recommendations as well as management responses/ action plans and person-in-charge together with the dates of implementations were presented and deliberated with the members of the ARMC to ensure action plans are adequate to address the risks and/or implications associated with the findings. Apart from the internal audit reports, updates on the implementation progress of action plans formulated per previous internal audit reports were presented to ARMC during the financial year for review and deliberation to ensure that action plans were satisfactorily implemented to mitigate the associated risks and/or implications. In addition, during ARMC meeting, the outsourced internal audit function reported its staff strength, qualification and experience as well as continuous professional education for the ARMC's review.

The cost incurred in maintaining the outsourced internal audit function for the FYE 28 February 2026 was amounted to RM52,285.



## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### INTERNAL CONTROL SYSTEM

Apart from risk management and internal audit function, the key features of the Group's internal control system are made up of five core components, i.e. Control Environment, Information and Communication, Control Activities, Risk Assessment and Monitoring Activities with principles representing the fundamental concepts associated with each component as follows: -

- **Board of Directors/Board Committees**

The role, functions, composition, operations and processes of the Board are guided by formal Board Charter whereby roles and responsibilities of the Board, the Chairman, CEO and Executive Directors are specified to preserve the independence of the Board from the Management and to improve oversight roles of the Board.

Board Committees (i.e. ARMC, Remuneration Committee and Nomination Committee) are established to carry out duties and responsibilities delegated by the Board, governed by written Terms of Reference.

Meetings of the Board and respective Board Committees are carried out on a scheduled basis to review the performance of the Group, from financial and operational perspective, and to carry out its fiduciary duties and responsibilities.

- **Integrity and Ethical Value**

The tone from the top on integrity and ethical values are enshrined in the Code of Conduct and Business Ethics Policy established and approved by the Board that forms the foundation of integrity and ethical value for the Group. Integrity and ethical values (including codes of conduct expected from employees to carry out their duties and responsibilities assigned) expected from the employees are incorporated in the Employee Handbook whereby the ethical behaviours expected from them are stated.

To further enhance the ethical value throughout the Group, a formal Anti-Bribery Policy and Conflict of Interest Policy that forms as part of the Code of Conduct and Business Ethics Policy were put in place by the Management to prevent the risk of bribery and conflict of interest within the Group with a Whistle-blowing Policy implemented for all stakeholders to raise genuine concerns about possible improprieties in matters of financial reporting, compliance and other malpractices at the earliest opportunity. Staff Grievance Policy is also incorporated in the Employees Handbook for employees to raise complaint not satisfactorily resolved to Head of Human Resources via structured process

Compliance with the Code of Conduct and Business Ethics Policy as well as the Anti-Bribery Policy is monitored via a control activity monitoring mechanism implemented with non-compliances timely detected and investigated with appropriate corrective action, including but not limited to disciplinary actions.

During the financial year under review, there was no substantiated incident via the whistle-blowing and staff grievance channel.

- **Organisation Structure, Accountability and Authorisation Procedures**

The Group has a formal organisation structure and Authority Limit Matrix in place to ensure appropriate level of authorities and responsibilities are delegated accordingly to competent staffs in achieving operational efficiency and accountability.

## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### INTERNAL CONTROL SYSTEM (cont'd)

- **Succession Planning and Human Resource**

It is the Management's commitment to identify and satisfy the needs of employees to continuously develop their knowledge, skills and competency for personal development and corporate excellence. An informal Succession Plan is put in place to ensure key roles within the Group are supported by competent second-in-line to minimise the impact of abrupt departure of key personnel.

Standard Operating Procedure – Human Resources is put in place to ensure the Group's ability to operate in an effective and efficient manner by employing and retaining adequate competent employees with necessary knowledge, skill and experience (which are enhanced by continuous trainings thereafter) to carry out their duties and responsibilities effectively and efficiently. The establishment and communication of job responsibilities as well as accountability of performance and controls for key positions are further enhanced via the job descriptions established by the Management.

Performance evaluation which forms the basis of incentives and promotions are carried out for all levels of staff to identify performance gaps, training needs and to assist in talent development.

- **Policies and Procedures**

The Group has documented policies and procedures to regulate relevant key processes in compliance with ISO 9001:2015. The Group put in place Board Corporate Disclosure and Cybersecurity Policy to manage cybersecurity risks and other information technology risks.

- **Risk Assessment and Control Activities**

Risk assessment is performed by risk owners at scheduled interval or when there is a change in internal and/or business context in accordance with the Risk Management Handbook. Internal controls, as risk responses, are formulated and put in place to mitigate risks identified to a level acceptable by the Board.

The Group's policies and procedures are regularly reviewed and updated to ensure it continues to support the Group's business activities in achieving the Group's business objectives.

- **Information and Communication**

At the operational level, clear reporting lines are established across the Group and operation reports are prepared for the dissemination of critical information to relevant personnel for effective communication throughout the Group and for timely decision-making and execution in pursuit of the business objectives. Matters that require the Board and the Management's attention are highlighted for review, deliberation and decision on a timely basis.

The Group has put in place effective and efficient information and communication infrastructures and channels, i.e. computerised systems, secured intranet and electronic mail system, so that operation data and management information can be communicated timely and securely to dedicated personnel within the Group for decision making and for communication with relevant external stakeholders for execution and information collection.

The management and board meetings are held for effective two-way communication of information at different level of management and the Board.

Communication of policies and procedures of the Group are conducted via written format, electronic mail system and in-house trainings by respective risk or control owners.



## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### INTERNAL CONTROL SYSTEM (cont'd)

#### • Monitoring and Review

Internal audits are carried out by the outsourced internal audit function (which reports directly to the ARMC) on risk areas identified based on the internal audit plan. The outsourced internal audit function assesses the adequacy and effectiveness of internal controls in relation to specific governance, risk and control processes and highlight potential risks and implications of its observations that may impact the Group as well as recommend improvements on the observations made to minimise the risks. The results of the internal audits carried out are reported to the ARMC.

Apart from the above, quarterly and monthly management meetings are conducted to address budgets, operational and financial performance, business planning, control environment and other key issues.

Annual budgeting of the Group is prepared and presented to the Board for deliberation and approval during the scheduled meeting. The quarterly financial performance review containing key financial results and comparison against previous corresponding financial results as well as the related parties' transactions and recurrent related parties' transactions are presented to the Board for their review.

In addition to internal audits, significant control issues are highlighted by the external auditors as part of their statutory audit's responsibility and the monitoring of compliance with ISO certification is carried out by internal ISO auditors.

Corrective actions are formulated and implemented for incidents of non-compliance and exceptions reported with its implementation monitored.

### ASSURANCE PROVIDED BY THE CEO AND GROUP FINANCE MANAGER

In line with the Statement on Risk Management and Internal Control: Guidance for Directors of Listed Issuers, the CEO, being highest ranking executive in the Company and Group Finance Manager, being the person primarily responsible for the management of the financial affairs of the Company, have provided assurance to the Board in writing stating that the Group's risk management and internal control systems have operated adequately and effectively, in all material aspects, to meet the Group's objectives during the financial year under review and up to date of the approval of this Statement. The Board, based on its review of the risk management results and process, results of the internal audit activities, monitoring and review mechanism stipulated above during the financial year, opined that the assurance provided by the CEO and the Group Finance Manager is justified.

### OPINION AND CONCLUSION

Based on the review of the risk management results and processes, results of the internal audit activities, monitoring and review mechanism stipulated above, coupled with the assurance provided by the CEO and the Group Finance Manager, the Board is of the opinion that the risk management and internal control system are satisfactory and have not resulted in any material losses, contingencies or uncertainties that would require disclosure in the Group's Annual Report. The Board continues to take pertinent measures to sustain and, where required, to improve the Group's risk management and internal control systems in meeting the Group's strategic objectives.

The Board is committed to maintaining an effective risk management and internal control systems throughout the Group and where necessary, put in place appropriate plans to further enhance the Group's risk management and internal control system. Notwithstanding this, the Board will continue to evaluate and manage the significant business risks faced by the Group in order to meet its business objectives in the current and challenging business environment.

## STATEMENT OF RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

### ASSURANCE PROVIDED BY EXTERNAL AUDITORS

Pursuant to Rule 15.23 of the AMLR, the External Auditors have reviewed this Statement on Risk Management and Internal Control. Their review was performed in accordance with the Audit and Assurance Practice Guides ("AAPG 3"): *Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control* included in the Annual Report of the Group for the FYE 2026, issued by the Malaysian Institute of Accountants.

AAPG 3 does not require the External Auditors to consider whether this Statement on Risk Management and Internal Control covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group's risk management and internal control systems including the assessment and opinion by the Board of Directors and management thereon. The External Auditors are also not required to consider whether the approach described to manage material internal control aspects of any significant problems disclosed in the annual report, in fact, remedy the problems.

Based on the review, the external auditors have reported to the Board that nothing has come to their attention that causes them to believe that this Statement is neither prepared, in all material aspects, in accordance with the disclosures required by Section 7 of the SORMIC Guide 2025 to be set out, nor is factually inaccurate.

This statement was approved by the Board on 3 June 2026.



# SUSTAINABILITY STATEMENT

## 1 Introduction

### 1.1 About this Sustainability Statement

At Cabnet Holdings Berhad ("Cabnet") and its subsidiaries ("the Group"), sustainability remains an important part of the Group's efforts in strengthening business resilience, supporting long-term growth and creating value for stakeholders. As sustainability expectations and business challenges continue to evolve, the Group remains committed to integrating Environmental, Social and Governance ("ESG") considerations into its business operations, strategies and decision-making processes.

During the financial year ended 28 February 2026 ("FYE 2026"), the Group continued to strengthen its sustainability efforts through responsible business practices, operational efficiency, employee well-being and sound governance across its operations in Malaysia.

This Sustainability Statement ("this Statement") outlines the Group's approach, initiatives and performance in managing material sustainability matters. The reporting scope covers the Group's business operations in Malaysia and excludes Cabnet Globe Pte Ltd, which remained inactive throughout the reporting period.

The Group's business operations in Malaysia comprise:

- ITWin Technology Sdn Bhd
- Cabnet Systems (M) Sdn Bhd
- Cabnet M&E Sdn Bhd
- CES Integration Sdn Bhd
- AmpLogix Technology Sdn Bhd

#### 1.1.1 Reporting Period

This Statement discloses the activities and performance of the Group covering the period for financial year from 1 March 2025 to 28 February 2026.

## SUSTAINABILITY STATEMENT (CONT'D)

### 1 Introduction (cont'd)

#### 1.1 About this Sustainability Statement (cont'd)

##### 1.1.2 Reporting Framework

This Statement has been prepared with reference to the sustainability reporting requirements under the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad and is guided by the Bursa Malaysia Sustainability Reporting Guide (3<sup>rd</sup> Edition).

##### 1.1.3 Statement of Assurance

Sustainability data included in this Statement has been reviewed internally by the Sustainability and Risk Management Working Committee ("SRMWC"); with this Statement presented to and endorsed by the Board of Directors. The Board acknowledges its responsibility for ensuring that the information presented is, to the best of its knowledge, accurate and fairly reflects the Group's sustainability performance for the financial year.

##### 1.1.4 Feedback

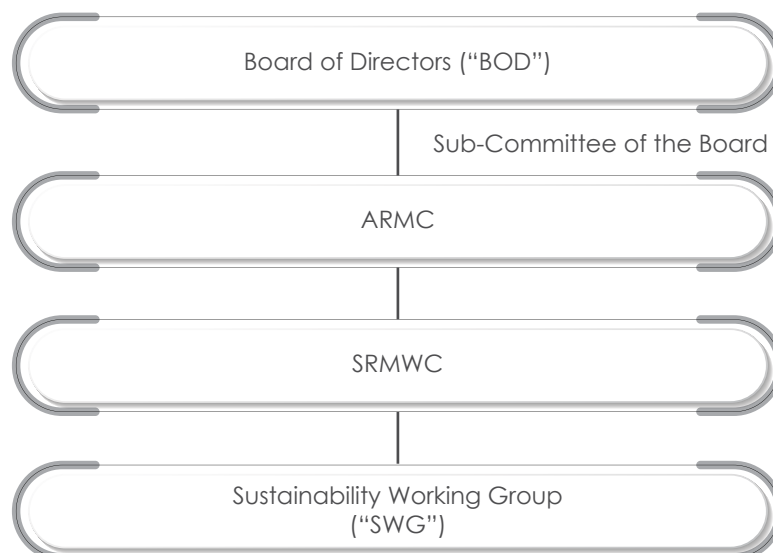
The Group welcomes feedback and suggestions from stakeholders as part of its continuous efforts to enhance sustainability practices and reporting. Such input is valuable in enhancing transparency, strengthening our sustainability approach, and ensuring closer alignment with stakeholder expectations in future reporting. Feedback received will be reviewed and considered as part of the Group's ongoing commitment towards continuous improvement.

Any questions, comments or feedback can be directed to [esg@cabnet.asia](mailto:esg@cabnet.asia).

### 2 Governance

#### 2.1 Sustainability Governance

Sustainability matters within the Group are governed through the oversight of the Board of Directors and the Audit and Risk Management Committee ("ARMC"), while the SRMWC supports the implementation and management of the sustainability-related initiatives and processes across the Group. This enables sustainability considerations to be integrated into the Group's business operations, strategies and decision-making processes.





## SUSTAINABILITY STATEMENT (CONT'D)

### 2 Governance (cont'd)

#### 2.1 Sustainability Governance (cont'd)

The Board of Directors oversees the Group's sustainability direction, priorities and key sustainability-related matters, while the ARMC reviews sustainability-related matters, risk management processes and sustainability disclosures prior to escalation to the Board.

The SRMWC, a sub-committee of the ARMC, is responsible for implementing and monitoring the Group's sustainability initiatives, strategies and risk management processes. The committee comprises representatives from members of the Board and key senior management functions within the Group or subsidiary directors. The SRMWC meets at least once annually, or more frequently when required, to review material sustainability matters, monitor sustainability performance and discuss sustainability-related risks and opportunities prior to reporting to the ARMC.

To support the day-to-day implementation and coordination of sustainability-related initiatives and activities, the Group established a SWG under the SRMWC. The SWG comprises representatives from various departments and functions across the Group, including Human Resources, Administration, Accounts, Sales and intercompany representatives, to support sustainability-related data collection, stakeholder engagement and operational implementation of sustainability initiatives.

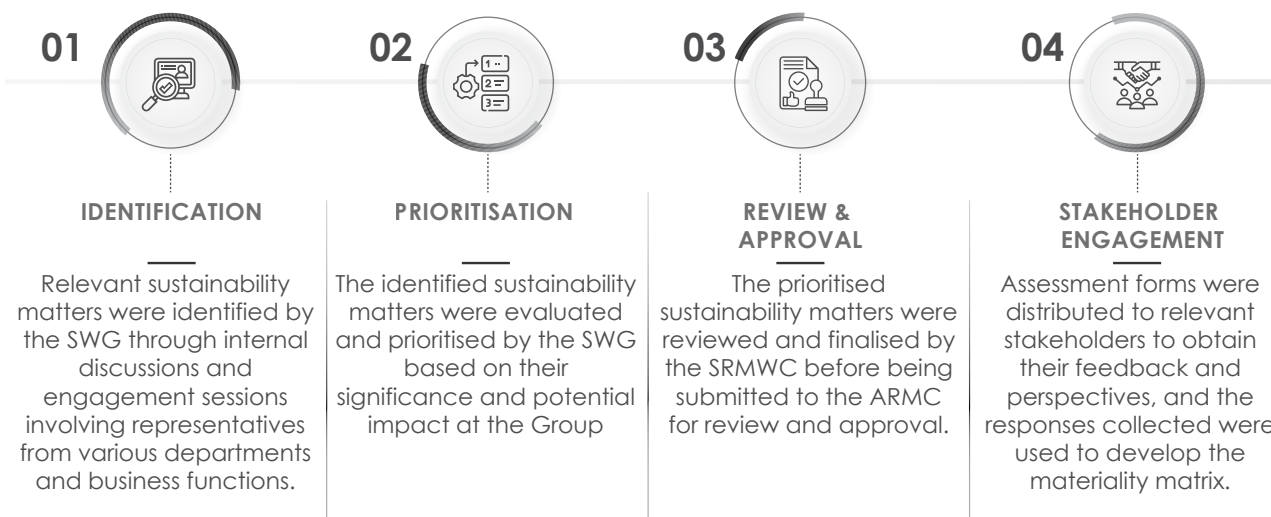
The Group has also established various internal policies and guidelines, including the Code of Conduct & Business Ethics Policy, Anti-Bribery Policy, Whistleblowing Policy, Quality, Environment, Safety & Health ("QESH") Policy, Sustainability Policy and Board Corporate Disclosure and Cybersecurity Policy, to guide responsible business conduct and governance practices across the Group.

### 3 Materiality Assessment

The Group acknowledges that sustainability matters may impact its ability to create long-term value for stakeholders as well as influence the Group's business operations and performance. Following the establishment of the SRMWC in April 2025, the Group undertook its first formal materiality assessment as part its more structured approach to sustainability governance. The exercise involved internal discussions, stakeholder engagement through questionnaires and the assessment of sustainability matters relevant to the Group's operations and business environment.

Through this process, the Group identified nine (9) material sustainability matters considered most significant to the Group and its stakeholders.

The process undertaken by the Group is summarised below.

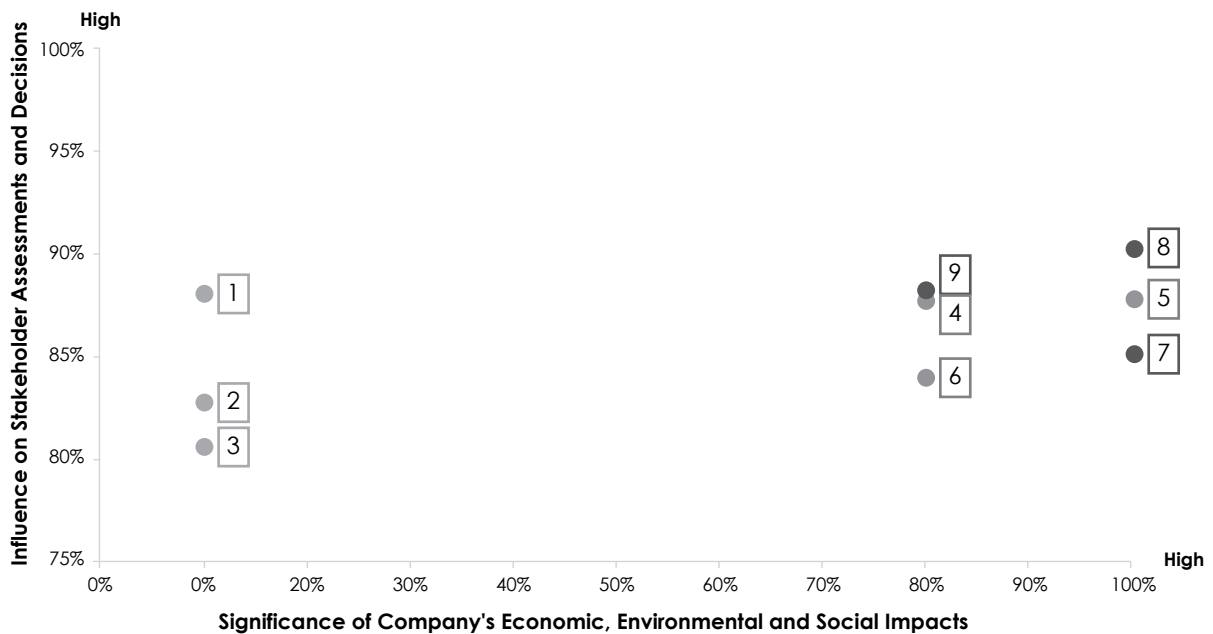


**Cabnet's Materiality Assessment Process**

## SUSTAINABILITY STATEMENT (CONT'D)

### 3 Materiality Assessment (cont'd)

The outcome of our materiality assessment is depicted in the Group's materiality matrix below.



Cabinet's Materiality Matrix

The numbers presented in the materiality matrix correspond to the respective material sustainability matters listed in the table below. The numbering is used for ease of reference and does not indicate the order of importance or priority of the matters identified.

No.	Material Sustainability Matters
1	Compliance with environmental permits, standards and regulations
2	Usage of eco-friendly product
3	Measures to control CO2e emission
4	Workplace Health & Safety standard
5	Manage and grow Human Capital
6	Unify organisation toward common goals
7	Compliance with Anti-Corruption & Bribery risk
8	Safeguard customer data privacy and integrity
9	Compliance with local laws and regulations

### 4 Sustainability-related Risks and Opportunities

The Group recognises that sustainability-related risks and opportunities may affect its business operations and long-term business sustainability. During FYE 2026, the Group identified sustainability-related risks and opportunities through internal discussions involving the SWG, taking into consideration the Group's material sustainability matters and business operations.

As FYE 2026 represents the Group's first year of formal ESG data compilation and sustainability assessment, the Group will continue to strengthen its sustainability-related assessments and reporting processes moving forward.



## SUSTAINABILITY STATEMENT (CONT'D)

### 4 Sustainability-related Risks and Opportunities (cont'd)

The table below outlines the key sustainability-related risks and opportunities identified by the Group during the financial year.

Pillars	Risks	Opportunities
<i>Compliance with environmental permits, standards and regulations</i>	Non-compliance with Department of Environment (DOE) requirements may cause suspension of site activities, penalties and financial loss	Strengthen regulatory credibility, smoother project approvals, reduced operational disruption
<i>Usage of eco-friendly product</i>	Use of non-eco materials may lead to higher environmental footprint and weaker ESG perception	Cost savings from efficient materials, improved ESG ratings, stronger client preference
<i>Measures to control CO2e emission</i>	Rising fuel and electricity costs; exposure to future carbon taxation	Lower energy cost, improved sustainability reporting
<i>Workplace Health &amp; Safety standard</i>	Workplace accidents may cause injuries, project delays, legal claims	Improved productivity, lower absenteeism, stronger employee morale
<i>Manage and grow Human Capital</i>	High turnover, lower employee morale, employee productivity does not maximise	Strong talent retention, promote teamwork culture, ready and competence workforce to face business challenges
<i>Unify organisation toward common goals</i>	Low engagement may lead to inefficiency and poor execution	Strong corporate culture, aligned performance
<i>Compliance with Anti-Corruption &amp; Bribery risk</i>	Reputational damage, legal penalties	Strong stakeholder trust, better governance rating
<i>Safeguard customer data privacy and integrity</i>	Data breach may cause financial loss and legal action	Gain customer trust and give competitive advantage compared to others
<i>Compliance with local laws and regulations</i>	Reputation damages, fines, licence suspension, litigation	Business continuity and regulatory confidence, stronger stakeholder trust

### 5 Stakeholder Engagement





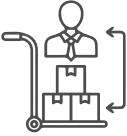


The Group recognises that effective stakeholder engagement is essential in ensuring that our strategies remain relevant and responsive to evolving stakeholder expectations. As such, the Group continuously engages with its stakeholders through both formal and informal engagement channels to obtain feedback, understand key concerns, and strengthen stakeholder relationships.

For FYE 2026, the Group expanded its stakeholder groups with the inclusion of two (2) additional stakeholder groups, namely banks and Independent Directors, to better reflect the Group's evolving business operations and stakeholder landscape.

## SUSTAINABILITY STATEMENT (CONT'D)

## 5 Stakeholder Engagement (cont'd)

The table below outlines the seven major stakeholder groups identified by the Group, together with the respective engagement channels, frequency of engagement and engagement objectives for each stakeholder group.

Major Stakeholders	Communication Channels	Frequency	Engagement Objective(s)
Customers 	<ul style="list-style-type: none"> <li>Customer satisfaction survey</li> <li>Regular updates and meetings</li> </ul>	Real-time	To ensure customer satisfaction and deliver value added solutions that meet customers' needs.
Shareholders 	<ul style="list-style-type: none"> <li>Annual report</li> <li>Annual general meeting</li> <li>Bursa announcements</li> <li>Company website</li> </ul>	Annual/ Quarterly/ Real-time	To provide timely and accurate information for shareholders making informed decisions.
Banks 	<ul style="list-style-type: none"> <li>Annual financial result review</li> <li>Meetings</li> <li>Annual report</li> </ul>	Annual/ Quarterly/ Real-time	To provide timely and accurate information for bankers to understand company financial performance and business outlook for funding support.
Government and local authorities 	<ul style="list-style-type: none"> <li>Seminars, workshops and training sessions</li> <li>Audit and inspections</li> <li>Regulatory requirements reporting</li> </ul>	Real-time	To ensure compliance with the relevant laws and regulations and promote accountability.
Suppliers 	<ul style="list-style-type: none"> <li>Business reviews</li> <li>Purchasing policies and procedures</li> <li>Meetings</li> </ul>	Real-time	To ensure a sustainable supply of quality services and materials that meet market demand.
Employees 	<ul style="list-style-type: none"> <li>HR engagement meetings</li> <li>Annual performance review</li> <li>Corporate activities</li> </ul>	Real-time	To ensure a safe and satisfaction working environment for employees.
Independent Directors 	<ul style="list-style-type: none"> <li>Regular updates and meetings</li> </ul>	Annual/ Quarterly/ Real-time	To ensure compliance, transparent and fair business conduct.



## SUSTAINABILITY STATEMENT (CONT'D)

### 6 Sustainability Performance

The Group remains committed to integrating sustainability considerations into its business operations and continuously enhancing its ESG practices. This section outlines the Group's sustainability initiatives, activities and performance in managing its material sustainability matters throughout FYE 2026.

The sustainability matters disclosed for FYE 2026 have been updated from those reported in FYE 2025 following the Group's reassessment of its material sustainability matters.

As FYE 2026 represents the Group's first year of compiling measurable ESG-related data, the Group is currently establishing baseline data and strengthening its internal sustainability reporting framework. At this stage, the Group has yet to formalise long-term sustainability targets due to the absence of sufficient historical ESG data for benchmarking and target-setting purposes. Nevertheless, the Group remains committed to progressively enhancing its sustainability management and ESG reporting practices moving forward.

#### 6.1 Environmental Performance

##### 6.1.1 Compliance with Environmental Permits, Standards and Regulations

The Group remains committed to complying with applicable environmental laws, regulations and standards relevant to its business operations. Guided by the Group's Sustainability Policy and internal governance practices, the Group continues to monitor its operational activities and environmental practices to ensure compliance with applicable regulatory requirements especially the Environmental Quality Act 1974 administered by the DOE. During the financial year, the Group did not record any incidents of non-compliance with environmental permits, standards and regulations.

##### 6.1.2 Usage of Eco-friendly Product

The Group recognises the growing importance of incorporating environmentally responsible practices into its operations and project implementation activities. While the usage of eco-friendly materials is not currently a significant aspect of the Group's operations compared to other material sustainability matters, the Group acknowledges its potential importance in supporting environmental protection and reducing environmental impact. The Group will continue to monitor developments in this area and evaluate opportunities to incorporate environmentally responsible practices into its operations and projects where appropriate.

##### 6.1.3 Measures to Control CO<sub>2</sub>e Emissions

Guided by the Group's Sustainability Policy and commitment towards responsible environmental management, the Group acknowledges the importance of managing greenhouse gas ("GHG") emissions and reducing its environmental impact. During FYE 2026, the Group continued leveraging solar power systems installed at two of its premises in Johor Bahru to support part of its operational electricity consumption through renewable energy generation.

During the financial year, the Group generated approximately **120.82 MWh** of renewable energy, representing a 7.3% increase compared to FYE 2025. The increase in the renewable energy generation was primarily attributable to variations in weather and environmental conditions, which may affect solar energy output from year to year. The Group recorded a total electricity consumption of 315.23 MWh, of which approximately 79.9 MWh was supplied by its solar power systems, while excess electricity generated was exported to the grid under the Net Energy Metering (NEM) programme generating credits to offset future electricity bills. This contributed towards the reduction of reliance on conventional grid electricity and supports the Group's efforts in managing its carbon footprint.

## SUSTAINABILITY STATEMENT (CONT'D)

## 6 Sustainability Performance (cont'd)

### 6.1 Environmental Performance (cont'd)

#### 6.1.3 Measures to Control CO<sub>2</sub>e Emissions (cont'd)

For FYE 2026, the Group recorded a total of **408.22 tCO<sub>2</sub>e** GHG emissions, which primarily comprised Scope 1 and Scope 2 emissions arising from the Group's operational activities. Scope 1 emissions were mainly attributable to petrol and diesel consumption from company-owned vehicles, as well as diesel usage for generators ("gensets") at project sites, while Scope 2 emissions were derived from purchased electricity consumed across the Group's operations.

The compilation of GHG emissions data during the financial year represents part of the Group's ongoing efforts to strengthen its environmental performance monitoring and establish baseline emissions data for future assessment, benchmarking and improvement initiatives. Moving forward, the Group intends to progressively enhance its emissions data collection and monitoring processes to support better management of its environmental impact.

GHG Emissions Data		
Category	Emission Source	FYE 2026
Scope 1 (tCO <sub>2</sub> e)	Petrol	135.84
	Diesel	98.24
Scope 2 (tCO <sub>2</sub> e)	Electricity	174.14
<b>Total GHG Emissions (tCO<sub>2</sub>e)</b>		<b>408.22</b>

### 6.2 Social Performance

#### 6.2.1 Workplace Health & Safety Standard

Guided by the Group's QESH Policy, the Group remains committed to providing a safe and healthy working environment across its operations and project sites. The Group emphasises compliance with clients' policies, applicable legal requirements and other relevant safety and health requirements in carrying out its business activities.

To minimise workplace incidents, injuries and health-related risks, the Group adopts appropriate measures through systematic hazard identification, risk assessment, control measures and continuous safety training. The Group also promotes a proactive safety culture by encouraging employees to report and resolve workplace hazards, risks and incidents in a timely manner while continuously enhancing workplace safety and health performance.

During FYE 2026, the Group continued to conduct workplace health and safety awareness programmes and safety training initiatives for employees as part of its ongoing commitment towards strengthening occupational safety and health practices. In addition, the Group is currently undertaking efforts towards obtaining the ISO 45001 certification for occupational health and safety management systems to further strengthen its occupational health and safety management system and practices.

For FYE 2026, the Group did not record any workplace fatalities. During the financial year, the Group conducted health and safety-related training programmes as part of its ongoing efforts to strengthen workplace safety awareness and promote a proactive safety culture across its operations. A total of nine (9) employees attended the training sessions conducted during the reporting period.



## SUSTAINABILITY STATEMENT (CONT'D)

### 6 Sustainability Performance (cont'd)

#### 6.2 Social Performance (cont'd)

##### 6.2.1 Workplace Health & Safety Standard (cont'd)

Health and Safety Data	
Category	FYE 2026
Number of Work-related Fatalities	0
Lost Time Incident Rate	0

##### 6.2.2 Manage and Grow Human Capital

As part of its human capital management approach, the Group monitors workforce composition and labour-related indicators, including employee diversity by gender and age group, employee turnover and the percentage of contractors or temporary staff, to support effective workforce planning and management. Details of the Group's workforce composition and related indicators are presented in the tables below.

Workforce Composition					
Category	FYE 2026				
	Gender (%)		Age (%)		
	Male	Female	≤ 30	31 - 49	≥ 50
Senior Management	4.9	0	0	1.2	3.7
Middle Management	6.7	4.3	0	5.5	5.5
Executive	37.2	24.4	18.3	36.6	6.7
Non-Executive	20.7	1.8	9.1	11.0	2.4

Percentage of Employees that are Contractors or Temporary Staff and Contract Staff	
Category	FYE 2026
Staff (%)	89.3
Temporary Staff (%)	8.3
Contractor (%)	2.4

Employee turnover during the financial year was mainly contributed by executive and non-executive categories, which the Group continues to monitor as part of its workforce management and employee retention efforts.

Employee Turnover	
Category	FYE 2026
Senior Management	1
Middle Management	0
Executive	31
Non-Executive	14
<b>Total Turnover</b>	<b>46</b>

## SUSTAINABILITY STATEMENT (CONT'D)

## 6 Sustainability Performance (cont'd)

### 6.2 Social Performance (cont'd)

#### 6.2.2 Manage and Grow Human Capital (cont'd)

The Group also monitors Board composition by gender and age group as part of its commitment towards maintaining an appropriate mix of experience, perspectives and oversight at the Board level.

Category	FYE 2026				
	Gender (%)		Age (%)		
	Male	Female	≤ 30	31 - 49	≥ 50
Director	85.7	14.3	0	28.6	71.4

During FYE 2026, the Group continued to invest in employee development through various training and awareness programmes covering both soft skills and technical or functional areas, including workplace safety, operational competencies and ethical business conduct. The Group also monitors training hours across different employee categories as part of its efforts to support continuous learning and workforce development.

Total Hours of Training by Employee Category	
Employee Category	FYE 2026
Senior Management	136
Middle Management	313
Executive	801
Non-Executive	343
<b>Total Training Hours</b>	<b>1,593</b>

#### 6.2.3 Unify Organisation Toward Common Goals

The Group believes that a strong organisational culture and employee engagement are important in supporting long-term business sustainability and operational effectiveness. During FYE 2026, various employee engagement activities and annual company events were organised to strengthen relationships among employees while reinforcing the Group's vision, values and corporate culture.

In addition, the Group continues to promote ethical business conduct and accountability through its Whistleblowing Policy, which provides employees and stakeholders with an avenue to report improper conduct or concerns in good faith.

## 6.3 Governance Performance

### 6.3.1 Compliance with Anti-Corruption & Bribery Risk

The Group remains committed to conducting its business with integrity, transparency and ethically. Guided by the Group's Code of Conduct & Business Ethics Policy, which incorporates the Anti-Bribery Policy, the Group adopts a zero-tolerance approach towards all forms of bribery and corruption across its business operations.

The Group's Anti-Bribery Policy applies to all employees, directors, management, contract staff as well as relevant third parties engaged by the Group. Oversight of anti-bribery and corruption matters is supported by the Anti-Bribery and Anti-Corruption Committee ("ABACC"), which comprises representatives from various departments within the Group and reports to the ARMC and BOD where necessary.



## SUSTAINABILITY STATEMENT (CONT'D)

### 6 Sustainability Performance (cont'd)

#### 6.3 Governance Performance (cont'd)

##### 6.3.1 Compliance with Anti-Corruption & Bribery Risk (cont'd)

As part of the Group's efforts to strengthen ethical business conduct, the Group also implements policies relating to conflict-of-interest management and a no-gift policy under its Code of Conduct & Business Ethics Policy. Employees are expected to avoid situations that may give rise to conflicts of interest and are prohibited from offering or accepting gifts or benefits that may improperly influence business decisions or relationships.

During FYE 2026, anti-bribery and anti-corruption awareness and training initiatives were conducted to strengthen employees' understanding of ethical business conduct, integrity and compliance responsibilities. The Group also maintains reporting channels under its Whistle Blowing Policy to allow employees and stakeholders to report improper conduct or concerns in good faith.

During the financial year, the Group did not record any confirmed incidents of corruption or bribery.

Percentage of Employees Receiving Anti-Corruption and Bribery Training	
Employee Category	FYE 2026 (%)
Senior Management	50.0
Middle Management	83.3
Executive	73.7
Non-Executive	82.1

Confirmed Incidents of Corruption	
Indicator	FYE 2026
Total number of confirmed incidents of corruption	0

##### 6.3.2 Safeguard Customer Data Privacy and Integrity

The Group recognises the importance of safeguarding customer data privacy and maintaining information integrity across its business operations. Guided by the Group's Board Corporate Disclosure and Cybersecurity Policy, the Group has established structured document management and cybersecurity practices to protect confidential and sensitive information from unauthorised access, misuse or disclosure.

The Group adopts cybersecurity management practices aligned with the five (5) core functions of the National Institute of Standards and Technology, NIST Cybersecurity Framework, namely Identify, Protect, Detect, Respond and Recover, as part of its efforts to strengthen cybersecurity risk management and information security practices.



## SUSTAINABILITY STATEMENT (CONT'D)

### 6 Sustainability Performance (cont'd)

#### 6.3 Governance Performance (cont'd)

##### 6.3.2 Safeguard Customer Data Privacy and Integrity (cont'd)

In addition, the Group maintains secured information technology systems supported by an in-house IT department, with access controls and password protection implemented to restrict access to authorised personnel only. Sensitive financial and confidential information is further restricted to designated personnel on a need-to-know basis to maintain information confidentiality and integrity.

During FYE 2026, the Group did not record any material incidents relating to customer data breaches or loss of customer information.

##### 6.3.3 Compliance With Local Laws and Regulations

The Group remains committed to complying with applicable laws, regulations and industry requirements relevant to its business operations. In addition to general regulatory requirements, the Group also complies with industry-specific legislation applicable to its operations, including the Electricity Supply Act 1990, Construction Industry Development Board Malaysia Act 1994 and Occupational Safety and Health Act 1994. The Group continuously monitors regulatory developments and operational practices to ensure compliance with applicable legal and regulatory obligations.

During FYE 2026, the Group did not record any material non-compliance incidents, penalties or fines relating to breaches of applicable laws and regulations.

This statement was approved by the Board on 3 June 2026.



## SUSTAINABILITY STATEMENT (CONT'D)

### Prescribed Table

Sustainability Matter		Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Measures to Control CO <sub>2</sub> e Emissions	Scope 1	tCO <sub>2</sub> e	Not Applicable	234.08	None	No assurance	Internal verification conducted	
Measures to Control CO <sub>2</sub> e Emissions	Scope 2	tCO <sub>2</sub> e	Not Applicable	77414	None	No assurance	Internal verification conducted	
Workplace Health & Safety Standard	Number of employees trained on health and safety standards	Number	Not Applicable	9	None	No assurance	Internal verification conducted	
Workplace Health & Safety Standard	Number of work-related fatalities	Number	Not Applicable	0	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: senior management (male)	Percentage	Not Applicable	4.9	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: senior management (female)	Percentage	Not Applicable	0	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: middle management (male)	Percentage	Not Applicable	6.7	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: middle management (female)	Percentage	Not Applicable	4.3	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: executive (male)	Percentage	Not Applicable	372	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: executive (female)	Percentage	Not Applicable	24.4	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by gender: non-executive (male)	Percentage	Not Applicable	20.7	None	No assurance	Internal verification conducted	



SUSTAINABILITY STATEMENT (CONT'D)

Prescribed Table (cont'd)

CABNET HOLDINGS BERHAD BMLR Transition Period		Date & Time: 2026-06-22_09:51:51 Ace Market   Group 3   FYE 28/02/2026					
Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Manage and Grow Human Capital	Workforce composition by gender: non-executive (female)	Percentage	Not Applicable	1.8	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: senior management (≤ 30)	Percentage	Not Applicable	0	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: senior management (31 - 49)	Percentage	Not Applicable	1.2	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: senior management (≥ 50)	Percentage	Not Applicable	3.7	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: middle management (≤ 30)	Percentage	Not Applicable	0	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: middle management (31 - 49)	Percentage	Not Applicable	5.5	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: middle management (≥ 50)	Percentage	Not Applicable	5.5	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: executive (≤ 30)	Percentage	Not Applicable	18.3	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: executive (31 - 49)	Percentage	Not Applicable	36.6	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: executive (≥ 50)	Percentage	Not Applicable	6.7	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Workforce composition by age group: non-executive (≤ 30)	Percentage	Not Applicable	81	None	No assurance	Internal verification conducted



## SUSTAINABILITY STATEMENT (CONT'D)

### Prescribed Table (cont'd)

CABNET HOLDINGS BERHAD BMLR Transition Period		Date & Time: 2026-06-22_09:51:51 Ace Market   Group 3   FYE 28/02/2026						
Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks	
Manage and Grow Human Capital	Workforce composition by age group: non-executive (31 - 49)	Percentage	Not Applicable	11.0	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Workforce composition by age group: non-executive (≥ 50)	Percentage	Not Applicable	2.4	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Director composition by gender: male	Percentage	Not Applicable	85.7	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Director composition by gender: female	Percentage	Not Applicable	14.3	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Director composition by age group: (≤ 30)	Percentage	Not Applicable	0	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Director composition by age group: (31 - 49)	Percentage	Not Applicable	28.6	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Director composition by age group: (≥ 50)	Percentage	Not Applicable	71.4	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Percentage of employees that are contractors or temporary staff and contract staff	Percentage	Not Applicable	10.7	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Employee turnover: senior management	Number	Not Applicable	1	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Employee turnover: middle management	Number	Not Applicable	0	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Employee turnover: executive	Number	Not Applicable	31	None	No assurance	Internal verification conducted	
Manage and Grow Human Capital	Employee turnover: non-executive	Number	Not Applicable	14	None	No assurance	Internal verification conducted	



SUSTAINABILITY STATEMENT (CONT'D)

Prescribed Table (cont'd)

CABNET HOLDINGS BERHAD BMLR Transition Period		Date & Time: 2026-06-22_09:51:51 Ace Market   Group 3   FYE 28/02/2026					
Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Manage and Grow Human Capital	Total hour of training by employee category: senior management	Hour	Not Applicable	136	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Total hour of training by employee category: middle management	Hour	Not Applicable	313	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Total hour of training by employee category: executive	Hour	Not Applicable	801	None	No assurance	Internal verification conducted
Manage and Grow Human Capital	Total hour of training by employee category: non-executive	Hour	Not Applicable	343	None	No assurance	Internal verification conducted
Compliance with Anti-Corruption & Bribery Risk	Percentage of employees receiving anti-corruption and bribery training: senior management	Percentage	Not Applicable	50.0	None	No assurance	Internal verification conducted
Compliance with Anti-Corruption & Bribery Risk	Percentage of employees receiving anti-corruption and bribery training: middle management	Percentage	Not Applicable	83.3	None	No assurance	Internal verification conducted
Compliance with Anti-Corruption & Bribery Risk	Percentage of employees receiving anti-corruption and bribery training: executive	Percentage	Not Applicable	73.7	None	No assurance	Internal verification conducted
Compliance with Anti-Corruption & Bribery Risk	Percentage of employees receiving anti-corruption and bribery training: non-executive	Percentage	Not Applicable	82.1	None	No assurance	Internal verification conducted
Compliance with Anti-Corruption & Bribery Risk	Confirmed incidents of corruption	Number	Not Applicable	0	None	No assurance	Internal verification conducted



## SUSTAINABILITY STATEMENT (CONT'D)

### Prescribed Table (cont'd)

CABNET HOLDINGS BERHAD BMLR Transition Period		Date & Time: 2026-06-22_09:51:51 Ace Market   Group 3   FYE 28/02/2026					
Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Safeguard Customer Data Privacy and Integrity	Incidents concerning breaches of customer privacy and losses of customer data	Number	Not Applicable	0	None	No assurance	Internal verification conducted

# STATEMENT OF DIRECTORS' RESPONSIBILITY IN RELATION TO THE FINANCIAL STATEMENTS

In the course of preparing the annual financial statements for the Group and the Company, the Directors are collectively responsible for ensuring that these financial statements are drawn up in accordance with applicable Malaysian Financial Reporting Standards (MFRSs) and the requirements of the Companies Act 2016 ('the Act').

The directors are responsible to ensure that the financial statements give a true and fair view of the financial position of the Group and of the Company as at 28 February 2026, and of the results and cash flows of the Group and of the Company for the financial year.

During the preparation of the financial statements for the financial year ended 28 February 2026, the directors have ensured that:

- the Group and the Company have adopted appropriate accounting policies and are consistently applied;
- judgements and estimates that are prudent and reasonable have been used;
- all applicable Malaysian Financial Reporting Standards and International Financial Reporting Standards have been complied with;
- the accounting and other records required by the Act are properly kept and disclosed with reasonable accuracy at any time, the financial position of the Group and of the Company which enable them to ensure the financial statements comply with the Act; and
- the financial statements have been prepared on the going concern basis.

The directors have general responsibilities for taking such steps that are reasonably available to them to safeguard the assets of the Group and of the Company, to prevent and detect fraud, other irregularities as well as material misstatements, as described more fully in the corporate governance section of this report. Such system, by their nature, can only provide reasonable and not absolute assurance against material misstatement, loss and fraud.

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## DIRECTORS' REPORT

The Directors hereby present their report together with the audited financial statements of the Group and of the Company for the financial year ended 28 February 2026.

### PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are provision of mechanical and electrical engineering services, structured cabling works, extra low voltage ("ELV") systems and information and communication technology ("ICT") services.

The information on the name, place of business/country of incorporation, principal activities and percentage of equity held by the Company in each subsidiary is disclosed in Note 7 to the financial statements.

### FINANCIAL RESULTS

The results of the Group and of the Company for the financial year are as follows:

	Group RM	Company RM
(Loss)/Profit for the financial year attributable to owners of the Company	(16,840,448)	553,743

### RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year other than as disclosed in the financial statements.

### DIVIDENDS

There were no dividends proposed, declared or paid by the Company since the end of previous financial year. The Directors do not recommend the payment of any dividend in respect of the current financial year.

### ISSUE OF SHARES AND DEBENTURES

There were no issuance of shares or debentures during the financial year.

### OPTIONS GRANTED OVER UNISSUED SHARES

No options were granted to any person to take up unissued shares of the Company during the financial year.



## DIRECTORS' REPORT (CONT'D)

### DIRECTORS

The Directors of the Company in office since the beginning of the current financial year to the date of this report are:

Dato' Jeffrey Lai Jiun Jye*	
Yong Thiam Yuen	
Abdul Mutalib Bin Idris	
Meachery Jo-anne Joseph	
Vincent Wong Soon Choy	
Tjong Chia Huie	
Koh Thain Lin*	(Appointed on 28.4.2025)
Datuk Tan Kok Hong @ Tan Yi	(Resigned on 28.4.2025)
Tay Hong Sing*	(Resigned on 28.4.2025)

\* Director of the Company and of its subsidiaries

The Directors who held office in subsidiaries (excluding Directors who are also the Directors of the Company) since the beginning of the current financial year to the date of this report are:

Sim Yian Fei	
Murugesu A/L Vindasamy	
Chua Sing Zhi	
Ho Chee Hong	(Appointed on 30.4.2025)
Tan Ying Meng	(Resigned on 30.4.2025)

The information required to be disclosed pursuant to Section 253 of the Companies Act 2016 is deemed incorporated herein by such reference to the financial statements of the respective subsidiaries and made a part hereof.

### DIRECTORS' INTERESTS IN SHARES

The interests and deemed interests in the shares of the Company and of its related corporations (other than wholly-owned subsidiaries) of those who were Directors at financial year end according to the Register of Directors' Shareholdings are as follows:

	Number of ordinary shares			At 28.2.2026
	At 1.3.2025	Bought	Sold	
<b>Interests in the Company</b>				
<b>Direct Interests</b>				
Yong Thiam Yuen	200,075	-	-	200,075

None of the other Directors in office at the end of the financial year had any interest in shares in the Company or its related corporations during the financial year.

## DIRECTORS' REPORT (CONT'D)

### DIRECTORS' BENEFITS

Since the end of the previous financial year, no Director of the Company has received or become entitled to receive a benefit (other than a benefit included in the aggregate amount of remuneration received or due and receivable by Directors as disclosed in the "Directors' Remuneration" of this report) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest, other than certain Directors who have significant financial interests in companies which traded with certain companies in the Group in the ordinary course of business as disclosed in Note 30(b) to the financial statements.

Neither during nor at the end of the financial year, was the Company a party to any arrangement whose object was to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

### DIRECTORS' REMUNERATION

The details of the Directors' remuneration of the Group and of the Company during the financial year ended 28 February 2026 are as follows:

	Group RM	Company RM
<b>Executive Directors</b>		
Fees	189,333	83,333
Salaries and other emoluments	2,149,373	150,000
Defined contribution plans	310,181	26,600
Social security contributions	9,246	581
	2,658,133	260,514
<b>Non-executive Directors</b>		
Fees	142,667	142,667
Other emoluments	13,500	13,500
	156,167	156,167
	2,814,300	416,681

### INDEMNITY AND INSURANCE COSTS

There was no indemnity given to or insurance effected for any Directors, officers and auditors of the Company in accordance with Section 289 of the Companies Act 2016.



## DIRECTORS' REPORT (CONT'D)

### OTHER STATUTORY INFORMATION

- (a) Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:
- (i) to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that that all known bad debts had been written off and that adequate allowance had been made for doubtful debts; and
  - (ii) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company have been written down to an amount which the current assets might be expected so to realise.
- (b) At the date of this report, the Directors are not aware of any circumstances:
- (i) which would render the amount written off for bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or
  - (ii) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or
  - (iii) not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading; or
  - (iv) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.
- (c) At the date of this report, there does not exist:
- (i) any charge on the assets of the Group and of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or
  - (ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.
- (d) In the opinion of the Directors:
- (i) no contingent liability or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due;
  - (ii) the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and
  - (iii) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.



## DIRECTORS' REPORT (CONT'D)

**AUDITORS' REMUNERATION**

The details of the auditors' remuneration for the financial year ended 28 February 2026 are as follows:

	<b>Group RM</b>	<b>Company RM</b>
Auditors' remuneration		
- Statutory audit - UHY Malaysia PLT	140,000	40,000
- Statutory audit - Other auditor	589	-
- Non-statutory audit - UHY Malaysia PLT	5,000	5,000
	<b>145,589</b>	<b>45,000</b>

**AUDITORS**

The Auditors, UHY Malaysia PLT, have expressed their willingness to continue in office.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 3 June 2026.

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**DATO' JEFFREY LAI JIUN JYE**

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**YONG THIAM YUEN**



## STATEMENT BY DIRECTORS

### PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, the undersigned, being two of the Directors of **Cabnet Holdings Berhad**, do hereby state that, in the opinion of the Directors, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 28 February 2026 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 3 June 2026.

\_\_\_\_\_  
DATO' JEFFREY LAI JIUN JYE

\_\_\_\_\_  
YONG THIAM YUEN

## STATUTORY DECLARATION

### PURSUANT TO SECTION 251(1)(B) OF THE COMPANIES ACT 2016

I, Seow Zhen You (MIA Membership No.: 45644), being the officer primarily responsible for the financial management of **Cabnet Holdings Berhad**, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements are correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by the abovenamed )  
at Kuala Lumpur in the Federal Territory on 3 June 2026 )

\_\_\_\_\_  
SEOW ZHEN YOU

Before me,

\_\_\_\_\_  
No. W790  
**ZAINUL ABIDIN BIN AHMAD**  
Commissioner for oaths

# INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

### Opinion

We have audited the financial statements of **Cabnet Holdings Berhad**, which comprise the statements of financial position as at 28 February 2026 of the Group and of the Company, and the statements of profit and loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 81 to 152.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 28 February 2026, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

### Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), as applicable to audits of financial statements of public interest entities and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD (CONT'D)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (Cont'd)

#### Key Audit Matters (Cont'd)

Key Audit Matters	How we addressed the key audit matter
<p><b>Valuation of trade receivables and contract assets</b></p> <p>Refer to Note 2(c) (Significant accounting judgements, estimates and assumptions), Note 3 (Material accounting policies), Note 9 (Trade receivables) and Note 12 (Contract assets/ Contract liabilities).</p> <p>The Group's trade receivables and contract assets amounting to RM21.45 million and RM18.49 million respectively, representing approximately 20% and 17% respectively of the Group's total assets as at 28 February 2026.</p> <p>The impairment assessment involves significant judgements and there is inherent uncertainty in the assumptions applied by the management to determine the level of allowance. This is considered a key audit matter due to the inherent subjectivity that is involved in making judgement in relation to the recoverability of receivables and contract assets.</p>	<p>Our audit procedures, amongst others, included the following:</p> <ul style="list-style-type: none"> <li>(i) Assessed the reasonableness of key assumptions used by management in estimating expected credit losses including historical loss experience and forward-looking information.</li> <li>(ii) Evaluated receivables and contract assets with significant overdue balances through review of ageing reports and discussion with management.</li> <li>(iii) Tested the accuracy and completeness of data used in the impairment assessment.</li> <li>(iv) Assessed the recoverability of selected trade receivables and contract assets through review of repayment patterns, subsequent billings and cash collections after financial year end.</li> </ul>

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD (CONT'D)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (Cont'd)

#### Key Audit Matters (Cont'd)

Key Audit Matters	How we addressed the key audit matter
<p><b>Revenue and Cost Recognition for Construction Contract</b></p> <p>Refer to Note 2(c) (Significant accounting judgements, estimates and assumptions), Note 3 (Material accounting policies) and Note 23 (Revenue).</p> <p>The revenue from construction contracts is recognised over the period of the contract by reference to the progress towards complete satisfaction of the performance obligation. The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation by reference to the costs incurred to date as percentage of the estimated total costs of contract.</p> <p>We determined this to be a key audit matter given its magnitude relative to the Group's revenue as well as the significant judgements and estimates involved in the following areas:</p> <ul style="list-style-type: none"> <li>• estimating the budgeted construction costs to complete each project.</li> <li>• the future profitability of each project; and</li> <li>• the percentage of completion at the end of reporting period</li> </ul> <p>Changes in these judgements could lead to a material change in the value of revenue recognised.</p>	<p>Our audit procedures, amongst others, included the following:</p> <ul style="list-style-type: none"> <li>(i) Obtained an understanding of the relevant processes and internal controls in respect of revenue recognition for construction contracts and performed procedures to evaluate the design and implementation of such controls.</li> <li>(ii) Performed test of details on selected actual contract costs incurred during the financial year by agreeing to supporting evidence such as contractors' interim certificates, suppliers' invoices and other supporting documentation.</li> <li>(iii) Assessed the reasonableness of management's estimated total contract costs by examining supporting documentation, including letters of award, quotations, variation orders and discussions with the project team.</li> <li>(iv) Recalculated the percentage of completion and revenue recognised for selected projects based on actual costs incurred relative to estimated total contract costs and agreed the transaction price to supporting contractual documentation.</li> <li>(v) Performed procedures to identify unrecorded liabilities and assessed the reasonableness of accruals for work performed but not yet invoiced at the reporting date.</li> <li>(vi) Performed retrospective review on completed projects to assess management's historical accuracy in estimating total contract costs.</li> <li>(vii) Assessed the management's assumptions in determining the provisions for foreseeable losses, liquidated and ascertained damages.</li> </ul>

We have determined that there is no key audit matter in the audit of the financial statements of the Company to be communicated in our Auditors' Report.



## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD (CONT'D)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (Cont'd)

#### Information Other Than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

#### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD (CONT'D)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (Cont'd)

#### Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



## INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF CABNET HOLDINGS BERHAD (CONT'D)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (Cont'd)

### REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 7 to the financial statements.

### Other Matters

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

UHY Malaysia PLT  
202406000040 (LLP0041391-LCA) & AF 1411  
Chartered Accountants

KUALA LUMPUR

3 June 2026

DATO' KOH CHUN KIAT  
Approved Number: 03071/06/2027 J  
Chartered Accountant

# STATEMENTS OF FINANCIAL POSITION

## AS AT 28 FEBRUARY 2026

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>ASSETS</b>					
<b>Non-Current Assets</b>					
Property, plant and equipment	4	4,146,099	4,468,386	4,035	5,111
Right-of-use assets	5	5,220,600	5,253,090	-	-
Investment properties	6	13,919,670	15,746,889	-	-
Investment in subsidiaries	7	-	-	34,358,962	40,323,551
Goodwill on consolidation	8	6,035,098	6,035,098	-	-
Trade receivables	9	482,177	2,731,744	-	-
Deferred tax assets	10	843,238	1,859,505	-	-
		30,646,882	36,094,712	34,362,997	40,328,662
<b>Current Assets</b>					
Inventories	11	10,375,190	1,506,304	-	-
Contract assets	12	18,488,938	49,619,285	-	-
Trade receivables	9	20,970,809	15,372,178	-	-
Other receivables	13	1,863,000	1,553,785	35,046	12,881
Amount due from subsidiaries	14	-	-	-	-
Tax recoverable		479,888	92	2,773	92
Deposits, bank and cash balances	15	26,519,136	16,567,060	60,523	29,607
		78,696,961	84,618,704	98,342	42,580
Assets held for sale	16	-	490,877	-	-
		78,696,961	85,109,581	98,342	42,580
<b>Total Assets</b>		109,343,843	121,204,293	34,461,339	40,371,242
<b>EQUITY</b>					
Share capital	17	27,678,500	27,678,500	27,678,500	27,678,500
Reserves	18	6,212,221	23,050,385	(773,684)	(1,327,427)
<b>Total Equity</b>		33,890,721	50,728,885	26,904,816	26,351,073
<b>LIABILITIES</b>					
<b>Non-Current Liabilities</b>					
Other payables	19	4,637,359	4,301,019	-	-
Lease liabilities	20	853,296	575,197	-	-
Bank borrowings	21	5,322,975	5,758,074	-	-
Deferred tax liabilities	10	263	-	-	-
		10,813,893	10,634,290	-	-
<b>Current Liabilities</b>					
Contract liabilities	12	5,974,529	4,373,569	-	-
Trade payables	22	31,293,172	28,477,080	-	-
Other payables	19	17,645,193	15,890,198	128,698	111,478
Amount due to subsidiaries	14	-	-	7,427,825	13,908,691
Lease liabilities	20	536,265	771,358	-	-
Bank borrowings	21	9,080,973	9,969,322	-	-
Tax payable		109,097	359,591	-	-
		64,639,229	59,841,118	7,556,523	14,020,169
<b>Total Liabilities</b>		75,453,122	70,475,408	7,556,523	14,020,169
<b>Total Equity and Liabilities</b>		109,343,843	121,204,293	34,461,339	40,371,242

The accompanying notes form an integral part of the financial statements.



## STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
Revenue	23	87,116,014	131,721,558	7,893,775	178,200
Cost of sales		(83,502,217)	(117,725,578)	-	-
<b>Gross profit</b>		3,613,797	13,995,980	7,893,775	178,200
Other income		2,134,746	2,423,427	3	9
Administrative expenses		(12,762,486)	(12,203,440)	(6,736,789)	(363,912)
Net (loss on)/reversal of impairment losses of financial instruments and contract assets		(7,351,841)	76,416	56,072	56,988
Finance costs	24	(917,749)	(918,149)	(659,317)	(671,456)
(Loss)/Profit before tax	25	(15,283,533)	3,374,234	553,744	(800,171)
Taxation	26	(1,556,915)	(1,066,701)	(1)	-
(Loss)/Profit for the financial year		(16,840,448)	2,307,533	553,743	(800,171)
<b>Other comprehensive income, net of tax</b>					
<i>Item that is or may be reclassified subsequently to profit or loss</i>					
Exchange translation differences for foreign operations		2,284	77	-	-
<b>Total comprehensive (loss)/income for the financial year</b>		(16,838,164)	2,307,610	553,743	(800,171)
<b>(Loss)/Earnings per share</b>	27				
Basic and diluted (loss)/ earnings per share (sen)		(9.42)	1.29		

The accompanying notes form an integral part of the financial statements.

## STATEMENTS OF CHANGES IN EQUITY

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

	Attributable to owners of the Company		Non-distributable		Distributable		Total Equity RM
	Share Capital RM	Currency Translation Reserve RM	Capital Reverse RM	Retained Earnings RM	Total Equity RM		
<b>Group</b>							
At 1 March 2025	27,678,500	(2,284)	1,050,000	22,002,669	50,728,885		
Loss for the financial year	-	-	-	(16,840,448)	(16,840,448)		
Other comprehensive income for the financial year	-	2,284	-	-	2,284		
Total comprehensive income/(loss) for the financial year	-	2,284	-	(16,840,448)	(16,838,164)		
At 28 February 2026	27,678,500	-	1,050,000	5,162,221	33,890,721		
At 1 March 2024	27,678,500	(2,361)	1,050,000	19,695,136	48,421,275		
Profit for the financial year	-	-	-	2,307,533	2,307,533		
Other comprehensive income for the financial year	-	77	-	-	77		
Total comprehensive income for the financial year	-	77	-	2,307,533	2,307,610		
At 28 February 2025	27,678,500	(2,284)	1,050,000	22,002,669	50,728,885		



## STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026 (CONT'D)

	Share Capital RM	Accumulated Losses RM	Total Equity RM
<b>Company</b>			
At 1 March 2025	27,678,500	(1,327,427)	26,351,073
Profit for the financial year, representing total comprehensive income for the financial year	-	553,743	553,743
At 28 February 2026	27,678,500	(773,684)	26,904,816
<b>Company</b>			
At 1 March 2024	27,678,500	(527,256)	27,151,244
Loss for the financial year, representing total comprehensive loss for the financial year	-	(800,171)	(800,171)
At 28 February 2025	27,678,500	(1,327,427)	26,351,073

The accompanying notes form an integral part of the financial statements.

## STATEMENTS OF CASH FLOWS

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Operating Activities</b>					
(Loss)/Profit before tax		(15,283,533)	3,374,234	553,744	(800,171)
Adjustments for:					
Bad debts written off:					
- Amount due from a subsidiary		-	-	82,814	-
- Other receivable		528	-	-	-
Depreciation of:					
- Investment properties		199,021	230,062	-	-
- Property, plant and equipment		605,658	766,365	1,076	1,076
- Right-of-use assets		673,291	717,129	-	-
Finance costs		917,749	918,149	659,317	671,456
Impairment losses on:					
- Amount due from subsidiaries		-	-	3,402	-
- Contract assets		2,143,612	104,769	-	-
- Investment in subsidiaries		-	-	5,964,589	-
- Investment properties		975,000	-	-	-
- Trade receivables		5,512,159	364,069	-	-
- Other receivables		82,239	87,432	-	-
Inventories written down		274,503	18,749	-	-
Property, plant and equipment written off		-	878	-	-
Unrealised loss on foreign exchange		42,308	-	-	-
Dividend income		-	-	(7,622,500)	(178,200)
(Gain)/Loss on disposal of:					
- Assets held for sale		(859,123)	-	-	-
- Investment properties		(11,802)	-	-	-
- Property, plant and equipment		(72,658)	(764,108)	-	-
- Right-of-use assets		95,178	18,816	-	-
Interest income		(372,903)	(287,667)	(3)	(9)
Fair value adjustment on:					
- Other payables		-	(698,981)	-	-
- Trade receivables		-	233,221	-	-
Reversal of impairment losses on:					
- Amount due from subsidiaries		-	-	(59,474)	(56,988)
- Trade receivables		(386,169)	(632,686)	-	-
Reversal of inventories written down		-	(15,438)	-	-
Unwinding discount on:					
- Non-current trade receivables		(158,839)	(159,280)	-	-
- Non-current other payables		336,340	-	-	-
<b>Operating (loss)/profit before working capital changes</b>		<b>(5,287,441)</b>	<b>4,275,713</b>	<b>(417,035)</b>	<b>(362,836)</b>
<b>Changes in working capital:</b>					
Inventories		(9,143,389)	1,410,544	-	-
Contract assets		28,986,735	(14,838,734)	-	-
Trade receivables		(8,316,215)	25,216,935	-	-
Other receivables		(391,982)	(452,547)	(22,165)	(2,554)
Contract liabilities		1,600,960	(2,862,498)	-	-
Trade payables		2,816,092	(19,725,326)	-	-
Other payables		1,754,995	7,665,864	17,220	(31,216)
		17,307,196	(3,585,762)	(4,945)	(33,770)
<b>Cash generated from/(used in) operations carried down</b>		<b>12,019,755</b>	<b>689,951</b>	<b>(421,980)</b>	<b>(396,606)</b>



## STATEMENTS OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026 (CONT'D)

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Operating Activities (Cont'd)</b>					
<b>Cash generated from/(used in) operations brought down</b>					
		12,019,755	689,951	(421,980)	(396,606)
Dividend received		-	-	122,500	178,200
Interest paid		(917,749)	(918,149)	-	-
Interest received		372,903	287,667	3	9
Tax paid		(1,353,296)	(1,354,788)	(2,682)	(92)
Tax refunded		82,621	382,977	-	14,572
Exchange differences		2,284	77	-	-
		(1,813,237)	(1,602,216)	119,821	192,689
Net cash from/(used in) operating activities		10,206,518	(912,265)	(302,159)	(203,917)
<b>Investing Activities</b>					
(Increase)/Decrease in earmarked bank balance		(5,610,220)	849,756	-	-
Net changes in amount due from subsidiaries		-	-	(26,742)	56,988
Purchase of:					
- Property, plant and equipment		(341,431)	(204,951)	-	-
- Right-of-use assets	5(c)	(208,590)	(38,737)	-	-
- Investment properties	6(e)	-	(572,533)	-	-
Proceeds from disposal of:					
- Assets held for sale		1,350,000	-	-	-
- Investment properties		665,000	-	-	-
- Property, plant and equipment		163,220	2,700,247	-	-
- Right-of-use assets		150,000	96,000	-	-
Net cash (used in)/from investing activities		(3,832,021)	2,829,782	(26,742)	56,988
<b>Financing Activities</b>					
Drawdown of term loan		-	17,228	-	-
Decrease/(Increase) in fixed deposits pledged with licensed banks		1,360,944	(1,782,311)	-	-
Drawdown of fixed deposits matured above 3 months		-	363,816	-	-
Net changes in bankers' acceptance		1,608,000	(923,000)	-	-
Net changes in structured commodity financing		(2,420,062)	(26,571)	-	-
Net changes in amount due to subsidiaries		-	-	359,817	116,092
Payment of lease liabilities		(666,885)	(698,808)	-	-
Repayment of term loans		(511,386)	(1,503,464)	-	-
Net cash (used in)/from financing activities		(629,389)	(4,553,110)	359,817	116,092

## STATEMENTS OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026 (CONT'D)

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Net increase/(decrease) in cash and cash equivalents</b>		5,745,108	(2,635,593)	30,916	(30,837)
<b>Cash and cash equivalents at the beginning of the financial year</b>		4,673,665	7,309,258	29,607	60,444
<b>Effect of exchange translation differences on cash and cash equivalents</b>		(42,308)	-	-	-
<b>Cash and cash equivalents at the end of the financial year</b>		10,376,465	4,673,665	60,523	29,607
<b>Cash and cash equivalents at the end of the financial year comprises:</b>					
Cash and bank balances		19,429,194	9,709,974	60,523	29,607
Fixed deposits with licensed banks		7,089,942	6,857,086	-	-
		26,519,136	16,567,060	60,523	29,607
Less: Fixed deposits pledged with licensed banks		(5,495,111)	(6,856,055)	-	-
Earmarked bank balance		(10,647,560)	(5,037,340)	-	-
		10,376,465	4,673,665	60,523	29,607

### Cash flows for leases as a lessee

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Included in operating activities</b>					
Interest paid in relation to lease liabilities	24	73,636	80,932	-	-
Lease expenses relating to short-term leases	25	1,268,579	7,096,238	-	-
Lease expenses relating to low value assets	25	9,929	11,519	-	-
<b>Included in financing activities</b>					
Payment of lease liabilities		666,885	698,808	-	-
<b>Total cash outflows for leases</b>		2,019,029	7,887,497	-	-

The accompanying notes form an integral part of the financial statements.



# NOTES TO THE FINANCIAL STATEMENTS

## YEAR ENDED 28 FEBRUARY 2026

### 1. Corporate Information

The Company is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the ACE Market of the Bursa Malaysia Securities Berhad.

The principal place of business of the Company is located at No. 18 (PLO 184), Jalan Angkasa Mas 6, Kawasan Perindustrian Tebrau II, 81100 Johor Bahru, Johor Darul Ta'zim.

The registered office of the Company is located at Suite 5.11 & 5.12, 5<sup>th</sup> Floor, Menara TJB, No. 9, Jalan Syed Mohd. Mufti, 80888 Ibrahim International Business District, Johor Darul Ta'zim.

The principal activity of the Company is investment holding. The information on the name, place of business/country of incorporation, principal activities and percentage of equity interest held by the Company in each subsidiary is disclosed in Note 7 to the financial statements.

### 2. Basis of Preparation

#### (a) Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The financial statements of the Group and of the Company have been prepared under the historical cost convention, unless otherwise indicated in the material accounting policies below.

#### Adoption of new and amended standards

During the financial year, the Group and the Company have adopted the following amendments to standards issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for current financial year:

Amendments to MFRS 121      Lack of Exchangeability

The adoption of the amendments to standards did not have any significant impact on the financial statements of the Group and of the Company.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 2. Basis of Preparation (Cont'd)

##### (a) Statement of compliance (Cont'd)

##### Standards issued but not yet effective

The Group and the Company have not applied the following new standards and amendments to standards that have been issued by the MASB but are not yet effective for the Group and for the Company:

		<b>Effective dates for financial periods beginning on or after</b>
Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature - dependent Electricity	1 January 2026
Annual Improvements to MFRS	Accounting Standards - Volume 11:	1 January 2026
• Amendments to MFRS 1		
• Amendments to MFRS 7		
• Amendments to MFRS 9		
• Amendments to MFRS 10		
• Amendments to MFRS 107		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency	1 January 2027
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

The Group and the Company intend to adopt the above new standards and amendments to standards, if applicable, when they become effective.

The initial application of the above-mentioned new standards and amendments to standards are not expected to have any significant impacts on the financial statements of the Group and of the Company except as disclosed below:

##### MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 will replace MFRS 101 *Presentation of Financial Statements*. It preserves the majority requirements of MFRS 101 while introducing additional requirements. In addition, narrow-scope amendments have been made to MFRS 107 *Statement of Cash Flows* and some requirements of MFRS 101 have been moved to MFRS 108 *Basis of Preparation of Financial Statements*.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 2. Basis of Preparation (Cont'd)

- (a) Statement of compliance (Cont'd)

##### Standards issued but not yet effective (Cont'd)

##### MFRS 18 Presentation and Disclosure in Financial Statements (Cont'd)

MFRS 18 additional requirements are as follows:

- (i) Statement of Profit or Loss and Other Comprehensive Income

MFRS 18 introduces newly defined "operating profit or loss" and "profit or loss before financing and income tax" subtotal which are to be presented in the statement of profit or loss, while the net profit or loss remains unchanged. Statement of profit or loss to be presented in five categories: operating, investing, financing, income taxes and discontinued operations.

- (ii) Statement of Cash Flows

The standard modifies the starting point for calculating cash flows from operations using the indirect method, shifting from "profit or loss" to "operating profit or loss". It also provides guidance on classification of interest and dividend in statement of cash flows.

- (iii) New disclosures of expenses by nature

Entities are required to present expenses in the operating category by nature, function or a mix of both. MFRS 18 includes guidance for entities to assess and determine which approach is most appropriate based on the facts and circumstances.

- (iv) Management-defined Performance Measures (MPMs)

The standard requires disclosure of explanations of the entity's company-specific measures that are related to the statement of profit or loss, referred to MPMs. MPMs are required to be reconciled to the most similar specified subtotal in MFRS Accounting Standards.

- (v) Enhanced Guidance on Aggregation and Disaggregation

MFRS 18 provides enhanced guidance on grouping items based on shared characteristics and requires disaggregation when items have dissimilar characteristics or when such disaggregation is material.

The potential impact of the new standard on the financial statements of the Group and of the Company have yet to be assessed.

- (b) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia ("RM"), which is the Company's functional currency.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 2. Basis of Preparation (Cont'd)

#### (c) Significant accounting judgements, estimates and assumption

The preparation of the Group's and the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

#### Judgements

The following are the judgements made by management in the process of applying the Group's and the Company's accounting policies that have the most significant effect on the amounts recognised in the financial statements:

##### Satisfaction of performance obligations in relation to contracts with customers

The Group and the Company are required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method for recognising revenue. This assessment was made based on the terms and conditions of the contracts, and the provisions of relevant laws and regulations.

The Group and the Company recognise revenue over time in the following circumstances:

- (i) the customer simultaneously receives and consumes the benefits provided by the Group's and the Company's performance as the Group and the Company performs;
- (ii) the Group and the Company does not create an asset with an alternative use to the Group and to the Company and has an enforceable right to payment for performance completed to date; and
- (iii) the Group's and the Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.

Where the above criteria are not met, revenue is recognised at a point in time. Where revenue is recognised at a point in time, the Group and the Company assess each contract with customers to determine when the performance obligation of the Group and of the Company under the contract is satisfied.

##### Classification between investment properties and property, plant and equipment

The Group has developed certain criteria based on MFRS 140 Investment Property in making judgement whether a property qualifies as an investment property. Investment property is a property held to earn rentals or for capital appreciation or both.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes.

If these portions could be sold separately (or leased out separately under a finance lease), the Group would account for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Judgement is made on an individual property basis to determine whether ancillary services are significant that a property does not qualify as investment property.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 2. Basis of Preparation (Cont'd)

##### (c) Significant accounting judgements, estimates and assumption (Cont'd)

###### Judgements (Cont'd)

###### Determining the lease term of contracts with renewal options - the Group as lessee

The Group determines the lease term with any years covered by an option to extend the lease if it is reasonably certain to be exercised.

The Group has several lease contracts that include extension options. The Group applies judgement in evaluating whether to exercise the option to renew the lease. It considers all relevant factors that create an economic incentive for it to exercise the renewal option. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew.

The Group includes the renewal year as part of the lease term for such leases. The Group typically exercises its option to renew for those leases with renewal option.

###### Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period are set out below:

###### Depreciation and useful lives of property, plant and equipment and right-of-use ("ROU") assets and investment properties

The Group reviews the residual values, useful lives and depreciation methods at the end of each reporting period. Judgements are applied in the selection of the depreciation method, the useful lives and the residual values. The actual consumption of the economic benefits of the property, plant and equipment, ROU assets and investment properties may differ from the estimates applied and therefore, future depreciation charges could be revised. The carrying amounts of the Group's and of the Company's property, plant and equipment, ROU assets and investment properties are disclosed in Notes 4, 5 and 6 respectively.

###### Impairment of investment in subsidiaries

The Company reviews its investment in subsidiaries when there are indicators of impairment. Impairment is measured by comparing the carrying amount of an investment with its recoverable amount. Significant judgement is required in determining the recoverable amount. Estimating the recoverable amount requires the Company to make an estimate of the expected future cash flows from the cash generating units and also to determine a suitable discount rate in order to calculate the present value of those cash flows.

The carrying amount at the reporting date for investment in subsidiaries is disclosed in Note 7.

###### Impairment of goodwill on consolidation

The Group determines whether goodwill is impaired at least on an annual basis. This requires an estimation of the value in use of the cash-generating units to which the goodwill is allocated. Estimating the value in use amount requires the Group to make an estimate of the expected future cash flows from the cash-generating unit and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The key assumptions used to determine the value in use is disclosed in Note 8.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

## 2. Basis of Preparation (Cont'd)

### (c) Significant accounting judgements, estimates and assumption (Cont'd)

#### Key sources of estimation uncertainty (Cont'd)

##### Inventories valuation

Inventories are measured at the lower of cost and net realisable value. The Group estimates the net realisable value of inventories based on an assessment of expected sales prices less estimated cost to sell. Demand levels and pricing competition could change from time to time. If such factors result in an adverse effect on the Group's products, the Group might be required to reduce the value of its inventories. Details of inventories are disclosed in Note 11.

##### Provision for expected credit loss of financial assets and contract assets at amortised cost

The Group reviews the recoverability of its trade receivables and contract assets at each reporting date to assess whether an impairment loss should be recognised. The impairment provisions for receivables are based on assumptions about risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's past history and existing market conditions at the end of each reporting period.

The information about the impairment losses on the financial assets and contract assets are disclosed in Notes 9 and 12 respectively.

##### Deferred tax assets

Deferred tax assets are recognised for all unused tax losses, unutilised capital allowances and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which unused tax losses, unutilised capital allowances and other deductible temporary differences can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. The carrying amount of deferred tax assets are disclosed in Note 10.

##### Discount rate used in leases

Where the interest rate implicit in the lease cannot be readily determined, the Group uses the incremental borrowing rate to measure the lease liabilities. The incremental borrowing rate is the interest rate that the Group would have to pay to borrow over a similar term, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. Therefore, the incremental borrowing rate requires estimation, particularly when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the incremental borrowing rate using observable inputs when available and is required to make certain entity-specific estimates.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 2. Basis of Preparation (Cont'd)

##### (c) Significant accounting judgements, estimates and assumption (Cont'd)

###### Key sources of estimation uncertainty (Cont'd)

###### Revenue from construction contracts

The Group recognised construction revenue in profit or loss by using the progress towards complete satisfaction of performance obligation. The progress towards complete satisfaction of performance obligation is determined by the proportion that construction costs incurred for work performed to date bear to the estimated total construction costs.

Significant judgement is required in determining the progress towards complete satisfaction of performance obligation, the extent of the construction costs incurred, the estimated total construction revenue and expenses, as well as the recoverability of the construction projects. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

The details of contract assets and contract liabilities arising from construction contracts are disclosed in Note 12.

###### Income taxes

Judgement is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group and the Company recognise liabilities for tax based on estimates of whether additional taxes will be due. Where the final tax outcome of these tax matters is different from the amounts that were initially recognised, such differences will impact the income tax and/or deferred tax provisions in the period in which such determination is made.

#### 3. Material Accounting Policies

The Group and the Company apply the material accounting policies set out below, consistently throughout all periods presented in the financial statements unless otherwise stated.

##### (a) Basis of consolidation

###### (i) Subsidiaries

In the Company's separate financial statements, investment in subsidiaries are stated at cost less any accumulated impairment losses. On disposal of such investment, the difference between net disposal proceeds and their carrying amounts are recognised in profit or loss.

###### (ii) Business combination

The Group applies the acquisition method to account for business combinations from the acquisition date, which is the date on which the control is transferred to the Group. Under the acquisition method, the identifiable assets acquired and liabilities assumed are measured at their fair values at the acquisition date. The cost of an acquisition is measured as the aggregate of the fair value of the consideration transferred. Non-controlling interests are stated either at fair value or at the proportionate share of the acquiree's identifiable net assets at the acquisition date.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 3. Material Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(ii) Business combination (Cont'd)

In a business combination achieved in stages, previously held equity interests in the acquiree are remeasured to fair value at the acquisition date and any corresponding gain or loss is recognised in profit or loss.

The Group measures goodwill as the excess of the cost of an acquisition, as defined above, and the fair values of any previously held interest in the acquiree, over the fair value of the identifiable assets acquired and liabilities assumed at the acquisition date. When the excess is negative, a bargain purchase gain is recognised immediately in profit or loss.

Subsidiaries are consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date that such control ceases. In preparing the consolidated financial statements, all intra-group balances, income and expenses and unrealised gains or losses resulting from intra-group transactions are eliminated in full. Uniform accounting policies are applied to like transactions and events in similar circumstances.

(iii) Changes in ownership interests in subsidiaries without change of control

The Group treats all changes in its ownership interest in a subsidiary that do not result in a loss of control as equity transactions between the Group and its non-controlling interest holders. Any difference between the Group's proportionate share of net assets before and after the change, and any fair value of consideration received or paid, is recognised directly in equity as transactions with shareholders.

(iv) Loss of control

Upon the loss of control of a subsidiary, the Group derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognised in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently, it is accounted for as an equity accounted investee or at fair value through other comprehensive income depending on the level of influence retained.

(v) Goodwill on consolidation

Goodwill arising from business combinations is measured at cost less accumulated impairment losses. Goodwill with indefinite useful lives is not amortised but instead, it is reviewed for impairment annually or more frequent when there is objective evidence that the carrying amount may be impaired.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (b) Foreign currency translation

###### (i) Foreign currency transactions and balances

Transactions in foreign currency are recorded in the functional currency of the respective Group entities using the exchange rates prevailing at the dates of the transactions. At each reporting date, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the reporting date are included in profit or loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operation. These are initially taken directly to the foreign currency translation reserve within equity until the disposal of the foreign operations, at which time they are recognised in profit or loss. Exchange differences arising on monetary items that form part of the Company's net investment in foreign operation are recognised in profit or loss in the Company's financial statements or the individual financial statements of the foreign operation, as appropriate.

Exchange differences arising on the translation of non-monetary items carried at fair value are included in profit or loss for the reporting period except for the differences arising on the translation of non-monetary items in respect of which gains and losses are recognised in other comprehensive income. Exchange differences arising from such non-monetary items are also recognised in other comprehensive income.

###### (ii) Foreign operations

The assets and liabilities of foreign operations denominated in functional currencies other than RM, including goodwill and fair value adjustments arising on acquisition, are translated to RM at the rate of exchange prevailing at the reporting date. The income and expenses of foreign operations, excluding foreign operations in hyperinflationary economies, are translated to RM at exchange rates at the dates of the transactions.

Foreign currency differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserve ("FCTR") in equity. However, if the operation is a non-wholly owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the non-controlling interests. When a foreign operation is disposed off such that control, significant influence or joint control is lost, the cumulative amount in the FCTR related that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal.

When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation, the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of its investment in an associate that includes a foreign operation while retaining significant influence, the relevant proportion of the cumulative amount is reclassified to profit or loss.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (c) Property, plant and equipment

###### (i) Recognition and measurement

Items of property, plant and equipment are stated at cost less any accumulated depreciation and accumulated impairment losses.

###### (ii) Depreciation

Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment from the date that they are available for use. Freehold lands are not depreciated.

Property, plant and equipment are depreciated based on the estimated useful lives of the assets as follows:

Freehold buildings	20 to 50 years
Furniture and equipment	2.5 to 10 years
Motor vehicles	5 to 10 years
Renovation	10 years

The residual values, useful lives and depreciation method are reviewed at the end of each reporting period to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the property, plant and equipment.

##### (d) Leases

###### As lessee

###### (i) Right-of-use assets

Right-of-use assets are initially measured at cost. Subsequent to the initial recognition, the right-of-use assets are stated at cost less accumulated depreciation and any accumulated impairment losses, and adjusted for any remeasurement of lease liabilities.

The right-of-use assets are depreciated using the straight-line method from the commencement date to the earlier of the end of the estimated useful lives of the right-of-use assets or the end of the lease term. The estimated useful lives of the ROU assets are determined as follows:

Leasehold land	Over the remaining lease period
Leasehold buildings	20 to 50 years
Hostel and office buildings	Over the remaining lease period
Motor vehicles	5 to 9 years

###### (ii) Lease liabilities

Lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Group entities use its incremental borrowing rate as the discount rate.

Subsequent to the initial recognition, the lease liabilities are measured at amortised cost and adjusted for any lease reassessment or modifications.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (d) Leases (Cont'd)

###### As lessee

##### (iii) Short-term leases and leases of low value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases and leases of low value assets. The Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

###### As lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. Leases in which the Group or the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases.

If the lease arrangement contains lease and non-lease components, the Group and the Company apply MFRS 15 Revenue from Contracts with Customers to allocate the consideration in the contract based on the stand-alone selling price.

The Group recognises lease payments under operating leases as income on a straight-line basis over the lease term unless another systematic basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished. The lease payment recognised is included as part of "Other income". Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

##### (e) Investment properties

Investment properties are properties which are owned or held under a leasehold interest to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are measured at cost, including transaction costs, less any accumulated depreciation and impairment losses.

Investment properties are depreciated on a straight-line basis to write down the cost of each asset to their residual values over their estimated useful lives. Freehold lands have an unlimited useful life and therefore is not depreciated. All other investment properties are depreciated on straight-line basis by allocating their depreciable amounts over their remaining useful lives as follows:

Leasehold land	Over the remaining lease period
Buildings	20 - 50 years

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (e) Investment properties (Cont'd)

Where an indication of impairment exists, the carrying amount of the asset is assessed and written down immediately to its recoverable amount.

Investment properties are derecognised when either they are disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from the disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in the profit or loss in the reporting period of retirement or disposal.

##### (f) Financial assets

###### Recognition and initial measurement

Financial assets are recognised in the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instruments.

At initial recognition, the Group and the Company measure a financial asset at its fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance of the financial instruments. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

###### Financial asset categories and subsequent measurement

For the purpose of subsequent measurement, the Group and the Company classify their financial assets in the following categories:

- Financial assets at amortised cost; and
- Financial assets at fair value through profit or loss ("FVTPL")

The classification depends on the entity's business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

Financial assets are not reclassified subsequent to their initial recognition unless the Group and the Company change its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

###### *Financial assets at amortised cost*

Financial assets that are held for collection of contractual cash flows and those cash flows represent solely payments of principal and interest are measured at amortised cost. Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Interest income, foreign exchange gains or losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

###### *Financial assets at fair value through profit or loss*

Subsequent to the initial recognition, the financial assets at FVTPL are remeasured to their fair values at the reporting date with fair value changes recognised in profit or loss. The fair value changes do not include interest and dividend income. Other net gains or losses, including any interest or dividend income, are also recognised in profit or loss.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (g) Financial liabilities

###### Recognition and initial measurement

Financial liabilities are recognised in the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instrument.

At initial recognition, the Group and the Company measure a financial liability at its fair value less, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance of the financial instruments.

###### Financial liability categories and subsequent measurement

For the purpose of subsequent measurement, the Group and the Company classify their financial liabilities as financial liabilities at amortised cost.

###### Financial liabilities at amortised cost

Financial liabilities not categorised as fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains or losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

##### (h) Inventories

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories is measured based on first-in, first-out method, and includes expenditure incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition.

##### (i) Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs when the guaranteed debtor fails to make payment when due.

Financial guarantee contracts are recognised initially as financial liabilities at fair value, net of transaction costs. Subsequently, the liability is measured at the higher of:

- the amount of the loss allowance; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of MFRS 15 *Revenue from Contracts with Customers*.

##### (j) Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances, demand deposits, bank overdraft and highly liquid investments that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value. For the purpose of statements of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged deposits.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 3. Material Accounting Policies (Cont'd)

#### (k) Contract assets and liabilities

Contract asset is the right to consideration for goods or services transferred to the customers. The Group's contract assets are the excess of revenue recognised over the billings to-date and deposits or advances received from customers.

Where there is objective evidence of impairment, the amount of impairment losses is determined by comparing the contract asset's carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivables at the point at which invoices have been billed to customers.

Contract liability is the obligation to transfer goods or services to customers for which the Group has received the consideration or has billed the customers. The Group's contract liabilities are the excess of the billings to-date over the revenue recognised. Contract liabilities are recognised as revenue when the Group performs its obligation under the contracts.

#### (l) Impairment of assets

##### (i) Non-financial assets

The carrying amounts of non-financial assets (except for inventories, deferred tax assets and contract assets) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or cash-generating unit exceeds its estimated recoverable amount. Impairment loss is recognised in profit or loss. Impairment losses recognised in respect of cash-generating units are allocated to reduce the carrying amounts of the assets in the cash-generating unit (group of cash-generating units) on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for asset in prior years. Such reversal is recognised in the profit or loss.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

(l) Impairment of assets (Cont'd)

(ii) Financial assets

The Group and the Company recognise an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group and the Company expect to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months ("a 12-month ECL"). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default ("a lifetime ECL").

For trade receivables, other receivables, contract assets and inter-company balances, the Group and the Company apply a simplified approach in calculating ECLs. Therefore, the Group and the Company do not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group and the Company have established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(m) Asset held for sale

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and the sale is expected to be completed within one year from the date of classification. This condition is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition.

Non-current assets (or disposal groups) classified as held for sale are measured at the lower of their previous carrying amount and fair value less costs to sell. Any differences are included in profit or loss.

(n) Share capital

Ordinary shares are equity instruments. Ordinary shares are recorded at the proceeds received, net of directly attributable incremental transaction costs. Ordinary shares are classified as equity.

Dividend distribution to the Company's shareholders is recognised as a liability in the period they are approved by the Board of Directors except for the final dividend which is subject to approval by the Company's shareholders.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 3. Material Accounting Policies (Cont'd)

(o) Employee benefits

(i) Short-term employee benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the reporting period in which the associated services are rendered by employees of the Group. Short-term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short-term non-accumulating compensated absences such as sick and medical leave are recognised when the absences occur.

(ii) Defined contribution plans

As required by law, companies in Malaysia contribute to the state pension scheme, the Employee Provident Fund ("EPF"). Some of the Group's foreign subsidiaries also make contributions to their respective countries' statutory pension schemes. Such contributions are recognised as an expense in the profit or loss as incurred. Once the contributions have been paid, the Group has no further payment obligations.

(p) Revenue and other income

(i) Revenue from contract with customers

Revenue is recognised when the Group and the Company satisfied a performance obligation ("PO") by transferring a promised good or services to the customer, which is when the customer obtains control of the good or service. A PO may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied PO.

Revenue from contracts with customers is recognised by reference to each distinct performance obligation in the contract with customer. Revenue from contracts with customers is measured at its transaction price, being the amount of consideration which the Group and the Company expect to be entitled in exchange for transferring promised goods or services to a customer, net of goods and service tax, returns, rebates and discounts. Transaction price is allocated to each performance obligation on the basis of the relative standalone selling prices of each distinct good or services promised in the contract. Depending on the substance of the contract, revenue is recognised when the performance obligation is satisfied, which may be at a point in time or over time.

The Group and the Company recognise revenue from the following major sources:

(1) Revenue from construction contracts

The Group recognises revenue from construction contracts over time when control over the asset has been transferred to the customers. The assets have no alternative use to the Group due to contractual restriction and the Group has an enforceable right to payment for performance completed to date. Revenue from construction contracts is measured at the transaction price agreed under the construction contracts.

Revenue is recognised over the period of the contract using the input method to measure the progress towards complete satisfaction of the performance obligations under the construction contract, i.e. based on the proportion of contract costs incurred for the work performed up to the end of the reporting period as a percentage of the estimated total costs of the construction contracts.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 3. Material Accounting Policies (Cont'd)

##### (p) Revenue and other income (Cont'd)

###### (i) Revenue from contract with customers (Cont'd)

###### (2) Sale of goods

Revenue from the sale of goods is recognised upon delivery of goods where control of the goods has been transferred to the customer. Revenue is recognised based on the price specified in the contract, net of rebates and discounts.

###### (3) Rendering of services

Revenue from services rendered is recognised in the reporting period in which the services are rendered, which simultaneously received and consumes the benefits provided by the Group, and the Group has a present right to payment for the services.

###### (4) Management fee

Management fee is recognised on accrual basis when services are rendered.

###### (ii) Rental income

Rental income is recognised on a straight-line basis over the term of the lease.

###### (iii) Interest Income

Interest income is recognised on accruals basis using the effective interest method.

###### (iv) Dividend income

Dividend income is recognised when the Group's right to receive payment is established.

##### (q) Borrowing costs

Borrowing costs that are not directly attributable to the acquisition, construction or production of qualifying assets are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

##### (r) Income taxes

Tax expense in profit or loss comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to a business combination or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the financial year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 3. Material Accounting Policies (Cont'd)

#### (r) Income taxes (Cont'd)

Deferred tax is recognised using the liability method for all temporary differences between the carrying amounts of assets and liabilities in the statements of financial position and their tax bases. Deferred tax is not recognised for the temporary differences arising from the initial recognition of goodwill, the initial recognition of assets and liabilities in a transaction which is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, at the end of the reporting period. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

#### (s) Fair value measurement

Fair value of an asset or a liability, except for share-based payment and lease transactions, is determined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the absence of a principal market, in the most advantageous market.

For non-financial asset, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When measuring the fair value of an asset or a liability, the Group and the Company use observable market data as far as possible. Fair value is categorised into different levels in a fair value hierarchy based on the input used in the valuation technique as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group and the Company can access at the measurement date.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability.

The Group and the Company recognise transfers between levels of the fair value hierarchy as of the date of the event or change in circumstances that caused the transfers.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 4. Property, Plant and Equipment

Group 2026	Freehold land RM	Buildings RM	Furniture and equipment RM	Motor vehicles RM	Renovation RM	Total RM
<b>Cost</b>						
At 1 March 2025	1,500,000	1,068,190	4,217,965	2,628,304	1,659,592	11,074,051
Additions	-	-	336,181	-	5,250	341,431
Disposals	-	-	(56,070)	(606,384)	-	(662,454)
Written off	-	-	(19,810)	(30,000)	-	(49,810)
Transfer from right-of-use assets	-	-	-	804,547	-	804,547
At 28 February 2026	1,500,000	1,068,190	4,478,266	2,796,467	1,664,842	11,507,765
<b>Accumulated depreciation</b>						
At 1 March 2025	-	133,167	2,940,732	2,441,825	1,089,941	6,605,665
Charge for the financial year	-	22,992	397,063	59,118	126,485	605,658
Disposals	-	-	(19,693)	(552,199)	-	(571,892)
Written off	-	-	(19,810)	(30,000)	-	(49,810)
Transfer from right-of-use assets	-	-	-	772,045	-	772,045
At 28 February 2026	-	156,159	3,298,292	2,690,789	1,216,426	7,361,666
<b>Carrying amount</b>						
At 28 February 2026	1,500,000	912,031	1,179,974	105,678	448,416	4,146,099

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 4. Property, Plant and Equipment (Cont'd)

Group 2025	Freehold land RM	Buildings RM	Furniture and equipment RM	Motor vehicles RM	Renovation RM	Total RM
<b>Cost</b>						
At 1 March 2024	2,825,976	1,812,474	4,251,072	3,850,443	1,659,592	14,399,557
Additions	-	-	204,951	-	-	204,951
Disposals	(1,325,976)	(744,284)	(52,047)	(1,214,339)	-	(3,336,646)
Written off	-	-	(186,011)	(7,800)	-	(193,811)
At 28 February 2025	1,500,000	1,068,190	4,217,965	2,628,304	1,659,592	11,074,051
<b>Accumulated depreciation</b>						
At 1 March 2024	-	290,363	2,718,642	3,476,282	947,453	7,432,740
Charge for the financial year	-	35,396	453,387	135,094	142,488	766,365
Disposals	-	(192,592)	(46,164)	(1,161,751)	-	(1,400,507)
Written off	-	-	(185,133)	(7,800)	-	(192,933)
At 28 February 2025	-	133,167	2,940,732	2,441,825	1,089,941	6,605,665
<b>Carrying amount</b>						
At 28 February 2025	1,500,000	935,023	1,277,233	186,479	569,651	4,468,386



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 4. Property, Plant and Equipment (Cont'd)

	COMPANY	
	2026 RM	2025 RM
<b>Furniture and equipment</b>		
<b>Cost</b>		
At 1 March	12,560	12,560
Written off	(1,800)	-
At 28 February	10,760	12,560
<b>Accumulated depreciation</b>		
At 1 March	7,449	6,373
Charge for the financial year	1,076	1,076
Written off	(1,800)	-
At 28 February	6,725	7,449
<b>Carrying amount</b>		
At 28 February	4,035	5,111

- (a) The carrying amount of property, plant and equipment of the Group which have been pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 21 (a) are as follows:

	GROUP	
	2026 RM	2025 RM
Freehold land	1,500,000	1,500,000
Buildings	447,676	459,304
	1,947,676	1,959,304

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 5. Right-of-use Assets

Group 2026	Leasehold land RM	Leasehold buildings RM	Hostel and office buildings RM	Motor vehicles RM	Total RM
<b>Cost</b>					
At 1 March 2025	1,370,000	2,889,110	385,680	3,399,353	8,044,143
Additions	-	-	-	904,603	904,603
Disposal	-	-	-	(571,409)	(571,409)
Transfer to property, plant and equipment	-	-	-	(804,547)	(804,547)
Lease modification	-	-	13,878	-	13,878
Expiration of lease contracts	-	-	(45,027)	-	(45,027)
At 28 February 2026	1,370,000	2,889,110	354,531	2,928,000	7,541,641
<b>Accumulated depreciation</b>					
At 1 March 2025	215,775	455,036	73,394	2,046,848	2,791,053
Charge for the financial year	41,100	86,673	141,922	403,596	673,291
Disposal	-	-	-	(326,231)	(326,231)
Transfer to property, plant and equipment	-	-	-	(772,045)	(772,045)
Expiration of lease contracts	-	-	(45,027)	-	(45,027)
At 28 February 2026	256,875	541,709	170,289	1,352,168	2,321,041
<b>Carrying amount</b>					
At 28 February 2026	1,113,125	2,347,401	184,242	1,575,832	5,220,600
<b>2025</b>					
<b>Cost</b>					
At 1 March 2024	1,370,000	2,889,110	100,098	3,406,124	7,765,332
Additions	-	-	358,402	243,737	602,139
Disposal	-	-	-	(250,508)	(250,508)
Expiration of lease contracts	-	-	(72,820)	-	(72,820)
At 28 February 2025	1,370,000	2,889,110	385,680	3,399,353	8,044,143
<b>Accumulated depreciation</b>					
At 1 March 2024	174,675	368,363	61,619	1,677,779	2,282,436
Charge for the financial year	41,100	86,673	84,595	504,761	717,129
Disposal	-	-	-	(135,692)	(135,692)
Expiration of lease contracts	-	-	(72,820)	-	(72,820)
At 28 February 2025	215,775	455,036	73,394	2,046,848	2,791,053
<b>Carrying amount</b>					
At 28 February 2025	1,154,225	2,434,074	312,286	1,352,505	5,253,090



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 5. Right-of-use Assets (Cont'd)

- (a) The carrying amount of right-of-use assets of the Group pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 21 (a) are as follows:

	GROUP	
	2026 RM	2025 RM
Leasehold land	1,113,125	1,154,225
Leasehold buildings	2,347,401	2,434,074
	3,460,526	3,588,299

- (b) Assets held under finance lease arrangement

The carrying amount of right-of-use assets of the Group held under lease arrangement are as follows:

	GROUP	
	2026 RM	2025 RM
Motor vehicles	1,575,832	1,352,505

Leased assets of the Company are pledged as securities for the related lease liabilities as disclosed in Note 20.

- (c) Purchase of right-of-use assets

The aggregate additional cost for the right-of-use assets of the Group during the financial year acquired under leases financing and cash payments are as follows:

	GROUP	
	2026 RM	2025 RM
Aggregate costs	904,603	602,139
Less: Leases financing	(696,013)	(563,402)
Cash payments	208,590	38,737

- (d) Lease terms

The remaining lease terms of the leasehold land of the Group is 27 years (2025: 28 years).

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 6. Investment Properties

Group 2026	Freehold land RM	Leasehold land RM	Buildings RM	Total RM
<b>Cost</b>				
At 1 March 2025	6,915,800	242,202	9,326,471	16,484,473
Disposal	-	-	(665,397)	(665,397)
At 28 February 2026	6,915,800	242,202	8,661,074	15,819,076
<b>Accumulated depreciation</b>				
At 1 March 2025	-	15,398	722,186	737,584
Charge for the financial year	-	2,497	196,524	199,021
Disposal	-	-	(12,199)	(12,199)
At 28 February 2026	-	17,895	906,511	924,406
<b>Accumulated impairment losses</b>				
At 1 March 2025	-	-	-	-
Charge for the financial year	-	-	975,000	975,000
At 28 February 2026	-	-	975,000	975,000
<b>Carrying amount</b>				
At 28 February 2026	6,915,800	224,307	6,779,563	13,919,670
<b>2025</b>				
<b>Cost</b>				
At 1 March 2024	741,382	242,202	4,812,411	5,795,995
Additions	6,500,000	-	4,721,960	11,221,960
Transfer to assets held for sale (Note 16)	(325,582)	-	(207,900)	(533,482)
At 28 February 2025	6,915,800	242,202	9,326,471	16,484,473
<b>Accumulated depreciation</b>				
At 1 March 2024	-	12,901	537,226	550,127
Charge for the financial year	-	2,497	227,565	230,062
Transfer to assets held for sale (Note 16)	-	-	(42,605)	(42,605)
At 28 February 2025	-	15,398	722,186	737,584
<b>Carrying amount</b>				
At 28 February 2025	6,915,800	226,804	8,604,285	15,746,889



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 6. Investment Properties (Cont'd)

- (a) The carrying amount of investment properties of the Group pledged to licensed banks as securities for banking facilities granted to the Group as disclosed in Note 21(a) are as follows:

	GROUP	
	2026 RM	2025 RM
Freehold land	6,915,800	6,915,800
Building	3,183,397	3,857,566
	10,099,197	10,773,366

- (b) Lease terms

The remaining lease terms of the leasehold land of the Group is 89 years (2025: 90 years).

- (c) Income and expenses recognised in profit or loss

The following are recognised in profit or loss in respect of investment properties:

	GROUP	
	2026 RM	2025 RM
Lease income	376,234	235,100
Direct operating expenses:		
- Income generating investment properties	120,372	23,252
- Non-income generating investment properties	26,250	20,264

- (d) Fair value basis of investment properties

The fair value of investment properties of the Group amounting to RM19,155,000 (2025: RM16,542,000) was estimated by the Directors based on internal assessment of market values of comparable properties in the vicinity of the investment properties. The fair value measurements are categorised within Level 3 of the fair value hierarchy.

The following table shows the valuation techniques used in determining the Level 3 fair values and the significant unobservable inputs used in the valuation models.

Description of valuation techniques and inputs used	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Sales comparison method: Sales prices of comparable properties in close proximity are adjusted for difference in key attributes such as property size and property location. The most significant input in this valuation is price per square foot.	Historical transaction data - price per square foot of comparable properties range from RM54 to RM743 (2025: RM19 to RM702).	The estimated fair value would increase/(decrease) if the price per square foot is higher/lower.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 6. Investment Properties (Cont'd)

(e) Acquisition of investment properties

In the previous financial year, the aggregate additional costs for the investment properties of the Group acquired under cash payments and other methods are as follows:

	<b>Group 2025 RM</b>
Aggregate costs	11,221,960
Less: Offset with trade receivables	(6,866,655)
Less: Term loan financing	(3,782,772)
Cash payments	572,533

(f) The future maximum lease payments receivable under operating leases contracted for as at the reporting date but not recognised as receivables, are as follows:

	<b>GROUP</b>	
	<b>2026 RM</b>	<b>2025 RM</b>
Not later than 1 year	414,300	456,400
Later than 1 year but not later than 5 years	476,000	626,600
	890,300	1,083,000

(g) As at 28 February 2026, titles to the investment properties with carrying amount of RM1,808,569 (2025: RM2,964,314) have yet to be registered under the subsidiaries' name.

#### 7. Investment in Subsidiaries

	<b>COMPANY</b>	
	<b>2026 RM</b>	<b>2025 RM</b>
<b>At cost</b>		
Unquoted shares in Malaysia	40,323,553	40,323,553
Unquoted shares outside Malaysia	3	3
	40,323,556	40,323,556
Less: Accumulated impairment losses	(5,964,594)	(5)
	34,358,962	40,323,551



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 7. Investment in Subsidiaries (Cont'd)

Movements in the allowances for impairment losses of investment in subsidiaries are as follows:

	COMPANY	
	2026 RM	2025 RM
At 1 March	5	5
Impairment losses recognised	5,964,589	-
At 28 February	5,964,594	5

During the current financial year, the Company carried out a review of the recoverable amount of the subsidiaries. The review led to the recognition of an impairment losses of RM5,964,589 (2025: RMNil), which was recognised as administrative expenses in the statements of profit or loss and other comprehensive income.

Details of the subsidiaries are as follows:

Name of Company	Place of Business/ Country of Incorporation	Effective interest (%)		Principal Activities
		2026	2025	
<b>Direct interest:</b>				
Cabinet Systems (M) Sdn. Bhd.	Malaysia	100	100	Building management solutions which comprise structured cabling and extra low voltage ("ELV") systems
Cabinet Globe Pte. Ltd.*#	Singapore	100	100	Dormant
Cabinet M&E Sdn. Bhd.	Malaysia	100	100	Electrical contractor
CES Integration Sdn. Bhd.	Malaysia	100	100	Wholesale of household appliances and related products
<b>Indirect interest:</b>				
<b>Held through Cabinet Systems (M) Sdn. Bhd.:</b>				
ITWin Technology Sdn. Bhd.^	Malaysia	100	100	Information technology service as a complementary offering to building management solutions, general trading and services
<b>Held through ITWin Technology Sdn. Bhd.:</b>				
Amplugix Technology Sdn. Bhd.	Malaysia	100	100	Providing infrastructure for hosting, data processing services and related activities

\* Subsidiary not audited by UHY Malaysia PLT.

^ Subsidiary 51% owned by Cabinet Systems (M) Sdn. Bhd. and 49% owned by the Company.

# Subsidiary consolidated based on management accounts. The Directors are of the opinion that the results are immaterial to the Group for financial year ended 28 February 2026. Subsequent to the financial year end, the subsidiary has been struck off from the Register of Companies maintained by the Accounting and Corporate Regulatory Authority ("ACRA"), Singapore on 11 April 2026.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 8. Goodwill on Consolidation

	GROUP	
	2026 RM	2025 RM
<b>At cost/Carrying amount</b>		
At 1 March/28 February	6,035,098	6,035,098

The goodwill are associated with the acquisition of Cabnet M&E Sdn. Bhd. and ITWin Technology Sdn. Bhd. during the prior years (the "cash-generating unit" or "CGU").

The recoverable amount for the goodwill were based on its value in use, determined by discounting the future cash flows to be generated from the CGU and were based on the following key assumptions:

- (i) Cash flows were projected based on past experience, actual operating results and 5-year plan and an estimated terminal value with zero growth rate;
- (ii) Revenue growth of approximately 85% was assumed for the first forecast year, reflecting revenue expected to be generated from existing projects and newly secured contracts. No growth (2025: 0% to 3%) was assumed from the second forecast year onwards, as management expects revenue to normalise and remain stable over the forecast period.
- (iii) Profit margins were based on historical performance and remain constant throughout the projected period; and
- (iv) A pre-tax discount rate of 9.74% (2025: 12.89%) was applied in determining the recoverable amount. The discount rate was estimated based on the industry's weighted average cost of capital.

Based on management assessment, the recoverable amount of the CGU was determined to be higher than its carrying amount and therefore, no impairment loss was recognised.

Based on the sensitivity analysis, any reasonably possible change in the key assumptions applied is not likely to cause the carrying amount of goodwill to exceed its recoverable amount.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 9. Trade Receivables

	GROUP	
	2026 RM	2025 RM
<b>Non-current</b>		
Trade receivables	482,177	2,731,744
<b>Current</b>		
Trade receivables		
- Third parties	27,145,051	16,420,970
- Related party	540	-
	27,145,591	16,420,970
Less: Accumulated impairment losses	(6,174,782)	(1,048,792)
	20,970,809	15,372,178
<b>Total trade receivables</b>	<b>21,452,986</b>	<b>18,103,922</b>

Related party refer to a company in which certain Director of the Company have substantial financial interests. The amount due from related party is unsecured, non-interest bearing and are generally on 30 days (2025: Nil) term.

Trade receivables are non-interest bearing and are generally on 1 to 90 days (2025: 1 to 90 days) term. They are recognised at their original invoice amounts which represent their fair values on initial recognition. Other credit terms are assessed and approved on case by case basis.

Movements in the allowance for impairment losses of trade receivables are as follows:

	Credit impaired RM	Lifetime allowance RM	Loss allowance RM
<b>Group</b>			
<b>2026</b>			
At 1 March 2025	1,048,792	-	1,048,792
Impairment losses recognised	5,188,547	323,612	5,512,159
Reversal of impairment losses	(386,169)	-	(386,169)
At 28 February 2026	5,851,170	323,612	6,174,782
<b>2025</b>			
At 1 March 2024	1,317,409	-	1,317,409
Impairment losses recognised	364,069	-	364,069
Reversal of impairment losses	(632,686)	-	(632,686)
At 28 February 2025	1,048,792	-	1,048,792

The loss allowance account in respect of trade receivables is used to record loss allowance. Unless the Group is satisfied that recovery of the amount is possible, the amount considered irrecoverable is written off against the receivable directly.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 9. Trade Receivables (Cont'd)

Analysis of the trade receivables ageing at the end of the reporting period are as follows:

	Gross amount RM	Loss allowance RM	Net amount RM
<b>2026</b>			
Not past due	11,943,140	(35,654)	11,907,486
<i>Past due:</i>			
Less than 30 days	5,532,139	(54,099)	5,478,040
31 to 120 days	1,819,662	(136,630)	1,683,032
More than 120 days	2,481,657	(97,229)	2,384,428
	9,833,458	(287,958)	9,545,500
	21,776,598	(323,612)	21,452,986
<b>Credit impaired</b>			
Individually impaired	5,851,170	(5,851,170)	-
	27,627,768	(6,174,782)	21,452,986
<b>2025</b>			
Not past due	8,010,613	-	8,010,613
<i>Past due:</i>			
Less than 30 days	2,955,787	-	2,955,787
31 to 120 days	2,866,878	-	2,866,878
More than 120 days	4,270,644	-	4,270,644
	10,093,309	-	10,093,309
	18,103,922	-	18,103,922
<b>Credit impaired</b>			
Individually impaired	1,048,792	(1,048,792)	-
	19,152,714	(1,048,792)	18,103,922

Trade receivables that are not past due and not individually impaired are creditworthy receivables with good payment records with the Group.

As at 28 February 2026, gross trade receivables of RM9,833,458 (2025: RM10,093,309) were past due but not individually impaired. These relate to a number of independent customers from whom there is no recent history of default.

The Group assesses credit quality of the trade receivables on a collective basis by using ageing of past due days. As at 28 February 2026, the Group provided lifetime impairment losses of RM323,612 (2025: RMNil) based on the customers' historical data as an assumption for possibility of default.

The trade receivables of the Group that are individually assessed to be impaired amounting to RM5,851,170 (2025: RM1,048,792), related to customers that are in financial difficulties and have defaulted on payments. These balances are expected to be recovered through the debts recovery process.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 10. Deferred Tax Assets/(Liabilities)

	GROUP	
	2026 RM	2025 RM
At 1 March	1,859,505	1,817,257
Recognised in profit or loss (Note 26)	(1,016,530)	42,248
At 28 February	842,975	1,859,505

The net deferred tax assets and liabilities shown on the statements of financial position after appropriate offsetting are as follows:

	GROUP	
	2026 RM	2025 RM
Deferred tax assets	843,238	1,859,505
Deferred tax liabilities	(263)	-
	842,975	1,859,505

The movements and components of deferred tax liabilities and assets are as follows:

#### Deferred tax assets

	Lease liabilities RM	Unused tax losses RM	Unutilised capital allowances RM	Other temporary differences RM	Total RM
<b>Group</b>					
<b>2026</b>					
At 1 March 2025	-	1,324,900	-	745,405	2,070,305
Recognised in profit or loss	(26,535)	(705,784)	(26,684)	(465,140)	(1,224,143)
Under provision in prior year	70,500	190,292	26,684	19,606	307,082
At 28 February 2026 (before offsetting)	43,965	809,408	-	299,871	1,153,244
Offsetting					(310,006)
At 28 February 2026 (after offsetting)					843,238
<b>2025</b>					
At 1 March 2024	-	1,411,000	-	735,300	2,146,300
Recognised in profit or loss	-	(86,100)	-	10,105	(75,995)
At 28 February 2025 (before offsetting)	-	1,324,900	-	745,405	2,070,305
Offsetting					(210,800)
At 28 February 2025 (after offsetting)					1,859,505

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 10. Deferred Tax Assets (Cont'd)

The movements and components of deferred tax liabilities and assets are as follows: (Cont'd)

##### Deferred tax liabilities

	Accelerated capital allowances RM	Right-of-use assets RM	Other temporary differences RM	Total RM
<b>Group</b>				
<b>2026</b>				
At 1 March 2025	(210,800)	-	-	(210,800)
Recognised in profit or loss	(14,394)	26,528	80,721	92,855
Over/(Under) provision in prior year	43,726	(68,295)	(167,755)	(192,324)
At 28 February 2026 (before offsetting)	(181,468)	(41,767)	(87,034)	(310,269)
Offsetting				310,006
At 28 February 2026 (after offsetting)				(263)
<b>2025</b>				
At 1 March 2024	(329,043)	-	-	(329,043)
Recognised in profit or loss	118,243	-	-	118,243
At 28 February 2025 (before offsetting)	(210,800)	-	-	(210,800)
Offsetting				210,800
At 28 February 2025 (after offsetting)				-

Deferred tax assets have not been recognised in respect of the following items:

	GROUP	
	2026 RM	2025 RM
Unused tax losses	10,225,574	-
Unutilised capital allowances	266,363	-
Other temporary differences	9,020,854	-
	19,512,791	-



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 10. Deferred Tax Assets (Cont'd)

Deferred tax assets have not been recognised in respect of these items as they may not have sufficient taxable profits to be used to offset or they have arisen in subsidiaries that have a recent history of losses.

The unused tax losses shall be disregarded after the end of the year of assessment as follows:

	GROUP	
	2026 RM	2025 RM
2033	4,915	-
2034	37,336	-
2035	10,183,323	-
	10,225,574	-

#### 11. Inventories

	GROUP	
	2026 RM	2025 RM
<b>At cost</b>		
Project materials	2,761,561	693,749
Trading goods	7,613,629	812,555
	10,375,190	1,506,304
<b>Recognised in profit or loss:</b>		
Inventories recognised as cost of sales	23,823,414	38,563,284
Inventories written down	274,503	18,749
Reversal of inventories written down	-	(15,438)

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)  
FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

12. Contract Assets/(Liabilities)

	Note	GROUP	
		2026 RM	2025 RM
<u>Contract assets</u>			
Construction contracts	(a)	17,029,178	46,745,526
Rendering of services	(b)	3,826,657	3,097,044
		20,855,835	49,842,570
Less: Accumulated impairment losses	(a),(b)	(2,366,897)	(223,285)
		18,488,938	49,619,285
<u>Contract liabilities</u>			
Construction contracts	(a)	3,679,961	1,922,751
Advances from customers	(c)	272,822	2,233,362
Deferred revenue	(d)	2,021,746	217,456
		5,974,529	4,373,569

Movements in the allowance for impairment losses on contract assets are as follows:

	Credit impaired RM	Lifetime allowance RM	Loss allowance RM
<b>Group</b>			
<b>2026</b>			
At 1 March 2025	223,285	-	223,285
Impairment losses recognised	1,862,902	280,710	2,143,612
At 28 February 2026	2,086,187	280,710	2,366,897
<b>2025</b>			
At 1 March 2024	118,516	-	118,516
Impairment losses recognised	104,769	-	104,769
At 28 February 2025	223,285	-	223,285



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 12. Contract Assets/(Liabilities) (Cont'd)

##### (a) Construction contracts

	GROUP	
	2026 RM	2025 RM
Contract costs incurred todate	414,631,218	352,276,400
Attributable profits	38,665,561	40,673,622
	453,296,779	392,950,022
Less: Progress billings	(439,947,562)	(348,127,247)
Less: Accumulated impairment losses	(2,339,999)	(223,285)
	11,009,218	44,599,490
Presented as:		
Contract assets	14,689,179	50,455,437
Contract liabilities	(3,679,961)	(5,855,947)
	11,009,218	44,599,490

The contracts assets primarily relate to the Group's rights to consideration for work performed but not yet billed at the reporting date for its construction activities. The contract assets will be transferred to trade receivables when the rights become unconditional.

The contract liabilities primarily relate to the advance consideration received from customer for construction contract, which revenue is recognised over time during the construction activities.

##### (b) Rendering of services

	GROUP	
	2026 RM	2025 RM
Rendering of services	3,826,657	3,097,044
Less: Accumulated impairment losses	(26,898)	-
	3,799,759	3,097,044

The contract assets relate to the Group's rights to consideration for work completed but not yet billed at the reporting date for its services rendered. The contract assets will be transferred to trade receivables when the rights become unconditional.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 12. Contract Assets/(Liabilities) (Cont'd)

(c) Advances from customers

The advances from customers relate to the advance consideration received from customer for its services which revenue is recognised over time when the services are rendered.

(d) Deferred revenue

Deferred revenue represents advance consideration received (or an amount of consideration is due) from the customer in respect of services which are yet to be provided. The deferred revenue will be recognised as revenue when the related services is rendered.

#### Contract value yet to be recognised as revenue

The revenue expected to be recognised by the Group in the future relating to performance obligations that were unsatisfied (or partially satisfied) at the reporting date is RM117,161,832 (2025: RM154,156,119).

The Group expects to recognise this revenue as the construction contracts are completed, which is expected to occur over the next 12 - 36 months.

#### 13. Other Receivables

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Other receivables	1,365,517	661,029	3,360	-
Less: Accumulated impairment losses	(169,671)	(87,432)	-	-
Deposits	1,195,846	573,597	3,360	-
Prepayments	267,482	650,221	1,000	1,000
	399,672	329,967	30,686	11,881
	1,863,000	1,553,785	35,046	12,881

Movements in the allowance for impairment losses of other receivables are as follows:

	GROUP	
	2026 RM	2025 RM
At 1 March	87,432	-
Impairment losses recognised	82,239	87,432
At 28 February	169,671	87,432



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 14. Amount Due from/(to) Subsidiaries

(a) Amount due from subsidiaries

	COMPANY	
	2026 RM	2025 RM
Non-trade in nature	333,402	389,474
Less: Accumulated impairment losses	(333,402)	(389,474)
	-	-

This represents unsecured, non-interest bearing advances and repayable on demand.

Movements in the allowance for impairment losses on amount due from subsidiaries are as follows:

	COMPANY	
	2026 RM	2025 RM
At 1 March	389,474	446,462
Impairment losses recognised	3,402	-
Reversal of impairment losses	(59,474)	(56,988)
At 28 February	333,402	389,474

(b) Amount due to subsidiaries

This represents unsecured, non-interest bearing advances and repayable on demand except for an amount of RM6,664,673 (2025: RM13,804,855) which bear an interest rate of 4.75% (2025: 5.00%).

#### 15. Deposits, Bank and Cash Balances

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Fixed deposits with licensed banks	7,089,942	6,857,086	-	-
Cash and bank balances	19,352,989	9,636,235	60,523	29,607
Highly liquid investments with non-bank financial institutions	76,205	73,739	-	-
	26,519,136	16,567,060	60,523	29,607

The fixed deposits with licensed banks of the Group amounting to RM5,495,111 (2025: RM6,856,055) have been pledged as securities for the banking facilities granted to the Group as disclosed in Note 21(b).

The maturity of the fixed deposits with licensed banks of the Group ranges from 1 to 12 months (2025: 1 to 12 months).

The weighted average interest rate per annum of the fixed deposits with licensed banks of the Group are 2.40% (2025: 2.29%).

The Directors regard the highly liquid investments with non-bank financial institutions as cash and cash equivalents in view of their high liquidity and insignificant risk of changes in fair value.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 16. Assets Held for Sale

	GROUP	
	2026 RM	2025 RM
At 1 March	490,877	-
Transfer from investment properties (Note 6)	-	490,877
Disposals	(490,877)	-
At 28 February	-	490,877

On 27 May 2024, the Group entered into a Sale and Purchase Agreement for the disposal of a three-storey shop unit for a total consideration of RM1,350,000. Accordingly, the asset was reclassified as an asset held for sale and was stated at cost less accumulated depreciation at the date of reclassification. The disposal was completed on 11 April 2025.

#### 17. Share Capital

	Group/Company			
	Number of shares		Amount	
	2026 Units	2025 Units	2026 RM	2025 RM
<b>Issued and fully paid ordinary shares with no par value</b>				
At 1 March/28 February	178,750,000	178,750,000	27,678,500	27,678,500

#### 18. Reserves

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Non-distributable</b>					
Capital reserve	(a)	1,050,000	1,050,000	-	-
Foreign currency translation reserve	(b)	-	(2,284)	-	-
<b>Distributable</b>					
Retained earnings/ (Accumulated losses)		5,162,221	22,002,669	(773,684)	(1,327,427)
		6,212,221	23,050,385	(773,684)	(1,327,427)



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 18. Reserves (Cont'd)

The nature of reserves of the Group are as follows:

(a) Capital reserve

Capital reserve consists of a transfer from retained earnings arising from bonus issue of shares in a subsidiary.

(b) Foreign currency translation reserve

The translation reserve comprises all foreign currency differences arising from the translation of the financial statements of foreign operations.

#### 19. Other Payables

	Note	GROUP		COMPANY	
		2026 RM	2025 RM	2026 RM	2025 RM
<b>Non-current</b>					
Other payables					
- Related party	(a)	4,637,359	4,301,019	-	-
<b>Current</b>					
Other payables					
- Third parties		266,059	178,115	432	628
- Related parties	(a)	14,582,952	12,110,150	-	-
Amount due to Directors	(b)	148,722	1,404,743	75,166	68,550
Accruals		2,157,155	1,779,920	53,100	42,300
Deposits received		114,100	174,600	-	-
Sales and Services					
Tax payable		376,205	242,670	-	-
		17,645,193	15,890,198	128,698	111,478
		22,282,552	20,191,217	128,698	111,478

(a) Included in current other payables of the Group are advances from a shareholder amounting to RM14,437,500 (2025: RM12,050,000), which are unsecured, interest-free and repayable within twelve (12) months.

Included in non-current other payables are advances from a shareholder amounting to RM4,637,359 (2025: RM4,301,019), which are unsecured, interest-free and repayable more than twelve (12) months but within thirty-six (36) months.

(b) Amount due to Directors represent unsecured, non-interest bearing advances and repayable within 12 months.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 20. Lease Liabilities

	GROUP	
	2026 RM	2025 RM
At 1 March	1,346,555	1,481,961
Additions	696,013	563,402
Lease modification	13,878	-
Payments	(740,521)	(779,740)
Accretion of interest	73,636	80,932
At 28 February	1,389,561	1,346,555
Presented as:		
Non-current	853,296	575,197
Current	536,265	771,358
	1,389,561	1,346,555

The maturity analysis of lease liabilities of the Group at the end of the reporting period are as follows:

	GROUP	
	2026 RM	2025 RM
Within one year	594,516	819,277
Later than one year and not later than two years	399,944	361,404
Later than two years and not later than five years	510,918	247,651
	1,505,378	1,428,332
Less: Future finance charges	(115,817)	(81,777)
Present value of lease liabilities	1,389,561	1,346,555

The Group leases various hostels, office buildings and motor vehicles. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions.

The weighted average incremental borrowing rate applied to lease liabilities of the Group at the reporting date are 3.48% (2025: 3.81%).



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 21. Bank Borrowings

	GROUP	
	2026 RM	2025 RM
<b>Secured</b>		
Bankers' acceptance	7,198,000	5,590,000
Structured commodity financing	1,435,192	3,855,254
Term loans	5,770,756	6,282,142
	14,403,948	15,727,396
<b>Non-current</b>		
<b>Secured</b>		
Term loans	5,322,975	5,758,074
<b>Current</b>		
<b>Secured</b>		
Bankers' acceptance	7,198,000	5,590,000
Structured commodity financing	1,435,192	3,855,254
Term loans	447,781	524,068
	9,080,973	9,969,322

The bank borrowings of the Group are secured by the followings:

- (a) fixed charge over certain freehold land and building, leasehold land and buildings and investment properties of the Group as disclosed in Notes 4(a), 5(a) and 6(a) respectively;
- (b) pledged of fixed deposits as disclosed to in Note 15;
- (c) corporate guarantee by the Company; and
- (d) an assignment of a keyman insurance policy over the life of a subsidiary's Director.

The maturity of bank borrowings are as follows:

	GROUP	
	2026 RM	2025 RM
Within one year	9,080,973	9,969,322
Between one and two years	427,917	472,213
Between two and five yerars	1,395,091	1,427,398
After five years	3,499,967	3,858,463
	14,403,948	15,727,396

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 21. Bank Borrowings (Cont'd)

The weighted average interest rates per annum are as follows:

	GROUP	
	2026	2025
	%	%
Bankers' acceptance	4.47	4.57
Structured Commodity Financing	5.62	5.86
Term loans	4.03	4.12

During the financial year, a subsidiary of the Company breached certain covenants of its banking facilities as follows:

- (1) Advanced to holding company exceeded the covenant threshold of RM1,566,000; and
- (2) At least 60% of the customer's sales proceed from the subsidiary's annual revenue shall be credited into the designated bank's account.

Subsequent to the financial year end, the subsidiary obtained an indulgence letter dated 10 April 2026 from the bank in relation to the second (2) covenant breach. As at the date of this report, no indulgence letter has been obtained in respect of the first (1) covenant breach. However, the bank has not taken any action in respect of these breaches to date.

Consequently, the affected borrowings continue to be classified and presented as current liabilities as at 28 February 2026. Management remains in active discussions with the lenders and expects to obtain the necessary indulgence letters in due course.

#### 22. Trade Payables

	GROUP	
	2026	2025
	RM	RM
Trade payables	29,363,200	22,222,841
Retention sum	1,929,972	6,254,239
	31,293,172	28,477,080

The normal trade credit term granted by trade payables of the Group range from 1 to 120 days (2025: 1 to 90 days) depending on the term of the contracts.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 23. Revenue

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
<b>Revenue from contract with customers</b>				
Construction contract income	62,988,868	102,575,470	-	-
Sales of goods	14,971,742	22,360,449	-	-
Rendering of services	9,155,404	6,785,639	-	-
Management fees from subsidiaries	-	-	271,275	-
	87,116,014	131,721,558	271,275	-
<b>Revenue from other sources:</b>				
Dividend income	-	-	7,622,500	178,200
	87,116,014	131,721,558	7,893,775	178,200
<b>Timing of revenue recognition</b>				
- At a point in time	17,455,885	28,868,864	-	-
- Over time	69,660,129	102,852,694	271,275	-
Total revenue from contracts with customers	87,116,014	131,721,558	271,275	-

### 24. Finance Costs

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
<b>Interest expenses on:</b>				
Bankers' acceptance	365,425	390,455	-	-
Bank overdraft	56,266	70,036	-	-
Term loans	247,673	182,257	-	-
Lease liabilities	73,636	80,932	-	-
Letter of credit	1,504	-	-	-
Structured commodity financing	173,245	194,469	-	-
Advance from subsidiaries	-	-	659,317	671,456
	917,749	918,149	659,317	671,456

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 25. (Loss)/Profit Before Tax

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

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Auditors' remuneration				
- Statutory				
- UHY Malaysia PLT	140,000	128,000	40,000	30,000
- Other auditors	589	6,733	-	-
- Non-statutory	5,000	5,000	5,000	5,000
Bad debts written off:				
- Amount due from subsidiaries	-	-	82,814	-
- Other receivable	528	-	-	-
Depreciation of:				
- Investment properties	199,021	230,062	-	-
- Property, plant and equipment	605,658	766,365	1,076	1,076
- Right-of-use assets	673,291	717,129	-	-
Impairment losses on:				
- Amount due from subsidiaries	-	-	3,402	-
- Contract assets	2,143,612	104,769	-	-
- Investment in a subsidiary	-	-	5,964,589	-
- Investment properties	975,000	-	-	-
- Trade receivables	5,512,159	364,069	-	-
- Other receivables	82,239	87,432	-	-
Inventories written down	274,503	18,749	-	-
Lease expenses relating to:				
- Low value assets	9,929	11,519	-	-
- Short-term leases	1,268,579	7,096,238	-	-
Loss on foreign exchange:				
- Realised	58,437	11,813	-	-
- Unrealised	42,308	-	-	-
Non-executive Directors' remuneration:				
- Fees	142,667	171,000	142,667	171,000
- Other emoluments	13,500	15,300	13,500	15,300
Property, plant and equipment written off	-	878	-	-
Dividend income	-	-	(7,622,500)	(178,200)
Dividend income from financial assets measured at fair value through profit or loss	(167)	(1,045)	-	-
Fair value (gain)/loss on:				
- Other payables	-	(698,981)	-	-
- Short-term investment	(2,299)	(4,651)	-	-
- Trade receivables	-	233,221	-	-
(Gain)/Loss on disposal of:				
- Assets held for sale	(859,123)	-	-	-
- Investment properties	(11,802)	-	-	-
- Property, plant and equipment	(72,658)	(764,108)	-	-
- Right-of-use assets	95,178	18,816	-	-
Interest income from:				
- Licensed banks	(371,469)	(286,416)	(3)	(9)
- Others	(1,434)	(1,251)	-	-



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 25. (Loss)/Profit Before Tax (Cont'd)

(Loss)/Profit before tax is arrived after charging/(crediting): (Cont'd)

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Lease income	(403,167)	(292,700)	-	-
Reversal of impairment losses on:				
- Amount due from subsidiaries	-	-	(59,474)	(56,988)
- Trade receivables	(386,169)	(632,686)	-	-
Reversal of inventories written down	-	(15,438)	-	-
Unwinding discount on:				
- Non-current trade receivables	(158,839)	(159,280)	-	-
- Non-current other payables	336,340	-	-	-

#### 26. Taxation

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
<b>Tax expenses recognised in profit or loss</b>				
Current tax provision	611,916	1,001,000	1	-
(Over)/Under provision in prior years	(162,031)	106,395	-	-
	449,885	1,107,395	1	-
<b>Real Property Gains Tax</b>	90,500	1,554	-	-
<b>Deferred tax (Note 10)</b>				
Relating to origination and reversal of temporary differences	1,131,288	(42,248)	-	-
Over provision in prior year	(114,758)	-	-	-
	1,016,530	(42,248)	-	-
Tax expenses for the financial year	1,556,915	1,066,701	1	-

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 26. Taxation (Cont'd)

Malaysian income tax is calculated at the statutory tax rate of 24% (2025: 24%) of the estimated assessable profits for the financial year. Taxation for other jurisdiction is calculated at the rates prevailing in the respective jurisdictions.

A reconciliation of income tax expenses applicable to (loss)/profit before tax at the statutory tax rate to income tax expenses at the effective income tax of the Group and of the Company are as follows:

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
(Loss)/Profit before tax	(15,283,533)	3,374,234	553,744	(800,171)
At Malaysian statutory tax rate of 24% (2025: 24%)	(3,668,048)	809,816	132,899	(192,041)
Non-taxable income	(329,360)	(377,463)	(1,843,674)	(42,768)
Expenses not deductible for tax purposes	1,057,542	875,946	1,710,776	234,809
Utilisation of deferred tax assets previously not recognised	-	(349,547)	-	-
Real Property Gains Tax	90,500	1,554	-	-
Deferred tax assets not recognised	4,683,070	-	-	-
(Over)/Under provision of income tax in prior years	(162,031)	106,395	-	-
Over provision of deferred tax in prior year	(114,758)	-	-	-
Tax expenses for the financial year	1,556,915	1,066,701	1	-

The Group has the following estimated unutilised capital allowances and unused tax losses available to carry forward to offset against future taxable profits. The said amounts are subject to approval by the tax authorities.

	GROUP	
	2026 RM	2025 RM
Unutilised capital allowances	266,363	111,183
Unused tax losses	13,598,107	6,313,301
	13,864,470	6,424,484



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 27. (Loss)/Earnings Per Share

The basic (loss)/earnings per share is calculated based on the consolidated (loss)/profit for the financial year attributable to owners of the Company and the weighted average number of ordinary shares in issue during the financial year as follows:

	GROUP	
	2026 RM	2025 RM
(Loss)/Profit attributable to owners of the Company	(16,840,448)	2,307,533
Weighted average number of ordinary shares in issue	178,750,000	178,750,000
Basic (loss)/earnings per ordinary share (sen)	(9.42)	1.29

The diluted (loss)/earnings per share of the Group is equal to the basic (loss)/earnings per share as the Group does not have any dilutive potential ordinary shares in issue.

#### 28. Staff Costs

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Fee	189,333	186,000	83,333	30,000
Salaries, wages and other emoluments	12,848,642	17,023,752	150,000	-
Defined contribution plans	1,490,727	1,604,171	26,600	-
Social security contributions	166,465	185,484	581	-
	14,695,167	18,999,407	260,514	30,000

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 28. Staff Costs (Cont'd)

Included in staff costs is aggregate amount of remuneration received/receivable by the Executive Directors of the Company and its subsidiaries during the financial year as below:

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
<b>Directors of the Company</b>				
Fee	124,333	138,000	83,333	30,000
Salaries and other emoluments	931,000	937,500	150,000	-
Defined contribution plans	151,971	175,275	26,600	-
Social security contributions	4,176	3,644	581	-
	1,211,480	1,254,419	260,514	30,000
<b>Directors of the subsidiaries</b>				
Fee	65,000	48,000	-	-
Salaries and other emoluments	1,218,373	1,117,450	-	-
Defined contribution plans	158,210	120,970	-	-
Social security contributions	5,070	5,024	-	-
	1,446,653	1,291,444	-	-
	2,658,133	2,545,863	260,514	30,000



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 29. Reconciliation of Liabilities Arising from Financing Activities (Cont'd)

The table below shows the details changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes: (Cont'd)

- (i) The financing cash flows include the net amount of proceeds from/(repayment of) banker's acceptance, structured commodity financing and term loans, payment of lease liabilities and net advances from subsidiaries in the statements of cash flows.
- (ii) Other changes include interest charges on advances from subsidiaries, dividend income from a subsidiary and acquisition of investment properties with term loan financing.

#### 30. Related Party Disclosures

##### (a) Identifying related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group or the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly. The key management personnel comprise the Directors and management personnel of the Group, having authority and responsibility for planning, directing and controlling the activities of the Group entities directly or indirectly.

##### (b) Significant related party transactions

In addition to the related party balances disclosed elsewhere in the financial statements, the significant related party transactions of the Company are as follows:

	2026 RM	2025 RM
<b>Group</b>		
<b>Transactions with companies in which certain Directors of the Company are also the Director and/or shareholder that have substantial financial interests</b>		
Sales	374,731	460,178
<b>Transactions with a company in which a major shareholder has significant influence</b>		
Sales	23,210	4,240
<b>Company</b>		
<b>Transactions with subsidiaries</b>		
Dividend income received	7,622,500	178,200
Management fee received/receivable	271,274	-
Interest expense paid/payable	659,317	671,456
Administrative expense paid/payable	-	950



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 30. Related Party Disclosures (Cont'd)

- (c) Compensation of key management personnel

Information regarding compensation of key management personnel are as follows:

	GROUP	
	2026 RM	2025 RM
Salaries and other emoluments	421,000	403,500
Defined contribution plans	45,972	45,036
Social security contributions	2,785	2,512
	469,757	451,048

#### 31. Segment Information

Information about operating segments has not been reported separately as the Group's activities are mainly confined to a single operating segment predominantly operates in Malaysia. The Group is principally involved in the provision of mechanical and electrical engineering services, structured cabling works, ELV systems and ICT services.

#### 32. Financial Instruments

- (a) Classification of financial instruments

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis:

	Carrying amount RM	Financial asset at FVTPL RM	Financial assets at amortised cost RM	Financial liabilities at amortised cost RM
<b>Group</b>				
<b>2026</b>				
<b>Financial Assets</b>				
Trade receivables	21,452,986	-	21,452,986	-
Other receivables #	1,463,328	-	1,463,328	-
Deposits, bank and cash balances	26,519,136	76,205	26,442,931	-
	49,435,450	76,205	49,359,245	-
<b>Financial Liabilities</b>				
Trade payables	31,293,172	-	-	31,293,172
Other payables *	21,906,347	-	-	21,906,347
Lease liabilities	1,389,561	-	-	1,389,561
Bank borrowings	14,403,948	-	-	14,403,948
	68,993,028	-	-	68,993,028

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

##### (a) Classification of financial instruments (Cont'd)

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis: (Cont'd)

	Carrying amount RM	Financial asset at FVTPL RM	Financial assets at amortised cost RM	Financial liabilities at amortised cost RM
<b>Group</b>				
<b>2025</b>				
<b>Financial Assets</b>				
Trade receivables	18,103,922	-	18,103,922	-
Other receivables #	1,223,818	-	1,223,818	-
Deposits, bank and cash balances	16,567,060	73,739	16,493,321	-
	35,894,800	73,739	35,821,061	-
<b>Financial Liabilities</b>				
Trade payables	28,477,080	-	-	28,477,080
Other payables *	19,948,547	-	-	19,948,547
Lease liabilities	1,346,555	-	-	1,346,555
Bank borrowings	15,727,396	-	-	15,727,396
	65,499,578	-	-	65,499,578
<b>Company</b>				
<b>2026</b>				
<b>Financial Assets</b>				
Other receivables #		4,360	4,360	-
Cash and bank balances		60,523	60,523	-
		64,883	64,883	-
<b>Financial Liabilities</b>				
Other payables		128,698	-	128,698
Amount due to subsidiaries		7,427,825	-	7,427,825
		7,556,523	-	7,556,523



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

##### (a) Classification of financial instruments (Cont'd)

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis: (Cont'd)

	Carrying amount RM	Financial assets at amortised cost RM	Financial liabilities at amortised cost RM
<b>Company</b>			
<b>2025</b>			
<b>Financial Assets</b>			
Other receivables #	1,000	1,000	-
Cash and bank balances	29,607	29,607	-
	30,607	30,607	-
<b>Financial Liabilities</b>			
Other payables	111,478	-	111,478
Amount due to subsidiaries	13,908,691	-	13,908,691
	14,020,169	-	14,020,169

# exclude prepayments

\* exclude Sales and Services Tax payable

##### (b) Financial risk management objectives and policies

The Group's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's and of the Company's operations whilst managing its credit, liquidity, foreign currency and interest rate risks. The Group and the Company operate within clearly defined guidelines that are approved by the Board and the Group's and the Company's policy is not to engage in speculative transactions.

The following sections provide details regarding the Group's and the Company's exposure to the abovementioned financial risks and the objectives, policies and processes for the management of these risks.

##### (i) Credit risk

Credit risk is the risk of a financial loss to the Group and the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's exposure to credit risk arises principally from its trade and other receivables and deposits with banks and financial institutions. The Company's exposure to credit risk arises principally from its other receivables, amount due from subsidiaries and deposits with banks and financial institutions. There are no significant changes as compared to prior year.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

### 32. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

#### Trade receivables and contract assets

The Group has adopted a policy of only dealing with creditworthy counterparties. Management has a credit policy in place to control credit risk by dealing with creditworthy counterparties and deposit with banks and financial institutions with good credit rating. The exposure to credit risk is monitored on an ongoing basis and action will be taken for long outstanding debts.

At each reporting date, the Group assesses whether any of the trade receivables and contract assets are credit impaired.

The gross carrying amounts of credit impaired trade receivables and contract assets are written off (either partial or in full) when there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, trade receivables and contract assets that are written off could still be subject to enforcement activities.

#### Trade receivables

There are no significant changes as compared to previous financial year.

The Group's credit exposures are concentrated mainly on 2 (2025: 1) customers, which accounted for 29% (2025: 13%) of gross trade receivables balance at the end of the reporting period. There are no other customers which individually represents more than 10% of the gross trade receivables balance.

#### Other receivables

Credit risks on other receivables are mainly arising from sundry receivables and deposits. The Group and the Company monitor the exposure to credit risk on individual basis.

At the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

#### Cash and cash equivalents

The cash and cash equivalents are held domestically with licensed banks and non-bank financial institutions. As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

These licensed banks and financial institutions have low credit risks. Consequently, the Group and the Company are of the view that the loss allowance is not material and hence, it is not provided for.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

##### (b) Financial risk management objectives and policies (Cont'd)

##### (ii) Liquidity risk

Liquidity risk refers to the risk that the Group or the Company will encounter difficulty in meeting its financial obligations as they fall due. The Group's and the Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities.

The Group's and the Company's funding requirements and liquidity risk are managed with the objective of meeting business obligations on a timely basis. The Group finances its liquidity through internally generated cash flows and minimises liquidity risk by keeping committed credit lines available.

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay.

	On demand or within 1 year RM	1 to 2 years RM	2 to 5 years RM	After 5 years RM	Total contractual cash flows RM	Total carrying amount RM
<b>Group</b>						
<b>2026</b>						
<u>Non-derivative</u>						
<u>financial liabilities</u>						
Trade payables	31,293,172	-	-	-	31,293,172	31,293,172
Other payables	17,268,988	5,000,000	-	-	22,268,988	21,906,347
Lease liabilities	594,516	399,944	510,918	-	1,505,378	1,389,561
Bank borrowings	9,305,071	635,148	1,905,444	4,050,512	15,896,175	14,403,948
Financial guarantees *	24,111,011	-	-	-	24,111,011	-
	82,572,758	6,035,092	2,416,362	4,050,512	95,074,724	68,993,028
<b>2025</b>						
<u>Non-derivative</u>						
<u>financial liabilities</u>						
Trade payables	28,477,080	-	-	-	28,477,080	28,477,080
Other payables	15,647,528	-	5,000,000	-	20,647,528	19,948,547
Lease liabilities	819,277	361,404	247,651	-	1,428,332	1,346,555
Bank borrowings	10,226,070	707,700	2,014,992	4,560,905	17,509,667	15,727,396
Financial guarantees *	6,303,298	-	-	-	6,303,298	-
	61,473,253	1,069,104	7,262,643	4,560,905	74,365,905	65,499,578

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

##### (b) Financial risk management objectives and policies (Cont'd)

##### (ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

	On demand or within 1 year RM	Total contractual cash flows RM	Total carrying amount RM
<b>Company</b>			
<b>2026</b>			
<u>Non-derivative financial liabilities</u>			
Other payables	128,698	128,698	128,698
Amount due to subsidiaries	7,427,825	7,427,825	7,427,825
Financial guarantees *	14,403,948	14,403,948	-
	21,960,471	21,960,471	7,556,523
<b>2025</b>			
<u>Non-derivative financial liabilities</u>			
Other payables	111,478	111,478	111,478
Amount due to subsidiaries	13,908,691	13,908,691	13,908,691
Financial guarantees *	15,727,396	15,727,396	-
	29,747,565	29,747,565	14,020,169

\* Based on the maximum amount that can be called for under the financial guarantee contract.

##### (iii) Market risks

##### (a) Foreign currency risk

The Group is exposed to foreign currency risk on transactions that are denominated in currencies other than the respective functional currencies of Group entities. The currencies giving rise to this risk are primarily United States Dollar ("USD"), Indonesia Rupiah ("IDR") and Singapore Dollar ("SGD").

The Group has not entered into any derivative instruments for hedging or trading purposes. Where possible, the Group will apply natural hedging by selling and purchasing in the same currency. However, the exposure to foreign currency risk is monitored from time to time by management.



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risks

(a) Foreign currency risk

The carrying amounts of the Group's foreign currency denominated monetary assets and liabilities at the end of the reporting period are as follows:

	Denominated in			Total RM
	USD RM	IDR RM	SGD RM	
<b>Group</b>				
<b>2026</b>				
<b>Monetary asset</b>				
Deposits, bank and cash balances	1,994,683	750	-	1,995,433
<b>Monetary liability</b>				
Trade payables	(775)	-	(3,141)	(3,916)
	1,993,908	750	(3,141)	1,991,517
<b>2025</b>				
<b>Monetary asset</b>				
Deposits, bank and cash balances	-	750	-	750

#### Foreign currency sensitivity analysis

Foreign currency risk arises from Group entities which have a RM functional currency. The exposure to currency risk of Group entities which do not have a RM functional currency is not material and hence, sensitivity analysis is not presented.

The following table demonstrates the sensitivity of the Group's (loss)/profit before tax to a reasonably possible change in the USD, IDR and SGD exchange rates against RM, with all other variables held constant.

Group	2026 Change in currency rate RM	Effect on loss before tax RM	2025 Change in currency rate RM	Effect on profit before tax RM
USD	Strengthened 10%	199,391	Strengthened 10%	-
	Weakened 10%	(199,391)	Weakened 10%	-
IDR	Strengthened 10%	75	Strengthened 10%	75
	Weakened 10%	(75)	Weakened 10%	(75)
SGD	Strengthened 10%	(314)	Strengthened 10%	-
	Weakened 10%	314	Weakened 10%	-

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risks (Cont'd)

(b) Interest rate risk

The Group's fixed rate deposits placed with licensed banks and borrowings are exposed to a risk of change in their fair value due to changes in interest rates. The Group's and the Company's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates.

The Group manages the interest rate risk of its deposits with licensed financial institutions by placing them at the most competitive interest rates obtainable, which yield better returns than cash at bank and maintaining a prudent mix of short and long term deposits.

The Group manages its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Group constantly monitors its interest rate risk by reviewing its debts portfolio to ensure favourable rates are obtained. The Group does not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

The interest rate profile of the Group's and of the Company's significant interest-bearing financial instruments, based on carrying amounts at the end of the reporting period was:

	<b>GROUP</b>	
	<b>2026</b>	<b>2025</b>
	<b>RM</b>	<b>RM</b>
<b>Fixed rate instruments</b>		
<b>Financial asset</b>		
Fixed deposits with licensed banks	7,089,942	6,857,086
<b>Financial liabilities</b>		
Bank borrowings	8,669,656	9,587,313
Lease liabilities	1,389,561	1,346,555
	10,059,217	10,933,868
<b>Floating rate instrument</b>		
<b>Financial asset</b>		
Highly liquid investments with non-bank financial institutions	76,205	73,739
<b>Financial liability</b>		
Bank borrowings	5,734,292	6,140,083



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 32. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risks (Cont'd)

(b) Interest rate risk (Cont'd)

The interest rate profile of the Group's and of the Company's significant interest-bearing financial instruments, based on carrying amounts at the end of the reporting period was: (Cont'd)

	COMPANY	
	2026 RM	2025 RM
<b>Fixed rate instruments</b>		
<b>Financial liability</b>		
Amount due to subsidiaries	6,664,673	13,804,855

#### Interest rate risk sensitivity analysis

##### Cash flow sensitivity analysis for floating rate instruments

A change in 1% interest rate at the end of the reporting period would have increase/ (decrease) the Group's loss before tax RM56,581 (2025: (decrease)/increase the Group's profit before tax by RM60,663) respectively, arising mainly as a result of higher/lower interest expense on floating rate loans and borrowings. This analysis assumes that all other variables remain constant. The assumed movement in basis points for interest rate sensitivity analysis is based on the currently observable market environment.

(c) Fair value of financial instruments

The carrying amounts of short-term receivables and payables, cash and cash equivalents and short-term loans and borrowings approximate their fair value due to the relatively short-term nature of these financial instruments and insignificant impact of discounting.

The carrying amount of long-term floating rate borrowings approximately their fair value as the borrowings will be re-priced to market interest rate on or near reporting date.

As the financial assets and liabilities of the Group and the Company are not carried at fair value by any valuation method, therefore the fair value hierarchy analysis is not presented.

#### 33. CAPITAL MANAGEMENT

The Group's and the Company's objectives when managing capital are to safeguard the Group's and the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 33. Capital Management (Cont'd)

In order to maintain or adjust the capital structure, the Group and the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

	GROUP		COMPANY	
	2026 RM	2025 RM	2026 RM	2025 RM
Lease liabilities	1,389,561	1,346,555	-	-
Bank borrowings	14,403,948	15,727,396	-	-
Total debts	15,793,509	17,073,951	-	-
Less: Deposits, bank and cash balances	(10,376,465)	(4,673,665)	(60,523)	(29,607)
Net debts/(Excess funds)	5,417,044	12,400,286	(60,523)	(29,607)
Total equity	33,890,721	50,728,885	26,904,816	26,351,073
Gross gearing ratio (times)	0.47	0.34	-	-
Net gearing ratio (times)	0.16	0.24	*	*

\* Gearing ratio is not presented as the Group and the Company is in net cash position.

There were no changes in the Group's and the Company's approach to capital management during the financial year.

#### 34. Capital Commitments

##### Capital expenditure

As at the reporting date, the Group has the following commitments:

	GROUP	
	2026 RM	2025 RM
Contracted but not provided for:		
- Investment properties	2,626,054	2,626,054

#### 35. FINANCIAL GUARANTEES

	2026 RM	2025 RM
<b>Group</b>		
<b>Unsecured</b>		
Bank guarantees given to customers	24,096,016	6,273,308
Bank guarantees given to suppliers	14,995	29,990
	24,111,011	6,303,298



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 35. Financial Guarantees (Cont'd)

	2026 RM	2025 RM
<b>Company</b>		
<b>Unsecured</b>		
Corporate guarantees given to the licensed banks for credit facility granted to subsidiaries	14,403,948	15,727,396

#### 36. Comparative Figures

Certain comparatives were reclassified to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 28 February 2025.

##### Statements of Financial Position

	As previously reported RM	Reclassification RM	As restated RM
<b>Group</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	6,902,460	(2,434,074)	4,468,386
Right-of-use assets	3,701,743	1,551,347	5,253,090
Investment properties	14,864,162	882,727	15,746,889
<b>Current Assets</b>			
Contract assets	22,917,858	26,701,427	49,619,285
Trade and other receivables	47,560,586	(47,560,586)	-
Trade receivables	-	15,372,178	15,372,178
Other receivables	-	1,553,785	1,553,785
<b>Non-Current Liability</b>			
Lease liabilities	(584,892)	9,695	(575,197)
<b>Current Liabilities</b>			
Contract liabilities	(8,306,765)	3,933,196	(4,373,569)
Trade and other payables	(44,367,278)	44,367,278	-
Trade payables	-	(28,477,080)	(28,477,080)
Other payables	-	(15,890,198)	(15,890,198)
Lease liabilities	(761,663)	(9,695)	(771,358)

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 36. Comparative Figures (Cont'd)

Certain comparatives were reclassified to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 28 February 2025. (Cont'd)

##### Statements of Financial Position (Cont'd)

	As previously reported RM	Reclassification RM	As restated RM
<b>Company</b>			
<b>Current Assets</b>			
Trade and other receivables	12,881	(12,881)	-
Other receivables	-	12,881	12,881
<b>Current Liabilities</b>			
Trade and other payables	(14,020,169)	14,020,169	-
Other payables	-	(111,478)	(111,478)
Amount due to subsidiaries	-	(13,908,691)	(13,908,691)

##### Statements of Profit or Loss and Other Comprehensive Income

	As previously reported RM	Reclassification RM	As restated RM
<b>Group</b>			
Other income	2,481,256	(57,829)	2,423,427
Administrative expenses	(12,191,988)	(11,452)	(12,203,440)
Finance costs	(988,984)	70,835	(918,149)
Taxation	(1,065,147)	(1,554)	(1,066,701)
<b>Company</b>			
Administrative expenses	(363,563)	(349)	(363,912)
Finance costs	(671,805)	349	(671,456)



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 36. Comparative Figures (Cont'd)

Certain comparatives were reclassified to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 28 February 2025. (Cont'd)

##### Statements of Cash Flows

	As previously reported RM	Reclassification RM	As restated RM
<b>Group</b>			
<b>Operating activities</b>			
Profit before tax	3,372,680	1,554	3,374,234
Adjustments for:			
Impairment losses on trade receivables	-	364,069	364,069
Inventories written down	3,311	15,438	18,749
Depreciation of:			
- Property, plant and equipment	853,039	(86,674)	766,365
- Right-of-use assets	675,883	41,246	717,129
- Investment properties	184,634	45,428	230,062
Finance costs	914,821	3,328	918,149
Interest income	(288,708)	1,041	(287,667)
Reversal for impairment losses on trade receivables	(268,617)	(364,069)	(632,686)
Reversal of inventories written down	-	(15,438)	(15,438)
Changes in working capital:			
Decrease in trade and other receivable	23,191,994	(23,191,994)	-
Increase in contract assets/(liabilities)	(9,262,183)	9,262,183	-
Decrease in trade and other payables	(20,059,462)	20,059,462	-
Contract assets	-	(14,838,734)	(14,838,734)
Trade receivables	-	25,216,935	25,216,935
Other receivables	-	(452,547)	(452,547)
Contract liabilities	-	(2,862,498)	(2,862,498)
Trade payables	-	(19,725,326)	(19,725,326)
Other payables	-	7,665,864	7,665,864
Cash used in operations			
Interest paid	-	(918,149)	(918,149)
Interest received	-	287,667	287,667
Tax paid	(1,353,234)	(1,554)	(1,354,788)
Exchange differences	-	77	77

## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 36. Comparative Figures (Cont'd)

Certain comparatives were reclassified to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 28 February 2025. (Cont'd)

##### Statements of Cash Flows (Cont'd)

	As previously reported RM	Reclassification RM	As restated RM
<b>Investing activities</b>			
Interest received	288,708	(288,708)	-
Decreased in earmarked bank balances	(1,437,713)	587,957	(849,756)
Placement of fixed deposit pledged to bank	(1,782,311)	1,782,311	-
Purchase of investment properties	(11,221,960)	10,649,427	(572,533)
<b>Financing activities</b>			
Net advances from shareholder and director	8,000,000	(8,000,000)	-
Interest paid	(914,821)	914,821	-
Drawdown of term loan	3,800,000	(3,782,772)	17,228
Drawdown of short-term borrowings	54,364,752	(54,364,752)	-
Repayment of short-term borrowings	(55,314,323)	55,314,323	-
Increased in fixed deposits pledged with licensed banks	-	(1,782,311)	(1,782,311)
Net changes in bankers' acceptance	-	(923,000)	(923,000)
Net changes in structured commodity financing	-	(26,571)	(26,571)
<b>Effect of exchange translation differences on cash and cash equivalents</b>			
	77	(77)	-
<b>Cash and cash equivalents at the end of the financial year</b>	<b>5,261,622</b>	<b>(587,957)</b>	<b>4,673,665</b>
<b>Company</b>			
<b>Operating activities</b>			
Adjustments for:			
Reversal of impairment losses on other receivables	(56,988)	56,988	-
Reversal of impairment losses on amount due to subsidiaries	-	(56,988)	(56,988)
Changes in working capital:			
Increase in trade and other receivables	(2,554)	2,554	-
Decrease in trade and other payables	(31,216)	31,216	-
Other receivables	-	(2,554)	(2,554)
Other payables	-	(31,216)	(31,216)
Cash used in operations	-	9	9
Interest received	-	9	9



## NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

### FOR THE FINANCIAL YEAR ENDED 28 FEBRUARY 2026

#### 36. Comparative Figures (Cont'd)

Certain comparatives were reclassified to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 28 February 2025. (Cont'd)

##### Statements of Cash Flows (Cont'd)

	As previously reported RM	Reclassification RM	As restated RM
<b>Investing activities</b>			
Interest received	9	(9)	-
Net changes in amount due from subsidiaries	-	56,988	56,988
<b>Financing activities</b>			
Amount due to subsidiaries	844,536	(844,536)	-
Interest paid	(671,456)	671,456	-
Net changes in amount due to subsidiaries	-	116,092	116,092

#### 37. Date of Authorisation for Issue of Financial Statements

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of Directors on 3 June 2026.

## DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

### DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Rule 9.25A of the ACE Market Listing Requirements, below are the financial data that are relevant for purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

#### (A) Group Total Income and Total Assets

Total Income	Remarks	Group	
		2026 (RM)	2025 (RM)
Revenue		87,116,014	131,721,558
Other income		2,134,746	2,423,427
<b>Total</b>		<b>89,250,760</b>	<b>134,144,985</b>
<b>Total Assets</b>		<b>109,343,843</b>	<b>121,204,293</b>

#### (B) Business Activities

Shariah Non-Compliant Activities	Remarks	Group	
		2026 (RM)	2025 (RM)
Interest income		131,916	101,915
<b>Total</b>		<b>131,916</b>	<b>101,915</b>

#### (C) Component of Financial Position

##### (i) Cash Component

Islamic Account/Instruments	Remarks	Group	
		2026 (RM)	2025 (RM)
Cash at bank (exclude cash in hand)		14,496,265	7,474,612
Money market instruments		76,205	73,739
Deposits with licensed bank		-	1,605,511
<b>Total</b>		<b>14,572,470</b>	<b>9,153,862</b>
<b>Conventional Account/Instruments</b>			
Cash at bank (exclude cash in hand)		4,821,667	2,137,307
Deposits with licensed bank		7,089,942	5,251,575
<b>Total</b>		<b>11,911,609</b>	<b>7,388,882</b>



## DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING (CONT'D)

### (C) Component of Financial Position (cont'd)

#### (ii) Debt Component

Islamic Financing	Remarks	Group	
		2026 (RM)	2025 (RM)
<b>Current</b>			
Commodity Financing		1,435,192	3,855,254
Term financing		36,463	105,596
<b>Non-Current</b>			
Term financing		-	36,463
<b>Total</b>		<b>1,471,655</b>	<b>3,997,313</b>

Conventional Borrowing	Remarks	Group	
		2026 (RM)	2025 (RM)
<b>Current</b>			
Banker's acceptances		7,198,000	5,590,000
Hire purchase payables		406,682	628,309
Term loans		411,318	418,472
Other interest bearing debt (please specify in the remarks column)	Lease Liability	129,583	143,049
<b>Non-Current</b>			
Hire purchase payables		789,476	394,969
Term loans		5,322,975	5,721,611
Other interest bearing debt (please specify in the remarks column)	Lease Liability	63,820	180,228
<b>Total</b>		<b>14,321,854</b>	<b>13,076,638</b>

## LIST OF PROPERTIES

Location	Tenure (approximate age of building)	Description	Area in Square Feet (approximate)	Existing Use	Registered Owner	Carrying amount as at 28 February 2026 (RM)	Date of Purchase
No. 182, Jalan Mempelam, Taman Kota Jaya, 81900 Kota Tinggi, Johor Darul Takzim.	Freehold (27 years)	Double-storey intermediate shop house	3,520 (Built-up area)	Lease out	Cabinet Systems (M) Sdn Bhd	217,971	31 July 2003
A-PH-07, Pangsapuri Casa Subang, Jalan Subang 1, USJ 1, 47600 Subang Jaya, Selangor.	Freehold (17 years)	Service apartment	1,555 (Built-up area)	Hostel	Cabinet Systems (M) Sdn Bhd	464,355	27 December 2016
Parcel No. 2-36-06, M-City Ampang, No. 326, Jalan Ampang, 48020 Kuala Lumpur.	Freehold (7 years)	Service apartment	1,084 (Built-up area)	Lease out	Cabinet Systems (M) Sdn Bhd	699,794	6 December 2017
No.18 PLO (184), Jalan Angkasa Mas 6 Taman Perindustrian II, 81100 Johor Bahru, Johor.	60 years leasehold expiring on 21.05.2053 (32 years)	Detached factory	18,619 (Built-up area)	Office & Warehouse	Cabinet Systems (M) Sdn Bhd	3,460,526	17 September 2019
21-02, Pangsapuri Bayu Permai, Jalan Bayu Puteri 2, Taman Bayu Puteri, 80150 Johor Bahru, Johor.	99 years leasehold expiring on 27.12.2105 (7 years)	Service apartment	1,466 (Built-up area)	Vacant	Cabinet Systems (M) Sdn Bhd	511,585	23 June 2021
29-09, Block B, Laman Damai Persiaran Aliff Harmoni Utama, Country Garden Sentral, 81200 Johor Bahru, Johor.	Freehold (2 years)	Apartment	544 (Built-up area)	Lease out	Cabinet Systems (M) Sdn Bhd	289,840	29 January 2024
A1-29-05 Laman Glasier, Persiaran Aliff Harmoni Utama, Country Garden Sentral, 81200 Johor Bahru, Johor.	Freehold (5 years)	Apartment	1,636 (Built-up area)	Vacant	Cabinet Systems (M) Sdn Bhd	654,817	30 January 2024
N-12-18, Northwood Suite, Edusphere Suites Jalan Edusphere 2, Edusphere, Cyber 11, 63000 Cyberjaya, Selangor.	Freehold (3 years)	Apartment	790 (Built-up area)	Vacant	Cabinet Systems (M) Sdn Bhd	480,722	30 May 2024
No.15, Jalan PPU 2A, Taman Perindustrian Puchong Utama, 47100 Puchong, Selangor.	Freehold (10 years)	3 <sup>1/2</sup> -storey semi-detached factory"	8,724 (Built-up area)	Lease out	Cabinet Systems (M) Sdn Bhd	8,000,453	30 May 2024



## LIST OF PROPERTIES (CONT'D)

Location	Tenure (approximate age of building)	Description	Area in Square Feet (approximate)	Existing Use	Registered Owner	Carrying amount as at 28 February 2026 (RM)	Date of Purchase
B-02-10, Pangsapuri Desaru Utama, Jalan Kempas 5, Taman Desaru Utama, 81930 Bandar Penawar, Johor Darul Takzim.	99 years leasehold expiring on 9.12.2113 (4 years)	Apartment	926 (Built-up area)	Vacant	Cabnet Systems (M) Sdn Bhd	307,349	9 December 2024
No. 2 & 2A, Jalan Dahlia 5, Taman Sri Penawar, 81930 Bandar Penawar, Johor.	99 years leasehold expiring on 06.12.2115 (7 years)	Double-storey corner shop house	1,988 (Built-up area)	Lease out	ITWIN Technology Sdn Bhd	899,200	15 May 2017
No. 7, 7A, 7B, 7C, Jalan Lembah 17, Bandar Seri Alam, 81750 Masai, Johor Bahru, Johor.	Freehold (10 years)	4-storey shop office	7,680 (Built-up area)	Vacant	ITWIN Technology Sdn Bhd	1,043,473	28 September 2020
#B-19-05, Pangsapuri Aman Larkin, Jalan Larkin, 80350, Johor Bahru Johor.	99 years leasehold expiring on 17.10.2109 (10 years)	Apartment	1,195 (Built-up area)	Lease out	Cabnet M&E Sdn Bhd	325,715	22 March 2013
No. 23, Jalan Perniagaan Setia 3, Taman Perniagaan Setia, 81100 Johor Bahru, Johor.	Freehold (12 years)	Cluster factory	7,096 (Built-up area)	Office & Warehouse	Cabnet M&E Sdn Bhd	1,947,676	17 April 2014
A-PH-12, Pangsapuri Casa Subang, Jalan Subang 1, USJ 1, 47600 Subang Jaya, Selangor.	Freehold (17 years)	Service apartment	1,555 (Built-up area)	Vacant	Cabnet M&E Sdn Bhd	488,750	17 October 2017
<b>Total :</b>						<b>19,792,226</b>	

## ANALYSIS OF SHAREHOLDINGS

### ISSUED SHARES OF THE COMPANY AS AT 25 MAY 2026

The total number of issued shares of the Company stands at 178,750,000 ordinary shares, with voting rights of one vote per ordinary share.

### DISTRIBUTION OF SHAREHOLDERS ACCORDING TO STATISTICAL SUMMARY OF THE RECORD OF DEPOSITORS AS AT 25 MAY 2026

Size of Share Holdings	No. of Holders	% of Holders	No. of Shares	% of Shares
1 to 99	115	5.73	4,734	0.00
100 to 1,000	260	12.96	119,922	0.07
1,001 to 10,000	887	44.22	5,146,310	2.88
10,001 to 100,000	668	33.30	22,422,198	12.54
100,001 to 8,937,499 (*)	72	3.59	29,775,586	16.66
8,937,500 and above (**)	4	0.20	121,281,250	67.85
<b>TOTAL</b>	<b>2,006</b>	<b>100.00</b>	<b>178,750,000</b>	<b>100.00</b>

\* Less than 5% of Issued Shares

\*\* 5% and above of Issued Shares

### LIST OF 30 LARGEST SHAREHOLDERS ACCORDING TO THE RECORD OF DEPOSITORS AS AT 25 MAY 2026

No.	Name of shareholders	No. of shares held	%
1	KUOPACIFIC STRATEGIC SDN BHD	55,412,500	31.00
2	MAYBANK SECURITIES NOMINEES (ASING) SDN BHD MAYBANK SECURITIES PTE LTD FOR DRAGONBAY GLOBAL PTE LTD	35,750,000	20.00
3	MAYBANK NOMINEES (TEMPATAN) SDN BHD MAYBANK PRIVATE WEALTH MANAGEMENT FOR TAN BOON SIANG (12021392) (433746)	17,118,750	9.58
4	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAY HONG SING	13,000,000	7.27
5	TAY HONG SING	4,433,850	2.48
6	EDWIN TAN PEI SENG	3,948,800	2.21
7	CHAN YEE HUA	2,028,500	1.13
8	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LAU CHUAN WEI (7006834)	1,000,000	0.56
9	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR WONG TAK KEONG (6000698)	756,250	0.42
10	PUAH CHONG SIN	750,900	0.42
11	CHIA ZHENG KIN	726,100	0.41
12	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YEE WAI CHOW	703,300	0.39
13	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN KANG HAN(E-TSA)	694,100	0.39
14	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SII TIIENG KAIT	640,000	0.36
15	ZAINUL ABIDEEN BIN FAZLE ABBAS	500,000	0.28
16	PANG LI PING	474,075	0.27
17	ONG PUAY LEE	449,350	0.25
18	RHB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TANG JEE ENG	410,000	0.23
19	LIM LAI AN	400,000	0.22
20	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR FUNG KUOK LEONG (E-JCL)	400,000	0.22



## ANALYSIS OF SHAREHOLDINGS (CONT'D)

### LIST OF THIRTY (30) LARGEST SHAREHOLDERS (cont'd)

No.	Name of shareholders	No. of shares held	%
21	TAN SOON SONG	400,000	0.22
22	RHB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR GOH AI PHENG	371,400	0.21
23	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR ONG YOKE CHEE	370,200	0.21
24	NG TECK CHEAN	350,000	0.20
25	AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR NG KWAI WAN (NGK0101C)	348,100	0.19
26	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR CHOW GAI XUI (E-KUG)	337,000	0.19
27	KOH BAK HOCK	308,400	0.17
28	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SHANMUGHANATHAN A/L VELLANTHURAI	300,000	0.17
29	STEPHEN PHUAH PENG LEONG	300,000	0.17
30	ONG PUAY LEE	288,887	0.16
	TOTAL	142,970,462	79.98

### SUBSTANTIAL SHAREHOLDERS AS AT 25 MAY 2026

(As per Register of Substantial Shareholders)

No.	Name of shareholders	Direct Interest	No. of shares held		
			%	Deemed Interest	%
1	TAY HONG SING	17,433,850	9.75	-	-
2	TAN BOON SIANG	17,281,600	9.67	-	-
3	KUOPACIFIC STRATEGIC SDN. BHD.	55,412,500	31.00	-	-
4	KUOPACIFIC DEELUCC SDN BHD <sup>(1)</sup>	-	-	55,412,500 <sup>(1)</sup>	31.00
5	DENZEL WILSON KUOSASTRA <sup>(2)</sup>	-	-	55,412,500 <sup>(2)</sup>	31.00
6	WILIARTO KUOSASTRA <sup>(3)</sup>	-	-	55,412,500 <sup>(3)</sup>	31.00
7	DRAGONBAY GLOBAL PTE. LTD.	35,750,000	20.00	-	-
8	LINA KOK <sup>(4)</sup>	-	-	35,750,000 <sup>(4)</sup>	20.00

Note:-

<sup>(1)</sup> Deemed interest by virtue of Section 8 of the Companies Act, 2016 through its shareholding in Kuopacific Strategic Sdn Bhd.

<sup>(2)</sup> Deemed interest by virtue of Section 8 of the Companies Act, 2016 through his shareholding in Kuopacific Deelucc Sdn Bhd and his father, Mr Wiliarto Kuosastra shareholdings in Kuopacific Strategic Sdn Bhd.

<sup>(3)</sup> Deemed interest by virtue of Section 8 of the Companies Act, 2016 through his shareholding in Kuopacific Strategic Sdn Bhd and his son, Mr Denzel Wilson Kuosastra shareholdings in Kuopacific Deelucc Sdn Bhd.

<sup>(4)</sup> Deemed interest by virtue of Section 8 of the Companies Act, 2016 through her shareholding in Dragonbay Global Pte. Ltd.

### DIRECTORS' SHAREHOLDINGS AS AT 25 MAY 2026

(As per Register of Directors' Shareholdings)

No.	Name of Directors	Direct Interest	No. of shares held		
			%	Deemed Interest	%
1.	DATO' JEFFREY LAI JIUN JYE	-	-	-	-
2.	YONG THIAM YUEN	200,075	0.11	-	-
3.	KOH THAIN LIN	-	-	-	-
4.	ABDUL MUTALIB BIN IDRIS	-	-	-	-
5.	MEACHERY JO-ANNE JOSEPH	-	-	-	-
6.	VINCENT WONG SOON CHOY	-	-	-	-
7.	TJONG CHIA HUIE	-	-	-	-

# NOTICE OF 11<sup>TH</sup> ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the 11<sup>th</sup> Annual General Meeting of CABNET HOLDINGS BERHAD will be held via physical mode at the Trading Post, Ponderosa Golf & Country Club, No. 3, Jalan Ponderosa 1, Taman Ponderosa, 81100 Johor Bahru, Johor on Wednesday, the 29<sup>th</sup> day of July, 2026 at 9.00 a.m. for the following purposes:

## AGENDA

### AS ORDINARY BUSINESS

- |    |  |   |
|----|--|---|
| 1. | To receive the Audited Financial Statements for the Financial Year ("FY") Ended 28 February 2026 together with the Reports of the Directors and Auditors thereon.  | (See Explanatory Note 1)                          |
| 2. | To re-elect the following Directors retiring by rotation pursuant to Clause 133 of the Company's Constitution.<br>i) Mr. Yong Thiam Yuen<br>ii) Mr. Abdul Mutalib Bin Idris  | ORDINARY RESOLUTION 1<br>ORDINARY RESOLUTION 2    |
| 3. | To approve the payment of Directors' Fees of RM357,000.00 for the period commencing after the date of this 11 <sup>th</sup> Annual General Meeting to the date of the next 12 <sup>th</sup> Annual General Meeting.              | ORDINARY RESOLUTION 3<br>(See Explanatory Note 2) |
| 4. | To approve the payment of Directors' Benefits amounting to RM20,400.00 for the period commencing after the date of this 11 <sup>th</sup> Annual General Meeting to the date of the next 12 <sup>th</sup> Annual General Meeting. | ORDINARY RESOLUTION 4<br>(See Explanatory Note 2) |
| 5. | To re-appoint UHY Malaysia PLT as Auditors of the Company for the FY2027 and to authorise the Directors to fix their remuneration.   | ORDINARY RESOLUTION 5                             |

### AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following Resolutions :-

- |    |  |   |
|----|--|---|
| 6. | <b>ORDINARY RESOLUTION</b><br><b>AUTHORITY TO ALLOT AND ISSUE SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT, 2016</b> | ORDINARY RESOLUTION 6<br>(See Explanatory Note 3) |
|----|--|---|

"THAT subject always to the Companies Act 2016, the ACE Market Listing Requirements ("ACE LR") of Bursa Malaysia Securities Berhad ("Bursa Securities"), the Constitution of the Company and the approvals of the relevant government and/or regulatory authorities, the Directors be and are hereby empowered pursuant to Sections 75 and 76 of the Companies Act 2016 to allot and issue new shares in the Company at any time at such price, upon such terms and conditions, for such purposes and to such person(s) whomsoever as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company, provided that the aggregate number of shares issued pursuant to this resolution does not exceed ten percent (10%) of the total number of issued shares of the Company for the time being AND THAT the Directors be and are also empowered to obtain the approval from Bursa Securities for the listing of and quotation for the additional shares so issued AND THAT such authority shall continue to be in force until the conclusion of the next annual general meeting ("AGM") of the Company ("**General Mandate**")."



## NOTICE OF 11<sup>TH</sup> ANNUAL GENERAL MEETING (CONT'D)

7. To transact any other business for which due notice shall have been given in accordance with the Company's Constitution and/or the Companies Act, 2016.

### BY ORDER OF THE BOARD

LEE WEE HEE (MAICSA 0773340) SSM Practicing Certificate No. 201908004010  
IRENE JUAY YEE LUAN (MAICSA 7057249) SSM Practicing Certificate No. 202008001193  
JOY LIM XIE RU YI (MAICSA 7065780) SSM Practicing Certificate No. 201908004060  
Secretaries

Date: 29 June 2026

### NOTES:

1. A member of the Company entitled to attend and vote is entitled to appoint another person as his proxy to exercise all or any of his rights to attend, participate, speak and vote in his stead.
2. A member of the Company may appoint not more than two (2) proxies to attend the meeting, provided that the member specifies the proportion of the members shareholdings to be represented by each proxy, failing which, the appointments shall be invalid.
3. A proxy may but need not be a member and there shall be no restriction as to the qualification of the proxy.
4. Where a member is an Authorised nominee as defined under The Securities Industry (Central Depositories) Act, 1991, it may appoint at least one proxy in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account. Where a member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account") there shall be no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds.
5. The instrument appointing a proxy shall be in writing, and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, shall be deposited at the Registered Office of the Company situated at Suite 5.11 & 5.12, 5<sup>th</sup> Floor, Menara TJB, No. 9, Jalan Syed Mohd. Mufti, 80888 Ibrahim International Business District, Johor not less than forty-eight (48) hours before the time for holding the meeting or adjourned meeting at which the person named in such instrument proposes to vote, or, in the case of a poll, not less than twenty-four (24) hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
6. Subject to the Constitution, shareholders may deposit the instrument appointing the proxy by electronics means by way of submitting the instrument via Vistra Share Registry and IPO (MY) portal at <https://srmy.vistra.com> not less than forty-eight (48) hours before the time for holding the meeting or adjourned meeting or, in the case of a poll, not less than twenty-four (24) hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
7. An instrument appointing a proxy shall in the case of an individual, be signed by the appointor or by his attorney duly authorised in writing and in the case of a corporation, be either under its common seal or signed by its attorney or in accordance with the provision of its constitution or by an officer duly authorised on behalf of the corporation.
8. In respect of deposited securities, only members whose names appear on the Record of Depositors on 22 July 2026, shall be eligible to attend the meeting or appoint proxy(ies) to attend and/or vote on his behalf.

## NOTICE OF 11<sup>TH</sup> ANNUAL GENERAL MEETING (CONT'D)

### EXPLANATORY NOTES:

#### Ordinary Business:-

**1. Item 1 of the Agenda – Audited Financial Statements for the Financial Year Ended 28 February 2026**

This Agenda is meant for discussion only as the provision for Section 248(2) and Section 340(1) of the Companies Act, 2016 do not require a formal approval of the shareholders for the Audited Financial Statements. Hence, this item on the Agenda is not put forward for voting.

**2. Items 3 and 4 of the Agenda - Proposed Directors' Fees and Directors' Benefits**

Pursuant to Section 230(1) of the Companies Act, 2016, the fees of the directors and any benefits payable to the directors of a listed company and its subsidiaries shall be approved at a general meeting.

The Proposed Ordinary Resolution 3, if passed, will authorise the payment of Directors' fees payable to the members of the Board, Board of subsidiaries and Board Committees for the period commencing after the date of this 11<sup>th</sup> Annual General Meeting to the date of the next 12<sup>th</sup> Annual General Meeting.

The Proposed Ordinary Resolution 4, if passed, will authorise and approve of the payment of Directors' benefits comprised of allowances payable to the members of the Board and Board Committees pursuant to the requirements of Section 230 of the Companies Act, 2016 for the period commencing after the date of this 11<sup>th</sup> Annual General Meeting to the date of the next 12<sup>th</sup> Annual General Meeting.

#### Statement Regarding Effect of Resolutions under Special Business

**3. Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Companies Act, 2016.**

The Proposed Ordinary Resolution No. 6 is to seek a renewal of the general mandate from the shareholder of the Company at the 11<sup>th</sup> Annual General Meeting held on 29<sup>th</sup> day of July, 2026.

The general mandate, if passed, will empower the Directors of the Company to issue and allot new shares in the Company at any time at such price, upon such terms and conditions, for such purposes and to such person(s) whomsoever as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company for the time being.

The General Mandate, unless revoked or varied by the Company in general meeting, will expire at the conclusion of the next Annual General Meeting of the Company.

The General Mandate, if passed will enable the Directors to take swift action in case of a need to issue and allot new shares and provide flexibility to the Company to raise additional funds expeditiously and efficiently to meet its funding requirements including but not limited to further placement of shares for purpose of funding current and/or future investment project(s), working capital, repayment of bank borrowings, operational expenditures, and/or acquisition(s) or such other application as the Directors may deem fit in the best interest of the Company.

The Company has not issued any new share pursuant to the general mandate which was granted at the last Annual General Meeting held in 30 July 2025.

#### Voting by Poll

Pursuant to Rule 8.31A of Bursa Malaysia Securities Berhad's ACE Market Listing Requirements, all resolutions set out in this Notice are to be voted by poll.



## STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

(PURSUANT TO RULE 8.29(2) OF THE ACE MARKET LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD)

1. The details of individuals who are standing for election as directors: -

There is no person seeking election as director of the Company at this Annual General Meeting.

2. A statement relating to general mandate for issue of securities in accordance with Rule 6.04(3) of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad: -

The general mandate for issue of shares is for the renewal of the general mandate obtained from the members at the 10<sup>th</sup> Annual General Meeting held on 30 July 2025.

No new shares of the Company have been issued pursuant to the general mandate obtained at the 10<sup>th</sup> Annual General Meeting held on 30 July 2025, and accordingly no proceeds were raised.

The purpose of this general mandate is to provide flexibility for the Company and empower the Directors to allot and issue new shares in the Company to raise additional funds expeditiously and efficiently to meet its funding requirements including but not limited to further placement of shares for purpose of funding current and/or future investment project(s), working capital, repayment of bank borrowings, operational expenditures, and/or acquisition(s) or such other application as the Directors may deem fit in the best interest of the Company.

**CABNET HOLDINGS BERHAD**Registration No: 201401045803 (1121987-D)  
(Incorporated in Malaysia)

No. of Shares Held	CDS Account No.

**FORM OF PROXY**

I/We \_\_\_\_\_ (NRIC No. \_\_\_\_\_) of (full address)

being a member / members of CABNET HOLDINGS BERHAD, hereby appoint:

Name of Proxy (Full Name)	NRIC No. / Passport No.	Proportion of shareholdings to be represented	
		No. of shares	%
Address			
Email Address:		Mobile Phone No.:	

and

Name of Proxy (Full Name)	NRIC No. / Passport No.	Proportion of shareholdings to be represented	
		No. of shares	%
Address			
Email Address:		Mobile Phone No.:	

\*or failing him/her, the Chairman of the meeting as \*my/our proxy to vote for \*me/us and on \*my/our behalf at the 11<sup>th</sup> Annual General Meeting of the Company to be held on Wednesday, the 29<sup>th</sup> day of July, 2026 at 9.00 a.m. at the Trading Post, Ponderosa Golf & Country Club, No. 3, Jalan Ponderosa 1, Taman Ponderosa, 81100 Johor Bahru, Johor and at every adjournment thereof to vote as indicated below in respect of the following Resolutions:-

ORDINARY BUSINESS		FOR	AGAINST
Ordinary Resolution 1	Re-election of Mr. Yong Thiam Yuen		
Ordinary Resolution 2	Re-election of Mr. Abdul Mutalib Bin Idris		
Ordinary Resolution 3	Approval of Directors' Fees		
Ordinary Resolution 4	Approval of Directors' Benefits		
Ordinary Resolution 5	Re-appointment of UHY Malaysia PLT as Auditors		
SPECIAL BUSINESS			
Ordinary Resolution 6	Authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act, 2016.		

(Please indicate with a "X" in the space provided above on how you wish your vote to be cast. If you do not do so, the proxy will vote or abstain from voting at his discretion.)

\* delete where applicable.

Signed this \_\_\_\_\_ day of \_\_\_\_\_ 2026

.....  
\*Signature/Common Seal of member(s)**NOTES:**

- A member of the Company entitled to attend and vote is entitled to appoint another person as his proxy to exercise all or any of his rights to attend, participate, speak and vote in his stead.
- A member of the Company may appoint not more than two (2) proxies to attend the meeting, provided that the member specifies the proportion of the members shareholdings to be represented by each proxy, failing which, the appointments shall be invalid.
- A proxy may but need not be a member and there shall be no restriction as to the qualification of the proxy.
- Where a member is an Authorised nominee as defined under The Securities Industry (Central Depositories) Act, 1991, it may appoint at least one proxy in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account. Where a member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account") there shall be no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each omnibus account it holds.
- The instrument appointing a proxy shall be in writing, and the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, shall be deposited at the Registered Office of the Company situated at Suite 5.11 & 5.12, 5<sup>th</sup> Floor, Menara TJB, No. 9, Jalan Syed Mohd. Muffi, 80888 Ibrahim International Business District, Johor not less than forty-eight (48) hours before the time for holding the meeting or adjourned meeting at which the person named in such instrument proposes to vote, or, in the case of a poll, not less than twenty-four (24) hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
- Subject to the Constitution, shareholders may deposit the instrument appointing the proxy by electronics means by way of submitting the instrument via Vistra Share Registry and IPO (MY) portal at <https://smy.vistra.com> not less than forty-eight (48) hours before the time for holding the meeting or adjourned meeting or, in the case of a poll, not less than twenty-four (24) hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
- An instrument appointing a proxy shall in the case of an individual, be signed by the appointor or by his attorney duly authorised in writing and in the case of a corporation, be either under its common seal or signed by its attorney or in accordance with the provision of its constitution or by an officer duly authorised on behalf of the corporation.
- In respect of deposited securities, only members whose names appear on the Record of Depositors on 22 July 2026, shall be eligible to attend the meeting or appoint proxy(ies) to attend and/or vote on his behalf.

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Affix  
Stamp

The Company Secretary

**CABNET HOLDINGS BERHAD**

Registration No. 201401045803 (1121987-D)

Registered Office

Suite 5.11 & 5.12, 5<sup>th</sup> Floor,

Menara TJB, No. 9, Jalan Syed Mohd. Mufti,

80888 Ibrahim International Business District, Johor

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**Cabnet Holdings Berhad**

(Registration No: 201401045803 (1121987-D))

No.18 (PLO 184) Jalan Angkasa Mas 6,  
Kawasan Perindustrian Tebrau II, 81100 Johor Bahru, Johor.  
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