

REVIEW OF OPERATIONS

GROUP FINANCIAL PERFORMANCE

The Group is principally engaged in the following activities:

- Property development ("**Property**");
- Manufacturing, distribution and trading of office equipment and security equipment ("**Furniture**"); and
- Investment holding and secretarial services ("**Others**").

	(RM Million)	Revenue		Segment results	
		2025	2024	2025	2024
Property		41.8	7.9	21.6	(6.7)
Furniture		6.5	8.5	(1.5)	(2.7)
Others		–	0.1	(0.9)	2.1
		48.3	16.5	19.2	(7.3)

("Segment results" refers to operating profit/(loss) before finance costs, share of results of associates, and tax expense)

For the financial year ended 31 December 2025, the Group recorded higher revenue of RM48.3 million, compared with RM16.5 million in the previous financial year, mainly attributable to the Property Division, which contributed approximately 87% of the Group's total revenue.

Correspondingly, the Group recorded an operating profit of RM19.2 million, compared with an operating loss of RM7.3 million in the previous financial year. After accounting for finance costs of RM100.8 million, share of losses from associates of RM7.0 million, and tax expense of RM0.5 million, the Group reported a loss after tax of RM89.1 million.

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Property Division

The Property Division recorded significantly higher revenue of RM41.8 million, compared with RM7.9 million in the previous financial year. The increase was primarily driven by the sale of four parcels of land located in Bandar Mahkota Cheras, which contributed RM34.7 million. Consequently, the Division recorded an operating profit of RM21.6 million, as opposed to an operating loss of RM6.7 million in the previous financial year.

Furniture Division

The Furniture Division continued to face a challenging year in 2025, recording lower revenue of RM6.5 million, attributable to weaker demand in both domestic and international markets. Export sales declined primarily due to intensified global competition, particularly price pressures, while domestic sales were impacted by lower direct sales.

Despite the decline in revenue, the Division recorded a lower operating loss of RM1.5 million, due mainly to the cost rationalisation measures carried out.

Others Division

The Others Division, which primarily comprises investment holding and secretarial services activities, contributed insignificantly to the Group's revenue, and recorded an operating loss of RM0.9 million.