



Technology Services Division

About the Division

THE TECHNOLOGY SERVICES DIVISION IS MANAGED BY VOLKSBahn TECHNOLOGIES SDN. BHD. (“VBT”) WHICH PROVIDES FIBRE OPTIC INFRASTRUCTURE AND MANAGED CONNECTIVITY SERVICES.

The Division is committed to delivering a resilient, cost-effective and accessible fibre networks infrastructure while maintaining network neutrality to support Malaysia’s digital transformation and evolving connectivity needs.






Securing **21 new enterprise business sites** and successfully delivering 20 sites in FY2025



Secured long-term contracts with CelcomDigi and U Mobile to support 5G deployment

Technology Services Division

Core Capabilities

| | | |
|--|---|---|
| <p>Exclusive fibre optic backbone along Prasarana LRT, Monorail and BRT Right of Way (“RoW”)</p>  | <p>Ultra-low latency managed backhaul solutions for mobile network operators</p>  | <p>Metro Ethernet solutions for enterprises and data centre customers</p>  |
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Additional Key Services

| | | | | | |
|--|---|---|--|---|---|
| <p>Managed Fiber Leasing Services</p> | <p>Managed Mobile Backhaul Services and Bandwidth Provisioning</p> | <p>Telco Infrastructure Leasing/Site/Space Leasing</p> | <p>Metro-Ethernet and Enterprise Connectivity</p> | <p>Data Centre/ Disaster Recovery Managed Connectivity</p> | <p>Data Centre Interconnect Services</p> |
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Market Segments

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| <p>Mobile Network Operators</p>  | <p>Enterprises</p>  | <p>Financial Institutions</p>  | <p>Data Centre Players/ Customers and Over-The-Top Service Providers</p>  |
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| Key Drivers | Potential Impact | Strategic Response |
|---|---|---|
| <p>Government Policies and Funding</p> <ul style="list-style-type: none"> ► The appointment of U-Mobile as Malaysia’s second 5G network provider marks the transition from a Single Wholesale Network (“SWN”) to a Dual Network (“DN”) for 5G mobile connectivity | <ul style="list-style-type: none"> ► Opportunities for bandwidth services and fibre connectivity to support network deployment | <ul style="list-style-type: none"> ► Deepen engagement with key industry players to promote VBT’s RoW for 5G deployment ► Accelerate expansion of fibre network to support new 5G sites |
| <p>Intensified Competition</p> <ul style="list-style-type: none"> ► The merger of CelcomDigi has intensified competitive dynamics within the telecommunications sector | <ul style="list-style-type: none"> ► Lower demand for digital infrastructure services and margins compression | <ul style="list-style-type: none"> ► Diversify customers base by targeting new segments ► Strengthen financial discipline and operational governance to maintain competitiveness |

Technology Services Division

| Key Drivers | Potential Impact | Strategic Response |
|--|--|--|
| Rapid Data Centre Expansion | | |
| <ul style="list-style-type: none"> ▶ Malaysia’s data centre capacity is expected to double from 1.26GW to 2.53GW between 2025 and 2030, representing compound annual growth rates of 15% to 21% | <ul style="list-style-type: none"> ▶ Rising demand for high capacity and reliable enterprise network connectivity | <ul style="list-style-type: none"> ▶ Leverage existing fibre assets to deliver high-capacity connectivity solutions ▶ Develop tailored connectivity solutions for high growth digital hubs |
| Innovation Acceleration | | |
| <ul style="list-style-type: none"> ▶ The expansion of data centres in Malaysia is accelerating adoption of cloud computing, Internet of Things (“IoT”) and Artificial Intelligence (“AI”) workloads | <ul style="list-style-type: none"> ▶ Increasing demand for secure, high bandwidth connectivity services | <ul style="list-style-type: none"> ▶ Collaborate with industry stakeholders to explore innovative technologies ▶ Upgrade network systems to support higher-capacity technologies including 5G ▶ Offer bespoke solutions for digital workloads |

Operational Overview

The transition to a DN model for the deployment of 5G networks marked a key milestone in Malaysia’s digital infrastructure landscape. Leveraging its existing capabilities and connectivity infrastructure, VBT secured a 10-year contract with CelcomDigi in August 2025 to provide high-speed broadband connectivity across the Klang Valley for a period of 10 years. In the same month, VBT also signed an agreement with U Mobile for the provision of bandwidth services for 29 sites for a period of 10 years.

These long-term contracts are expected to generate stable recurring revenue while positioning VBT to support the ongoing nationwide rollout of 5G infrastructure. To ensure network resilience and service reliability, VBT operates a 24-hours network monitoring system and helpdesk that enables real-time monitoring and rapid incident response.

Under its enterprise business segment, VBT expanded its connectivity footprint by securing 21 new enterprise business sites and successfully delivering 20 sites in FY2025, supporting the growing connectivity needs of enterprise customers.

Outlook

Malaysia’s digital infrastructure sector is expected to maintain positive momentum in 2026, driven by continued expansion of 5G networks, increasing investments in data center and wider adoption of cloud and digital technologies. The DN model is anticipated to further accelerate infrastructure investment and network deployment while intensifying competition within the telecommunication sector.

Against this backdrop, Division will focus on strengthening its infrastructure footprint and deepening strategic partnerships with telecommunications operators and enterprise customers. Division remains well-positioned to capture emerging opportunities arising from Malaysia’s growing digital ecosystem.

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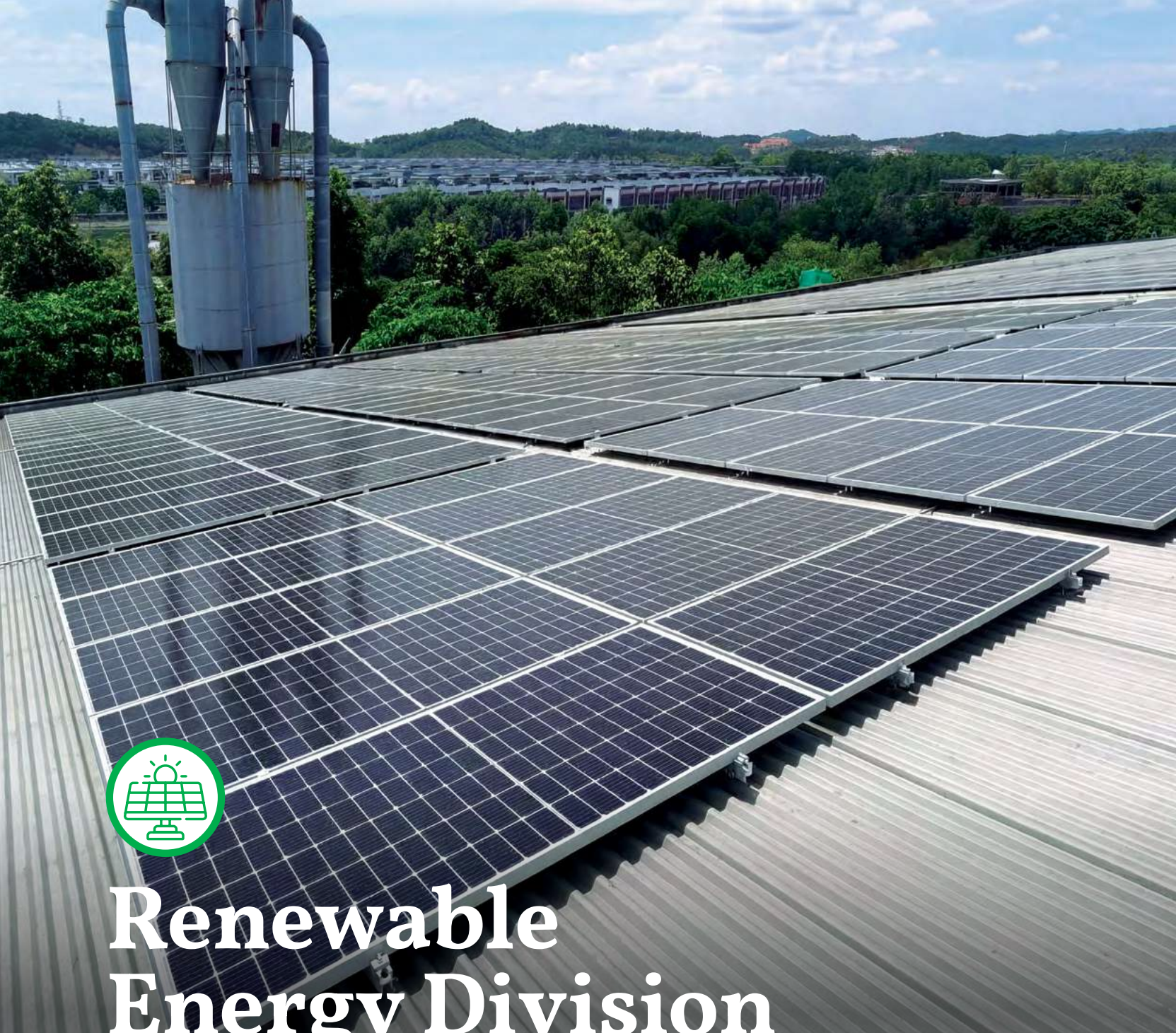
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Renewable Energy Division

About the Division

THE RENEWABLE ENERGY (“RE”) DIVISION INVESTS IN, DEVELOPS AND OPERATES RENEWABLE ENERGY ASSETS TO GENERATE RECURRING INCOME FOR THE GROUP WHILE SUPPORTING THE NATION’S TRANSITION TO A LOW-CARBON ECONOMY.

The Division is committed to expanding its renewable energy portfolio through selective investment, timely project execution and strategic partnerships to deliver long-term and sustainable value to shareholders.



Successful commissioning of the **862.5 kWp** solar energy facility at Gemas, Negeri Sembilan



Contributing to a total CO₂ avoidance of **2,405 metric tonnes**

Renewable Energy Division




Core Capabilities

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| <p>Rooftop solar photovoltaic ("PV") system</p>  | <p>Utility scale solar projects</p>  | <p>Integrated renewable energy solutions including Battery Energy Storage System ("BESS")</p>  |
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Key Subsidiaries

| | | |
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| <p>Salcon Power (HK) Limited ("Salcon Power")</p> <p>Invests in, develops and operates rooftop solar photovoltaic systems for residential properties in the UK</p> | <p>Energy Valley Sdn. Bhd. ("Energy Valley")</p> <p>Invests in utility-scale renewable energy project including large-scale solar developments</p> | <p>Inergist Sdn. Bhd. ("Inergist")</p> <p>Invests in, develops and operates utility-scale and rooftop solar photovoltaic systems for Commercial & Industrial ("C&I") in Malaysia</p> |
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Market Segments

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| <p>Utility Scale Solar Programmes</p>  | <p>C&I</p>  | <p>Residential</p>  |
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Geographical Presence



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Renewable Energy Division

| Business Environment | Impact | Our Response |
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| Accelerated Energy Transition Policies | | |
| <ul style="list-style-type: none"> ► Malaysia continues to advance its National Energy Transition Roadmap (“NETR”), which aims to achieve 70% renewable energy capacity by 2050 through programmes such as the Large Scale Solar (“LSS”) programme, the Corporate Renewable Energy Supply Scheme (“CRESS”) and Solar Accelerated Transition Action Programme (“Solar ATAP”) | <ul style="list-style-type: none"> ► Potential to expand the project pipeline may be constrained by increasing competition. | <ul style="list-style-type: none"> ► Strengthen engagement with key stakeholders and regulators to support national decarbonisation goals ► Prioritise participation in projects with commercially viable tariff structures and sustainable returns |
| Declining Costs | | |
| <ul style="list-style-type: none"> ► Technology costs for solar, wind and battery systems are expected to decline further by 2-11% in 2025 | <ul style="list-style-type: none"> ► Lower barriers to entry may intensify competition and place downward pressures on industry margins | <ul style="list-style-type: none"> ► Expand the project pipeline to capture opportunities from declining technology costs ► Strengthen execution capabilities to improve efficiency and protect margins ► Differentiate offerings through integrated renewable energy solutions |
| Rising Electricity Tariffs | | |
| <ul style="list-style-type: none"> ► TNB has announced a 14.2% increase in the base electricity tariff to 45.62 sen per kWh for 2025-2027 | <ul style="list-style-type: none"> ► Higher electricity costs may accelerate demand for cost-efficient integrated RE solutions | <ul style="list-style-type: none"> ► Strengthen partnerships with industry players to expand integrated offerings ► Develop integrated RE solutions combining solar PV, energy storage and energy efficiency measures |
| Intensifying Market Competition | | |
| <ul style="list-style-type: none"> ► The Malaysian RE sector is facing intensifying competition, driven by rapid capacity expansion and a growing influx of both local and international players | <ul style="list-style-type: none"> ► Margin compression | <ul style="list-style-type: none"> ► Strengthen partnerships with multinational corporations and industry players to pursue strategic investment opportunities and expand market presence ► Enhance operational efficiency to deliver high-quality services to maintain competitiveness ► Differentiate offerings through integrated renewable energy solutions |

Renewable Energy Division

Operational overview

Malaysia’s RE sector continues to expand rapidly, surpassing its target of 31% driven by the NETR.

In January 2025, Mentari Kamuning Sdn. Bhd. (“MKS B”), a 70%-owned subsidiary of Energy Valley, executed the New Enhanced Dispatch Agreement (“NEDA”) Connection Agreement with Tenaga Nasional Berhad (“TNB”) to design, construct, own, operate and maintain a 7-megawatt (“MWac”) solar energy generating facility in Sungai Siput, Kuala Kangsar, Perak. The project is currently under development and is expected to generate stable revenue over a period of 21-year concession period upon commercial operations. This project is projected to generate approximately 15 gigawatt-hours (“GWh”) of solar energy annually, avoiding an estimated 11,700 tonnes of carbon dioxide emission per year in line with the Group’s decarbonisation objectives.

The Division’s successful commissioning of the 862.5 kWp solar energy facility at Gemas, Negeri Sembilan in June 2024 provides a steady income stream while supporting energy efficiency and the transition to green power generation. In FY2025, the Division generated 3.72 GWh of solar energy from its existing assets in the Malaysia and UK, contributing to a total CO₂ avoidance of 2,405 metric tonnes.

Beyond solar, Inergist is also exploring other RE sources including hydro and developing integrated solutions with BESS through strategic collaborations. These initiatives will further advance sustainable energy adoption in Malaysia while optimising socio-economic benefits and supporting the nation’s decarbonisation agenda.



Outlook

The Malaysian RE sector is entering a defining phase in 2026, with rapid capacity growth unfolding amid intensifying competition and market consolidation. LSS programmes, rooftop initiatives and niche opportunities continue to underpin expansion while evolving regulations and customer expectations drive a shift toward integrated, scale-driven solutions.

Guided by the NETR and Renewable Energy Transition Roadmap (“RETR”) 2035, the Division is well-positioned to capitalise on opportunities in LSS, CGPP, CRESS and Solar ATAP. The Division will leverage its technical capabilities, strategic partnerships and disciplined execution to grow its energy asset base and deliver sustainable long-term returns.



Transportation Division

About the Division

THE TRANSPORTATION DIVISION IS OPERATED BY ECO COACH & TOURS (M) SDN. BHD. (“ECT”), PROVIDING TRANSPORTATION SERVICES FOR CORPORATE AND TOURISM CUSTOMERS ACROSS MALAYSIA. ITS WHOLLY-OWNED SUBSIDIARY, GREEN FLEET SDN. BHD. (“GF”), DELIVERS SPECIALISED LOGISTICS SERVICES FOR THE PALM OIL AND SOY OIL SECTORS.

The Division is committed to strengthening its operational resilience, enhancing service quality and delivering sustainable and efficient transportation and logistics services.






Provided daily home shuttle transportation services for over **950 MNC employees**



Delivered **378,000 metric tonnes** of edible oil

Transportation Division

Core Capabilities

| | | |
|---|---|--|
| <p>Employee Transportation Services</p>  | <p>Inbound and outbound tour transportation services</p>  | <p>Specialised tanker logistic for palm oil and soy oil industries</p>  |
|---|---|--|

Key Subsidiaries

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|---|---|
| <p>Eco Coach & Tours (M) Sdn Bhd (“ECT”)</p> <p>provides transportation services, including:</p> <ul style="list-style-type: none"> worker transportation services for multinational corporations across Malaysia’s northern region inbound and outbound tour services within the region | <p>Green Fleet Sdn Bhd (“GF”)</p> <p>provides specialised logistics services for the palm oil and soy oil sectors.</p> |
|---|---|

| Operating Environment | Impact | Our Response |
|---|---|---|
| Expansion of Public Transit Network | | |
| <ul style="list-style-type: none"> Continued investment in rail and mass transit infrastructure such as the Penang LRT Mutiara line project is driving a modal shift towards rail and integrated transit | <ul style="list-style-type: none"> Intensifies competition for private transport providers | <ul style="list-style-type: none"> Enhance customer experience to retain client loyalty and capture new market segments Diversify services offerings to mitigate market shifts |
| Competitive Pressures from E-Hailing | | |
| <ul style="list-style-type: none"> The growth of e-hailing and technology driven mobility services continues to reshape urban transport demand | <ul style="list-style-type: none"> Competitive pressures on traditional fleet-based services | <ul style="list-style-type: none"> Develop specialised logistic solutions tailored to the evolving needs of emerging industrial sectors |
| Higher Operational Cost | | |
| <ul style="list-style-type: none"> The freight trucking industry faces significant operational costs from rising fuel, maintenance and labour costs | <ul style="list-style-type: none"> Increasing costs may lower profit margins | <ul style="list-style-type: none"> Optimise route planning and fleet utilisation Maintain rigorous control over operational expenditure Strengthen cost discipline across business functions |

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Transportation Division

| Operating Environment | Impact | Our Response |
|--|--|--|
| Shortage of Trained Drivers | | |
| <ul style="list-style-type: none"> ► The industry is grappling with severe driver shortage due to ageing workforce and insufficient training programmes for new drivers | <ul style="list-style-type: none"> ► Risk of operational delays and escalating wages to attract and retain talent | <ul style="list-style-type: none"> ► Offer competitive remuneration packages including accommodation to attract talent ► Invest in-house training programmes to upskill drivers ► Explore advanced technologies to enhance efficiency and reduce dependency |

Operational Review

In FY2025, the Division continued to operate in a challenging market environment characterised by moderate demand and rising operating costs. Building on initiatives undertaken in FY2024, ECT continued to enhance operational efficiency through ongoing reviews of its fleet composition, ensuring resources were aligned with service requirements. Older and underutilised vehicles were disposed of strategically to optimise fleet utilisation and reduce maintenance costs.

The Division also focused on strengthening service reliability and maintaining long-standing relationships with key corporate clients. Concurrently, GF maintained its market presence by delivering consistent, on time logistic services for the palm oil and soy oil sectors while managing operational costs prudently. These efforts underscore the Division’s commitment to adaptability, disciplined capital management and sustained service quality amid a competitive landscape.



Outlook

Looking ahead, the Division remains steadfast in its pursuit of growth and innovation through enhanced customer service, strategic recruitment of skilled drivers and adoption of advanced fleet technologies. It aims to expand its customer base and diversify into emerging sectors while upholding its commitment to sustainability through green fleet solutions to reinforce competitiveness. These initiatives position the division to navigate challenges while capitalising on opportunities within the transportation sector.



Healthcare Division

About the Division

BLOOM HEALTHCARE GROUP SDN. BHD. (FORMALLY KNOWN AS SALCON SMILE SDN. BHD.) (“BLOOM”) OPERATES THE GROUP’S HEALTHCARE DIVISION. AS AN INTEGRATED HEALTHCARE PROVIDER, BLOOM PROVIDES A COMPREHENSIVE RANGE OF SERVICES ACROSS DENTAL, AESTHETIC, GENERAL PRACTITIONER AND WELLNESS SEGMENTS.

The Division is committed to providing accessible, quality and trusted healthcare, underpinned by operational excellence and a commitment to continuous innovation for the enhancement of community well-being.







Expand our nationwide network to **83 clinics**












150 qualified doctors
(as of April 2026) supported

Healthcare Division

Core Capabilities

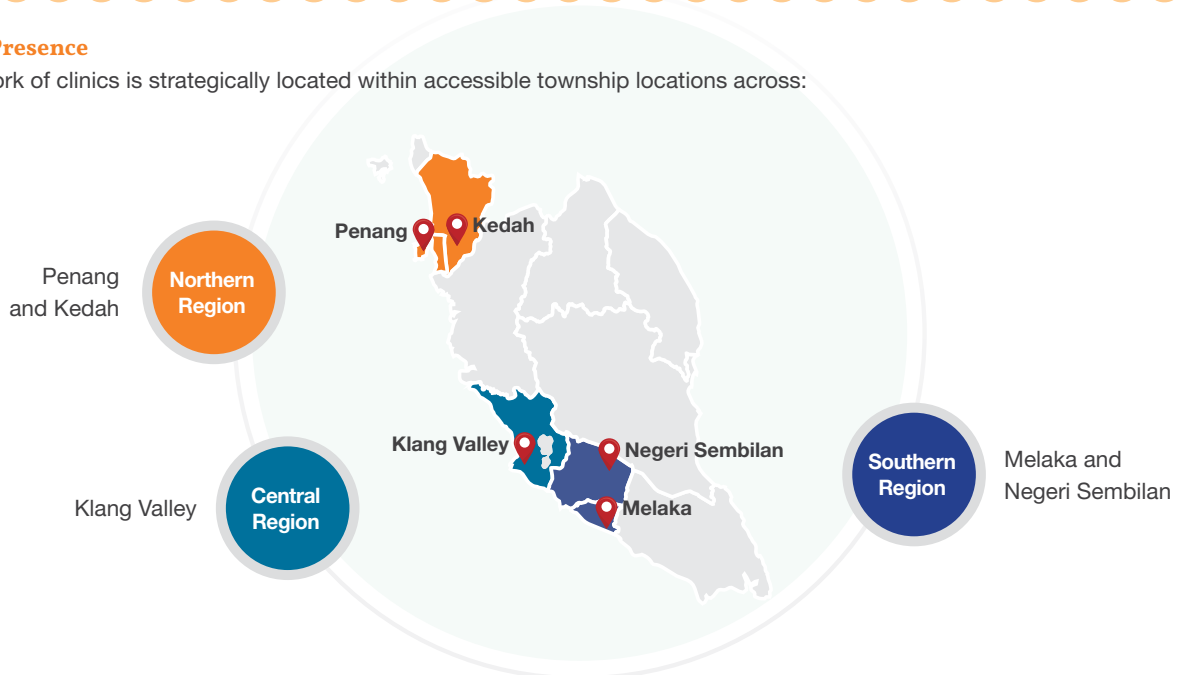
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|--|---|--|---|
| <p>Dental Care</p>  | <p>Aesthetic Services</p>  | <p>General Practitioner Services</p>  | <p>Spa and Wellness</p>  |
|--|---|--|---|

Portfolio of Brands

| Dental Care | | | | |
|--|---|--|---|---|
|  <p>DENTAL CLINIC 龔氏牙醫</p> <p>Klinik Pergigian Kheng</p> |  <p>KLINIK PERGIGIAN كلينيك فرقيجان</p> <p>Klinik Pergigian Tulen</p> |  <p>TRIA DENTAL SPECIALIST</p> <p>Tria Dental Specialist</p> |  <p>WONG & SIM</p> <p>DENTAL SURGERY</p> <p>Wong & Sim Dental Surgery</p> |  <p>JOYDENTAL</p> <p>JoyDental</p> |
| Aesthetic Services | | General Practitioner Services | | Spa and Wellness |
|  <p>Aessence</p> <p>Aessence</p> |  <p>CANTIQ CLINIC</p> <p>Cantiq Clinic</p> |  <p>MediPulih</p> <p>MediPulih</p> | |  <p>Antara</p> <p>Spa & Wellness</p> <p>Antara Spa & Wellness</p> |

Market Presence

Our network of clinics is strategically located within accessible township locations across:



Healthcare Division

| Business Environment | Impact | Our Response |
|--|--|---|
| Rising Consumer Demand | | |
| <ul style="list-style-type: none"> ▶ Malaysia’s healthcare sector continues to grow steadily, propelled by the rising prevalence of non-communicable diseases (“NCD”) and an ageing population | <ul style="list-style-type: none"> ▶ Opportunities for sustainable growth and market expansion | <ul style="list-style-type: none"> ▶ Expand our geographical footprint within Malaysia to capture new patient ▶ Broaden our integrated service offerings to drive patient cross referrals across dental, GP, aesthetics and wellness ▶ Strengthen brand visibility and patient engagement through targeted digital marketing and Key Opinion Leader (“KOL”) partnerships |
| Rising Costs | | |
| <ul style="list-style-type: none"> ▶ Malaysia’s medical cost inflation rate rose by 15% in 2025, surpassing global average of 10% and Asia-Pacific’s of 11%. The sector continues to face persistent challenges including manpower shortages, regulatory developments and pressures arising from cost of living pressures | <ul style="list-style-type: none"> ▶ Increased pressure on pricing competitiveness and margins | <ul style="list-style-type: none"> ▶ Maintain competitive and affordable pricing without compromising quality ▶ Attract and retain talent through enhanced development opportunities and performance-based incentives ▶ Improve profitability through cost synergies across the network |
| Growing Demand for Medical Tourism | | |
| <ul style="list-style-type: none"> ▶ Malaysia is solidifying its position as a premier destination for medical tourism. The Ministry of Health (“MOH”) has targeted RM3billion in revenue from 2.5million health tourists in 2025 | <ul style="list-style-type: none"> ▶ Opportunities from medical tourism | <ul style="list-style-type: none"> ▶ Forge partnerships with corporate panels and medical tourism platforms to attract both domestic and international patients ▶ Expand specialist dental and ancillary services for inbound patients ▶ Provide comprehensive end-to-end patient support packages emphasising affordable, quality care |
| Technology Advancement | | |
| <ul style="list-style-type: none"> ▶ Digital transformation and AI adoption are reshaping healthcare delivery as conventional models face increasing pressure from demographic shifts, rising prevalence of NCD and higher expectations from patients | <ul style="list-style-type: none"> ▶ Opportunity to improve operational efficiency and enhance patient experience | <ul style="list-style-type: none"> ▶ Centralise digital marketing and patient engagement platforms for a unified brand experience ▶ Explore and implement AI-driven solutions to digitalise and automate administrative and clinical processes ▶ Invest in an in-house dental laboratory to improve turnaround times, quality control and cost efficiency |

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► Divisional Operations Review

Healthcare Division

The Group’s foray into the healthcare business of the Group is anchored in the robust, long-term fundamentals in primary care, particularly within dental sector. As part of this expansion strategy, the Division expanded its network through strategic acquisitions and organic expansion.

In FY2025, Bloom has significantly broadened its footprint and capabilities through acquisition of TRIA Dental Specialist Centre, Wong & Sim Dental Surgery and JoyDental clinics in Penang. These expansions have fortified our presence in the Northern Malaysia, where we now operate 11 dental clinics in Penang and Kedah.





Bloom has also strategically acquired several companies that are involved in business related to provision of healthcare, wellness and its related activities through its subsidiaries. This portfolio includes aesthetic, GP, spa and wellness that are complementary to its core offering. Following these expansions, Bloom now operates 83 clinics across our network facilities nationwide:

Clinics Network Facilities

| | | | |
|--|---|--|---|
|  46 dental clinics |  10 aesthetic clinics |  25 GP clinics |  2 spa and wellness centres |
|--|---|--|---|

All our facilities are located within townships, providing competitive advantages in accessibility and patient reach. This integrated model allows us to offer a continuum of care, deepening patient engagement and driving cross referrals.

Bloom is committed to delivering strong clinical outcomes in a patient-centric environment.

| Business Segments | Core Offerings |
|---|--|
|  | <p>Dental Care Comprehensive, high-quality dental care for all ages, encompassing preventive, general, advanced cosmetic and restorative treatments</p> |
|  | <p>Aesthetic Services Non-invasive and minimally invasive treatments focused on subtle, natural-looking outcomes with safety, patient comfort and long-term skin health</p> |
|  | <p>GP Accessible, primary healthcare including consultation, treatment of common illnesses, chronic disease management, health screenings, vaccinations, minor procedures, and basic emergency care</p> |
|  | <p>Spa and Wellness Holistic wellness services comprising therapeutic massages, body treatments, facials, and relaxation therapies, tailored to meet individual needs and preferences</p> |

Healthcare Division

Our team of over 150 qualified doctors (as of April 2026) supported by experienced nursing staff and administrative staff provide patient care and operational excellence across its network facilities.

To enhance the patient journey, we have streamlined daily operations and centralised administrative functions to enhance processes and reduce patient waiting times. The Division continues to leverage technology and data analysis to optimise resource allocation and improve patient engagement, ensuring a seamless and positive experience.



Outlook

Malaysia is projected to become an aged nation by 2048, with 14% of the population aged 65 and above. This significant demographic shift, coupled with rising health awareness and medical tourism initiatives such as Malaysia Year of Medical Tourism 2026 (MYMT 2026) is expected to sustain long-term demand for primary healthcare services.

The Division is strategically positioned to capitalise on these tailwinds. Our focus will be on improving utilisation of these facilities to capture greater market share in our core regions. We will continue to rigorously monitor and enhance clinical outcomes and service quality through stringent operational efficiency and cost management measures.

The Division remains steadfast in its commitment to delivering sustainable growth and long-term stakeholder value while maintaining affordable, quality healthcare for the communities it serves.

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Property Development Division


About the Division

THE PROPERTY DEVELOPMENT DIVISION, OPERATING UNDER SALCON DEVELOPMENT SDN. BHD., UNDERTAKES NICHE PROPERTY DEVELOPMENT AND STRATEGIC PROPERTY INVESTMENTS.

The Division is committed to optimising returns from its property investments while contributing to developments that meet market demand and community needs.

Property Development Division

Core Capabilities

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| Property Investment  | Property Development  |
|---|--|

Key Subsidiaries

| Operating Environment | Impact | Our Response |
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Recovery in the Property Market

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|---|---|---|
| <ul style="list-style-type: none"> ► The Malaysian property market in 2025 demonstrated resilience in 2025, with transaction values rising to RM107.7 billion. Market performance was mixed across sectors, with residential transactions moderating particularly for high rise segments | <ul style="list-style-type: none"> ► Selective investment opportunities for well located, quality developments | <ul style="list-style-type: none"> ► Focus on prudent and selective property investments aligned with market fundamentals ► Prioritise developments with sustainable demand, strong location or strategic infrastructure links ► Monitor market trends to optimise portfolio performance and returns |
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Rising Construction Costs

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| <ul style="list-style-type: none"> ► Construction costs in Malaysia increased in 2025 driven by higher prices for key inputs such as cement and sand, placing additional pressure on development budgets and margins | <ul style="list-style-type: none"> ► Higher construction costs may tighten margins for new developments and infrastructure projects | <ul style="list-style-type: none"> ► Strengthen cost planning and procurement strategies to mitigate cost escalation ► Maintain prudent evaluation and selection of property investments |
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Operational Review

Officially launched in July 2025, the Asteriaz @ Kebun Teh JV project has achieved strong take up rates. The development is progressing in line with project timeline, with expected completion in 4Q2029.

Outlook

The Malaysian property market is expected to remain cautiously optimistic in 2026 despite macroeconomic uncertainties. The overhang of unsold residential properties continues to persist, driven by tighter financing conditions and cautious buyer sentiment.

The Division will continue to evaluate strategic land and joint venture opportunities that align with the Group’s long term objectives.

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