INGENIEUR GUDANG BERHAD

Registration No. 200601012544 (732294-W)

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 28 FEBRUARY 2026

INGENIEUR GUDANG BERHAD
Registration No.: 200601012544 (732294-W)
(Incorporated in Malaysia)

CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 28 FEBRUARY 2026

	3 Months Period Ended Individual period		15 Months Period Ended Cumulative period	
	Current period-quarter-ended 28-Feb-26 RM'000	Preceding period corresponding quarter ended 28-Feb-25 RM'000	Current year-to-date ended 28-Feb-26 RM'000	Preceding year corresponding year ended 28-Feb-25 RM'000
Revenue	3,773	-	48,490	-
Cost of sales	(2,644)	-	(32,557)	-
Gross profit	1,129	-	15,933	-
Other income	100	-	1,231	-
Administrative expenses	(1,979)	-	(5,952)	-
Other operating expenses	(43)	-	(143)	-
Fair value gain on investment properties	-	-	136	-
Results from operating activities	(793)	-	11,205	-
Finance income	22	-	75	-
Finance costs	(383)	-	(2,014)	-
Net finance costs	(361)	-	(1,939)	-
(Loss)/Profit before tax	(1,154)	-	9,266	-
Tax expense	(302)	-	(648)	-
Net (loss)/profit after taxation/Total comprehensive (loss)/income for the financial period	(1,456)	-	8,618	-
(Loss)/Profit after taxation attributable to:				
Owners of the Company	(1,456)	-	8,618	-
Non-controlling interests	-	-	-	-
	(1,456)	-	8,618	-
Total comprehensive (loss)/income attributable to:				
Owners of the Company	(1,456)	-	8,618	-
Non-controlling interests	-	-	-	-
	(1,456)	-	8,618	-
(Loss)/Earnings per ordinary share (sen):				
Basic	(0.10)	-	0.57	-
Diluted	N/A	N/A	N/A	N/A

Notes:

i. *The financial year end of the Group has been changed from 30 November 2025 to 31 May 2026. The next set of audited financial statements shall be for a period of eighteen months from 1 December 2024 to 31 May 2026. There will be no comparative financial information available for the current quarter and for the preceding year corresponding period.*

ii. *The unaudited Condensed Consolidated Statement of Profit and Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2024 with the accompanying explanatory notes attached to the financial statements.*

INGENIEUR GUDANG BERHAD
Registration No.: 200601012544 (732294-W)
(Incorporated in Malaysia)

CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 28 FEBRUARY 2026

	As at 28-Feb-26 Unaudited RM'000	As at 30-Nov-24 Audited RM'000
Assets		
Non-current assets		
Plant and equipment	544	188
Other investments	9,000	-
Investment properties	200,895	213,835
Total non-current assets	210,439	214,023
Current assets		
Trade and other receivables	31,315	16,804
Contract assets	1,795	5,558
Contract costs	-	1,048
Tax recoverable	1,530	20
Deposits, cash and bank balances	5,392	7,658
	40,032	31,088
Asset classified as held for sale	18,100	10,200
Total current assets	58,132	41,288
Total assets	268,571	255,311
Equity		
Share capital	159,582	159,582
Reserves	37,231	28,613
Total equity attributable to owners of the Company	196,813	188,195
Non-controlling interests	6,000	6,000
Total equity	202,813	194,195
Liabilities		
Non-current liabilities		
Deferred tax liabilities	9,645	10,009
Loans and borrowings	24,070	26,290
Total non-current liabilities	33,715	36,299
Current liabilities		
Trade and other payables	28,930	19,025
Contract liabilities	1,253	3,831
Current tax liabilities	99	200
Loans and borrowings	1,761	1,761
Total current liabilities	32,043	24,817
Total liabilities	65,758	61,116
Total equity and liabilities	268,571	255,311
Net assets per ordinary share attributable to owners of the Company (sen)	12.98	12.41

The unaudited Condensed Consolidated Statement of financial position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2024 with the accompanying explanatory notes attached to the financial statements.

INGENIEUR GUDANG BERHAD
Registration No.: 200601012544 (732294-W)
(Incorporated in Malaysia)

CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 28 FEBRUARY 2026

	<-------------------- *Attributable to owners of the Company*			-------------------->			
	<--------------- *Non-distributable*		--------------->	*Distributable*			
	Share capital RM'000	**Capital reserve RM'000**	**Warrants reserve RM'000**	**Retained earnings RM'000**	**Total RM'000**	**Non-controlling interests RM'000**	**Total Equity RM'000**
At 1 December 2024	159,582	-	-	28,613	188,195	6,000	194,195
Profit for the period	-	-	-	8,618	8,618	-	8,618
At 28 February 2026	**159,582**	**-**	**-**	**37,231**	**196,813**	**6,000**	**202,813**
At 1 December 2023	155,996	(7,020)	7,711	3,325	160,012	6,000	166,012
Profit for the financial year	-	-	-	25,288	25,288	-	25,288
Issuance of ordinary shares pursuant to conversion of Irredeemable Convertible Preference Shares ("ICPSs")	738	(691)	-	-	47	-	47
Issuance of ordinary shares pursuant to exercise of warrants	2,848	3,901	(3,901)	-	2,848	-	2,848
Expiry of warrants	-	3,810	(3,810)		-	-	-
Transactions with owners of the Company	3,586	7,020	(7,711)	-	2,895	-	2,895
At 30 November 2024	**159,582**	**-**	**-**	**28,613**	**188,195**	**6,000**	**194,195**

The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2024 with the accompanying explanatory notes attached to the financial statements.

INGENIEUR GUDANG BERHAD
Registration No.: 200601012544 (732294-W)
(Incorporated in Malaysia)
CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 28 FEBRUARY 2026

	Current period-to-date 28-Feb-26 RM'000	Preceding year corresponding period ended 28-Feb-25 RM'000
Cash flows from operating activities		
Profit before tax	9,266	-
Adjustments for:		
Depreciation on plant and equipment	136	-
Fair value gain on investment properties	(136)	-
Gain on disposal of assets held for sale	(1,200)	-
Gain on disposal of plant and equipment	(8)	-
Impairment on other receivables	7	-
Interest expense	2,014	-
Interest income	(75)	-
Operating profit before working capital changes	10,004	-
Changes in working capital:		
Increase in trade and other receivables	(14,512)	-
Decrease in contract assets	4,812	-
Increase in trade and other payables	9,907	-
Decrease in contract liabilities	(2,578)	-
Cash generated from operations	7,633	-
Income taxes paid	(2,624)	-
Net cash from operating activities	5,009	-
Cash flows used in investing activities		
Acquisition of plant and equipment	(492)	-
Acquisition of investment properties	(7,424)	-
Acquisition of other investments	(9,000)	-
Interest received	75	-
Placement of fixed deposits	(18)	-
Net proceeds from disposal of assets held for sale	13,800	-
Net cash used in investing activities	(3,059)	-
Cash flows used in financing activities		
Interest paid	(2,014)	-
Repayment of term loan, net	(2,221)	-
Net cash used in financing activities	(4,235)	-
Net decrease in cash and cash equivalents	(2,285)	-
Cash and cash equivalents as at beginning of financial period	7,042	-
Cash and cash equivalents as at end of financial period	4,757	-
Cash and cash equivalents comprise of:-		
Cash and bank balances	4,735	-
Short term deposits with licensed banks	657	-
Deposits, cash and bank balances	5,392	-
Less: Deposits with more than three months maturity	(635)	-
Cash and cash equivalents	4,757	-

Notes:

i. *The financial year end of the Group has been changed from 30 November 2025 to 31 May 2026. The next set of audited financial statements shall be for a period of eighteen months from 1 December 2024 to 31 May 2026. There will be no comparative financial information available for the financial period ended 28 February 2026.*

ii. *The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2024 with the accompanying explanatory notes attached to the financial statements.*

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A1. Basis of preparation

The condensed consolidated interim financial statements have been prepared in accordance with MFRS 134, Interim Financial Reporting in Malaysia and with IAS34, Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 November 2024. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 November 2024.

The following are accounting standard and amendments of MFRSs that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been adopted by the Group.

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2024
- Amendments to MFRS 16, *Leases – Lease liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non – current Liabilities with Covenants*
- Amendments to MFRS 107 and MFRS 7, *Financial Instruments: Disclosure – Supplier Finance Arrangements*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2025
- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2026
- Amendments to MFRS 9 and MFRS 7, *Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 9 and MFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to MFRS Accounting Standards-Volume 11

A1. Basis of preparation (Cont'd)

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*
- Amendments to MFRS 19, *Subsidiaries without Public Accountability: Disclosures*
- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Translation to a Hyperinflationary Presentation Currency*

Deferred to a date determined by MASB

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The Group plans to apply the abovementioned amendments, where applicable, in the respective financial years when the above amendments become effective.

A2. Qualification of financial statements

The auditor's report on the audited financial statements for the financial year ended 30 November 2024 was not qualified.

A3. Seasonal and cyclical factors

The business operations of the Group are not subject to seasonal or cyclical factors.

A4. Exceptional and extraordinary items

There were no items affecting assets, liabilities, equity, net income or cash flows that are exceptional or extraordinary due to their nature, size or incidence affecting the interim financial report.

A5. Changes in accounting estimates

There were no changes in estimates that had a material effect on the current financial period results.

A6. Debt and Equity Securities

There was no issuance, cancellation, repurchases, resale and repayments of debts and equity securities during the financial period ended 28 February 2026.

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING (CONT'D)

A7. Dividend Paid

No dividend was paid by the Company in the current financial period.

A8. Segmental information

The reportable segments of the Group are:

Construction	Includes construction, civil and mechanical engineering, architectural steel fabrication and installation works
Property investment and others	Includes rental of investment properties

The Group operates in Malaysia and as such, no segment information based on geographical location is presented.

	Construction RM'000	Property Investment & Others RM'000	The Group RM'000
Financial period ended 28 February 2026			
External revenue	43,017	5,473	48,490
Results			
Profit/(Loss) before following adjustments:-	13,523	(2,183)	11,340
Interest income	-	75	75
Depreciation of plant and equipment	(136)	-	(136)
Segment results	13,387	(2,108)	11,280
Finance costs			(2,014)
Taxation			(648)
Profit after taxation			8,618
As at 28 February 2026			
Assets			
Segment assets	39,431	227,610	267,041
Unallocated assets			1,530
Consolidated total assets			268,571
Liabilities			
Segment liabilities	15,611	50,048	65,659
Unallocated liabilities			99
Consolidated total liabilities			65,758

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING (CONT'D)

A9. Significant events during the financial period and subsequent events

There were no significant events during the financial period and subsequent to the end of the interim period under review.

A10. Valuation of property, plant and equipment

The Group did not revalue any of its property, plant and equipment during the current quarter under review.

A11. Changes in composition of the Group during the financial period

Save as disclosed below, there were no other changes in the composition of the Group during the current financial period ending 28 February 2026:

1. On 8 January 2025, the Company has incorporated a wholly owned subsidiary, Ingenieur Mgudang Sdn. Bhd, with an initial paid-up capital of RM10.

A12. Contingent liabilities

As at 28 February 2026, the Company has issued corporate guarantees for banking facilities granted to subsidiaries of which RM9.65 million were utilised.

A13. Capital commitment

As at 28 February 2026, the Group does not have any material capital commitment.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING (CONT'D)

A14. Significant related party transactions

The summary for the significant related party transactions during the financial period under review is as follows:

	Individual quarter ended		Cumulative year ended	
	28-Feb-26	**28-Feb-25**	**28-Feb-26**	**28-Feb-25**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Transactions with companies in which certain Directors of the Company have interests				
- Rental income	693	-	3,465	-
- Progress billings	-	-	8,316	-
Transactions with a firm in which a Director is a Partner				
- Professional fees	237	-	248	-

A15. Changes in fair value of financial assets and liabilities, transfer and classification

There have been no significant changes in the business or economic circumstances that could affect the fair value of the Group's financial assets and financial liabilities in the current financial period under review.

A16. Status of corporate proposals and utilisation of proceeds

There was no corporate proposal during the financial period under review.

A17. Gain or losses arising from fair value changes of financial liabilities

The carrying amounts of financial liabilities of the Group at the reporting date approximate their fair value due to the relatively short-term nature of theses financial instruments or that they are floating rate instruments that are re-priced to market interest rates on or near the reporting date or insignificant impact of discounting. No gains or losses were recognised for changes in fair values of financial liabilities during the quarter under review.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS

B1. Review of performance

	Individual Quarter				Cumulative Year			
	28-Feb-26	28-Feb-25	Changes		28-Feb-26	28-Feb-25	Changes	
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue								
- Construction	2,722	-	*2,722*	*100%*	43,017	-	*43,017*	*100%*
- Property Investment & Others	1,051	-	*1,051*	*100%*	5,473	-	*5,473*	*100%*
	3,773	**-**	***3,773***	***100%***	**48,490**	**-**	***48,490***	***100%***
Profit before taxation								
- Construction	418	-	*418*	*100%*	12,748	-	*12,748*	*100%*
- Property Investment & Others	(1,572)	-	*(1,572)*	*-100%*	(3,482)	-	*(3,482)*	*-100%*
	(1,154)	**-**	***(1,154)***	***-100%***	**9,266**	**-**	***9,266***	***100%***

Notes:
The financial year end of the Group has been changed from 30 November 2025 to 31 May 2026. The next set of audited financial statements shall be for a period of eighteen months from 1 December 2024 to 31 May 2026. There will be no comparative financial information available for the current quarter and for the preceding year corresponding period.

The Group posted revenue of RM3.77 million and loss before tax **("LBT")** of RM1.15 million for the fifth quarter ended 28 February 2026 **("Q5FY2026")**. Overall LBT in Q5FY2026 mainly due to higher other operating costs incurred coupled with slower progress in the construction segment during the current financial period.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B2. Variation of results against preceding quarter

	Current quarter ended 28-Feb-26 RM'000	Immediate preceeding quarter ended 30-Nov-25 RM'000	Changes RM'000	Changes %
Revenue				
- Construction	2,722	3,870	*(1,148)*	*-30%*
- Property Investment & Others	1,051	1,054	*(3)*	*0%*
	3,773	**4,924**	***(1,151)***	***-23%***
Profit before taxation				
- Construction	418	1,217	*(799)*	*-66%*
- Property Investment & Others	(1,572)	(429)	*(1,143)*	*-266%*
	(1,154)	**788**	***(1,942)***	***-246%***

The Group reported revenue and LBT of RM3.77 million and RM1.15 million respectively in current quarter as compared with revenue and profit before tax ("**PBT**") of RM4.92 million and RM0.79 million reported in the preceding quarter ended ("**Q4FY2026**"). The Group's revenue was lower in Q5FY2026 as compared to Q4FY2026 mainly due to slower work progress in the construction segment. Overall LBT in Q5FY2026 as compared to PBT in Q4FY2026 mainly due to lower revenue contribution as mentioned above coupled with higher operating costs incurred.

B3. Prospects

The Malaysian economy is expected to record steady growth in 2026, supported by resilient domestic demand and a gradual recovery in global trade. However, uncertainties arising from market volatility and geopolitical developments may continue to pose challenges. In response, our Group will maintain a proactive and disciplined approach to sustain growth and profitability across our core business divisions.

The construction division will continue to prioritise the expansion of its project pipeline through active participation in new tenders and selective collaborations. Strengthening the order book remains a key objective to support revenue growth and business sustainability. Emphasis will be placed on effective project management, cost control, and timely delivery to ensure all projects meet client expectations. By maintaining high standards of execution and operational discipline, the division aims to enhance margins, mitigate potential cost pressures, and reinforce its reputation as a trusted and reliable contractor in the industry.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B3. Prospects (Cont'd)

The property investment division is expected to achieve stable performance in 2026, underpinned by ongoing efforts to improve occupancy rates and optimise rental income. The Group will continue implementing proactive asset management strategies to enhance rental yields and overall portfolio value. Securing quality tenants and strengthening tenant retention will remain key priorities to ensure steady and recurring cash flows. At the same time, the Group will explore opportunities to expand its property portfolio within and beyond Malaysia, focusing on assets located in high-demand areas that offer long-term growth potential and sustainable returns. In pursuing these initiatives, the Group will leverage its existing construction capabilities while progressively increasing its exposure to asset-based returns, in line with its long-term value creation strategy.

B4. Variance between actual and forecast profit

The Group has not issued any profit forecast or profit guarantee.

B5. Income tax expense

	Individual quarter ended		Cumulative year ended	
	28-Feb-26	28-Feb-25	28-Feb-26	28-Feb-25
	RM'000	RM'000	RM'000	RM'000
The income tax (expense)/income consist of:				
- Current tax expense	(230)	-	(637)	-
- Deferred tax income	72	-	364	-
- Real property gain tax expense	(144)	-	(375)	-
	(302)	-	(648)	-

B6. Notes to the statement of profit or loss and other comprehensive income

	Individual quarter ended		Cumulative year ended	
	28-Feb-26	28-Feb-25	28-Feb-26	28-Feb-25
	RM'000	RM'000	RM'000	RM'000
After charging/(crediting):				
Depreciation on plant and equipment	36	-	136	-
Fair value gain on investment properties	-	-	(136)	-
Impairment on other receivables	7	-	7	-
Interest expense	383	-	2,014	-
Gain on disposal of plant and equipment	-	-	(8)	-
Gain on disposal of assets held for sale	(100)	-	(1,200)	-
Interest income	(22)	-	(75)	-

B7. Corporate proposals

There was no corporate proposal pending for completion as at the date of this report.

B8. Group's borrowings

The Group's borrowings as at 28 February 2026 are as follows:

	Current Secured RM'000	Non-current Secured RM'000	Total RM'000
Term loans	1,761	24,070	25,831

The above borrowings are denominated in Ringgit Malaysia.

B9. Material litigation

Hanwa Co. Ltd ("Hanwa" or "Plaintiff") vs Ingenieur Gudang Berhad ("the Company" or "Defendant") (Case No: WA-22NCC-519-07/2023)

The Company had entered into a sale and purchase agreement dated 31 July 2017 for the sale of 41% of total issued and paid-up capital of Hanwa Steel Centre (M) Sdn Bhd to Hanwa ("Sale and Purchase Agreement dated 31 July 2017"); and had entered into a sale and purchase agreement dated 14 June 2019 for the sale of 10% of total issued and paid-up capital of Hanwa Steel Centre (M) Sdn Bhd to Hanwa ("Sale and Purchase Agreement dated 14 June 2019") (collectively referred to as "Sale and Purchase Agreements").

Pursuant to the Sale and Purchase Agreements, the Company was to pursue a tax appeal amounting to RM2,300,000, to the Pejabat Kastam Diraja Malaysia. The said appeal was rejected, and Hanwa claims there had been a breach of the Sale and Purchase Agreements.

On 26 September 2023, the Company received a Writ of Summons and Statement of Claim both dated 20 July 2023 filed by Hanwa against the Company.

The Plaintiff's claims against the Company are as follows:

(a) A declaration that the Defendant had breached the Sale and Purchase Agreement dated 31 July 2017;
(b) A declaration that the Defendant had breached the Sale and Purchase Agreement dated 14 June 2019;

B9. Material litigation (Cont'd)

Hanwa Co. Ltd ("Hanwa" or "Plaintiff") vs Ingenieur Gudang Berhad ("the Company" or "Defendant") (Case No: WA-22NCC-519-07/2023) (Cont'd)

The Plaintiff's claims against the Company are as follows (cont'd):

(c) The Defendant is to pay the Plaintiff a sum of RM943,000 according to the Share Sale Agreement dated 31 July 2017 immediately;
(d) The Defendant is to pay the Plaintiff a sum of RM230,000 according to the Share Sale Agreement dated 14 June 2019 immediately;
(e) The Defendant is to pay interests on the sum of RM943,000 and the sum of RM230,000 at the rate of 5% per annum from the date of filing of the Writ and Statement of Claim until full and final settlement;
(f) Costs on solicitor-client basis; and
(g) Interests on costs awarded at the rate of 5% per annum from the date of judgment until full and final settlement.

During the case management held on 5 October 2023 and 21 November 2023 via e-review, the Court has directed, amongst others that the next case management be held on 21 November 2023 and 21 February 2024 (adjourned to 13 March 2024) respectively via e-review for the parties to update on the status of filling of pleadings and interlocutory application, if any.

The hearing of the Plaintiff's summary judgment application ("Enclosure 17") and the case management for the main suit ("Enclosure 1") took place on 13 March 2024 via Zoom. After hearing the submissions from both parties, the High Court dismissed Enclosure 17 with costs in the cause. Case management for the suit is fixed on 15 April 2024 before the Deputy Registrar via e-review.

During the case management held on 15 April 2024 via e-review, the Court has directed the pleadings are deemed to be closed, and parties are to file bundle of pleadings, common bundle of documents, issues to be tried, statement of agreed facts and list of witnesses on or before 27 May 2024. Case management for the suit is fixed on 28 May 2024 before the Deputy Registrar via e-review.

During the case management held on 28 May 2024 via e-review, the Court has directed the next case management be held on 6 June 2024, via Zoom.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B9. Material litigation (Cont'd)

Hanwa Co. Ltd ("Hanwa" or "Plaintiff") vs Ingenieur Gudang Berhad ("the Company" or "Defendant") (Case No: WA-22NCC-519-07/2023) (Cont'd)

During the case management held on 6 June 2024 via Zoom, the Court has directed the plaintiff to file issues to be tried and list of witnesses in respect of the main suit by 21 June 2024, the defendant to proceed to file issues to be tried, common bundle of documents and statement of agreed facts by 21 June 2024; and next case management be held on 21 June 2024 via Zoom.

During the case management held on 21 June 2024 via Zoom, the Court has directed the parties to file all the pre-trial documents before 23 July 2024; and next case management be held on 23 July 2024 via Zoom.

During the case management held on 23 July 2024 via Zoom, the Court has directed the trial to be fixed from 23 April 2025 to 26 April 2025 via Zoom, the parties to file witness statement by 21 March 2025, the parties to consider to file in additional bundle of documents in respect of the accounts of the plaintiff and defendant respectively as at the date of the share sale purchase agreement, and next case management is fixed on 28 October 2024 via Zoom for parties to update on the additional bundle of documents.

During the case management held on 28 October 2024 via Zoom, the Court has directed no additional witness is allowed other than the witnesses in the list of witnesses filed, parties to file witness statement on or before 24 March 2025, and the common bundle of documents is converted to Part B.

On 21 January 2025, the Court has vacated the trial date on 23 April 2025 and the trial dates on 24 April 2025 and 25 April 2025 are maintained.

On 10 March 2025, the Court has re-scheduled the trial dates to 2 - 4 September 2025.

On 2 September 2025, the Court has vacated the trial on 3 and 4 September 2025 and directed the parties to file submissions and notes of proceedings on 1 October 2025, parties to file submissions in reply on 15 October 2025, and decision is fixed on 21 November 2025 via Zoom.

On 13 November 2025, the Court has rescheduled the decision to 14 November 2025.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIFTH QUARTER ENDED 28 FEBRUARY 2026 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B9. Material litigation (Cont'd)

Hanwa Co. Ltd ("Hanwa" or "Plaintiff") vs Ingenieur Gudang Berhad ("the Company" or "Defendant") (Case No: WA-22NCC-519-07/2023) (Cont'd)

On 14 November 2025, the Court has decided that the Plaintiff has failed to prove its claim and the claim is dismissed with costs to be paid by the Plaintiff to the Defendant subject to allocatur fees. Consequently, the third party proceedings is struck out with liberty to file afresh due to the dismissal of the main action with no order as to costs.

On 10 December 2025, the Plaintiff has filed a Notice of Appeal, and the Court of Appeal has fixed the matter for case management via e-review on 10 March 2026.

On 15 March 2026, the Court has informed the Company to disregard the filing directions given earlier on 13 March 2026 and further directed the parties to file Special Bundle, Written submission, Executive Summary and Common Core Bundle (if any) on or before 27 August 2026 while submission in reply (if any) must be filed on or before 10 September 2026; the final date to file any document is before 10 September 2026; the case management via e-review is fixed on 10 September 2026; and the physical hearing fixed on 25 September 2026, is maintained.

B10. Proposed dividend

The Board did not recommend any dividend for the current quarter ended 28 February 2026.

B11. (Loss)/Earnings per ordinary share

(a) Basic

The basic (loss)/earnings per share of the Group is calculated by dividing the earnings attributable to owners of the Company by the weighted average number of ordinary shares in issue during the reporting period.

	Individual quarter ended		**Cumulative year ended**	
	28-Feb-26	**28-Feb-25**	**28-Feb-26**	**28-Feb-25**
(Loss)/Profit attributable to owners of the Company (RM'000)	(1,456)	-	8,618	-
Weighted average number of ordinary shares ('000)	1,516,593	-	1,516,593	-
Basic earnings per share (sen)	(0.10)	-	0.57	-

B11. (Loss)/Earnings per ordinary share (Cont'd)

(b) Diluted

The diluted earnings per share of the Group is calculated from the profit attributable to owners of the Company divided by weighted average number of shares outstanding after adjustment for the effects of all dilutive potential ordinary shares during the financial year.

The diluted earnings per share of the Group for the current and previous financial quarter and financial period to date were not presented as the exercise price of the Warrants was higher than the average market price of the Company's shares.

This report is dated 29 April 2026.