

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 31 JULY 2026

	Individual Quarter		Cumulative Quarter	
	Current year quarter 31 July 2026	Preceding year corresponding quarter 31 July 2025 [#]	Current year to date 31 July 2026	Preceding year corresponding period 31 July 2025 [#]
	RM'000	RM'000	RM'000	RM'000
Revenue	11,226	N/A	11,226	N/A
Cost of Sales	(9,749)	N/A	(9,749)	N/A
Operational depreciation and amortization	-	N/A	-	N/A
Gross profit	1,477	N/A	1,477	N/A
Other operating income	165	N/A	165	N/A
Administrative Expenses	(2,097)	N/A	(2,097)	N/A
Depreciation and amortization	(132)	N/A	(132)	N/A
Operating loss	(587)	N/A	(587)	N/A
Finance cost	(284)	N/A	(284)	N/A
Loss Before Tax	(871)	N/A	(871)	N/A
Taxation	-	N/A	-	N/A
Loss After Tax	(871)	N/A	(871)	N/A
Other comprehensive income	-	N/A	-	N/A
Total comprehensive loss	(871)	N/A	(871)	N/A
Loss attributable to :				
Equity holders of the Company	(644)	N/A	(644)	N/A
Non-controlling interests	(227)	N/A	(227)	N/A
	(871)	N/A	(871)	N/A
Total comprehensive loss attributable to :				
Equity holders of the Company	(644)	N/A	(644)	N/A
Non-controlling interests	(227)	N/A	(227)	N/A
	(871)	N/A	(871)	N/A
Weighted average no. of ordinary shares in issue ('000)	969,100	969,100	969,100	969,100
Losses per share (sen):-				
a) Basic	(0.07)	N/A	(0.07)	N/A

[#] The current financial period covers three (3) months period from 1 May 2026 to 31 July 2026, and represents the first quarter subsequent to the change of the Group's financial year end. Accordingly, no comparative results are presented.

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year period 30 April 2026.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2026

	As at 31 July 2026 (Unaudited) RM'000	As at Preceding Financial Year Ended 30 April 2026 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	6,784	6,916
Goodwill on consolidation	182,426	182,426
Investment properties	2,382	2,382
	<u>191,592</u>	<u>191,724</u>
Current assets		
Inventories	364	394
Property Development cost	52,304	55,411
Receivables	101,102	104,590
Contract Assets	3,510	1,510
Tax recoverable	1,201	1,201
Deposits with licensed banks	658	2,826
Cash And Cash Equivalents	5,014	5,438
	<u>164,153</u>	<u>171,370</u>
Total Assets	<u><u>355,745</u></u>	<u><u>363,094</u></u>
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company		
Share capital	567,146	567,146
Accumulated loss	(305,899)	(305,255)
Shareholders' equity	<u>261,247</u>	<u>261,891</u>
Non-controlling interests	13,820	14,047
Total equity	<u>275,067</u>	<u>275,938</u>
Non-Current liabilities		
Hire purchase	529	571
Borrowings	3,444	3,489
Deferred tax liabilities	2	2
	<u>3,975</u>	<u>4,062</u>
Current liabilities		
Payables	52,456	60,946
Hire purchase	165	168
Borrowings	9,125	9,134
Contract Liabilities	14,957	12,846
	<u>76,703</u>	<u>83,094</u>
Total liabilities	<u>80,678</u>	<u>87,156</u>
Total equity and liabilities	<u><u>355,745</u></u>	<u><u>363,094</u></u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u>0.27</u>	<u>0.27</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year period 30 April 2026.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER ENDED 31 JULY 2026

	Current year to date 31 July 2026 (Unaudited) RM'000	Preceding year corresponding period 31 July 2025 [#] (Unaudited) RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Loss Before Taxation	(871)	N/A
Adjustments for Non-cash items	415	N/A
Operating loss before working capital changes	(456)	N/A
Changes in working capital		
Net change in property development costs	3,107	N/A
Net change in inventories and work-in-progress	30	N/A
Net change in trade and other receivables	3,488	N/A
Net change in trade and other payables	(8,490)	N/A
Net change in contract assets/liabilities	111	N/A
Net cash used in operations	(2,210)	N/A
Tax paid	-	N/A
Net cash used in operating activities	(2,210)	N/A
CASH FLOW FROM INVESTING ACTIVITIES		
Interest income	1	N/A
Net cash generated from investing activities	1	N/A
CASH FLOW FROM FINANCING ACTIVITIES		
Borrowings	(54)	N/A
Hire purchases	(45)	N/A
Interest paid	(284)	N/A
Net cash used in financing activities	(383)	N/A
Net Change in Cash and Cash Equivalents	(2,592)	N/A
Cash and Cash Equivalents at beginning of the period	8,264	N/A
Cash and Cash Equivalents at end of the period	5,672	N/A
Represented by :		
Cash and bank balances	5,672	N/A
	5,672	N/A

[#] The current financial period covers three (3) months period from 1 May 2026 to 31 July 2026, and represents the first period subsequent to the change of the Group's financial year end. Accordingly, no comparative results are presented.

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with audited financial statements of the Group for the financial year ended 31 December 2024.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED
31 JULY 2026**

	<-----Non-distributable----->		Distributable			
	Share Capital RM'000	Warrants Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non- controlling interests RM'000	Total Equity RM'000
As at 30 April 2026 (Audited)	567,146	-	(305,255)	261,891	14,047	275,938
Total comprehensive loss for the period	-	-	(644)	(644)	(227)	(871)
As at 31 July 2026	567,146	-	(305,899)	261,247	13,820	275,067

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial period ended 30 April 2026.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
NOTES TO THE QUARTERLY REPORT

PART A: EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARDS ("FRS") 134: INTERIM FINANCIAL REPORTING

A1. Change in Financial Year End

The current financial period under review covers three (3) months period from 1 May 2026 to 31 July 2026 and represents the first period subsequent to the change of the Group's financial year end. Accordingly, no comparative results and cash flow are presented.

A2. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and Appendix 9B of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and is in compliance with Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting.

The condensed consolidated interim financial report should be read in conjunction with the audited financial statements of the Group for the Financial Period Ended ("FPE") 30 April 2026 and the accompanying explanatory notes attached to the interim financial report.

A3. Accounting policies

The significant accounting policies adopted by the Group in this interim report are consistent with those adopted in the Audited Financial Statements of the Group for the FPE 30 April 2026, except for the adoption of the new and revised MFRSs, amendments and interpretations, effective for the annual periods on or after 1 May 2026. The adoption of these new and revised MFRSs, amendments and interpretations are not expected to have any material impact on the financial statements of the Group upon their initial application.

A4. Qualification on the Auditors' Report of preceding annual financial statements

There was no audit qualification to the annual audited financial statements of the Group for the FPE 30 April 2026.

A5. Seasonal or cyclical factors

The business operations within the industry are not affected by seasonal and cyclical factors.

A6. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current financial quarter under review and financial year-to-date.

A7. Changes in estimates of amounts reported

There were no changes in estimates that have had a material effect on the current financial quarter under review and financial year-to-date.

A8. Issuance or repayment of debt and equity securities

There were no issuance or repayment of debt or equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares for the current financial quarter under review and financial year-to-date.

A9. Dividend paid

There was no dividend paid nor declared for the current financial quarter under review.

A10. Segmental information

The Group is organised into the following operating segments:-

- a. Property Development
- b. Construction
- c. Aluminium design and fabrication ("Aluminium")
- d. Telecommunication Engineering Services ("Telco")

Quarter ended 31 July 2026	Property Development (RM'000)	Construction (RM'000)	Aluminium (RM'000)	Telco (RM'000)	Eliminations (RM'000)	Consolidated (RM'000)
Revenue from external customers	3,309	3,377	4,540	-	-	11,226
Cost of sales	(3,153)	(2,898)	(3,698)	-	-	(9,749)
Segment profits	156	479	842	-	-	1,477
Loss before taxation						(871)
Income tax expenses						-
Loss after taxation						(871)
Other comprehensive income						-
Total comprehensive loss						(871)

The Group's segmental information by geographical location is not shown as the activities of the Group are in Malaysia.

A11. Valuation of property, plant and equipment

The Company has not carried out valuation on its property, plant and equipment in the current financial quarter under review and financial year-to-date.

A12. Capital commitments

There are no material capital commitments in respect of property, plant and equipment as at 31 July 2026.

A13. Capital Expenditure

There were no major additions and disposals of the property, plant and equipment during the current financial quarter under review and financial year-to-date.

A14. Changes in the composition of the Group

There were no changes in the composition of the Group for the current financial quarter under review.

A15. Contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets since the last audited financial statements of the Group for the FPE 30 April 20264.

A16. Subsequent material events

There are no material events subsequent to the financial period ended 31 July 2026 that has not been reflected in this interim financial report.

A17. Significant related party transactions

There were no related party transactions during the current financial quarter under review.

The rest of this page is intentionally left blank

**PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE
ACE MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

B1. Review of the performance of the Company

	Individual Period	Cumulative Period
	Current Year Quarter 31.07.2026 (RM'000)	Current Period To-Date 31.07.2026 (RM'000)
Revenue	11,226	11,226
Operating loss	(587)	(587)
Loss before tax	(871)	(871)
Loss after tax	(871)	(871)
Loss attributable to Company	(644)	(644)

The current financial period under review covers three (3) months period from 1 May 2026 to 31 July 2026 and represents the first period subsequent to the change of the Group's financial year end. Accordingly, no comparative results are presented.

For the current quarter and cumulative current period to-date ended 30 April 2026, the Group recorded revenue of RM11.2m, which was almost evenly contributed by the 3 main segments, namely the Property Development, Construction and Aluminium segments. No revenue were recorded under the Telco segment as the Group is in the process of closing down its Telco operations.

Revenue by segment:

	Individual Period	Cumulative Period
	Current Year Quarter 31.07.2026 (RM'000)	Current Period To-date 31.07.2026 (RM'000)
Property Development	3,309	3,309
Construction	3,377	3,377
Aluminium	4,540	4,540
Telco	-	-
Inter-company elimination	-	-
Total	11,226	11,226

Property Development

For the financial quarter ended 31 July 2026, the property development segment contributed revenue amounting to RM3.3 million. The revenue was mainly derived from the joint-development project on its land located in the Klang Valley.

Construction

For the financial quarter ended 31 July 2026, the construction segment contributed revenue amounting to RM3.4 million. The revenue was mainly derived from its on-going project in the Klang Valley.

Aluminium

For the financial quarter ended 31 July 2026, the aluminium segment contributed revenue amounting to RM4.5m, derived from its ongoing projects.

Telco

No revenue were recorded under the Telco segment as the Group is in the process of closing down the Telco operations.

B2. Comparison to the results of the preceding quarter

	Current Year Quarter 31.07.2026 (RM'000)	Immediate Preceding Quarter 30.04.2026 (RM'000)	Changes	
			(RM'000)	(%)
Revenue	11,226	917	10,309	1,124.2
Operating (loss)/profit	(587)	(112,270)	111,683	99.5
Loss before tax	(871)	(112,413)	111,542	99.2
Loss after tax	(871)	(112,413)	111,542	99.2
Loss attributable to equity holders of the Company	(644)	(111,264)	110,620	99.4

In the immediate preceding quarter ended 30 April 2026, in compliance with approved accounting standards, the Group provided impairments for goodwill on consolidation and impairment for trade receivables amounting to RM103.9m and RM3.0m respectively. These impairments were non-revenue and non-operational in nature, and hence did not impact the operations and cashflow of the Group. There were no similar major transactions for the current quarter ended 31 July 2026.

The increase in revenue for the current financial quarter was mainly due to the higher progress billing made for the on-going projects as compared to the shorter immediate preceding quarter (1 month).

B3. Prospects for 2026

The current geopolitical tension in Europe and the Middle East have caused massive global uncertainties and geopolitical tension. Consequently, the property market is expected to face some challenges, in addition to the rising fuel prices and resultant rising inflation.

While waiting for the situation to improve, the Group is taking pro-active measures by continuing to lay the groundworks and making the necessary preparations to re-launch its plans once the timing and condition are right. The Group will continue to focus and prioritize on operational and cost efficiency to remain competitive.

B4. Profit forecast and profit estimate

The Group has not issued any profit forecast or profit estimate for the current financial quarter under review or in any public documents.

B5. Taxation

	Current Quarter 31.07.2026 (RM'000)	Cumulative Period-to-Date 31.07.2026 (RM'000)
Current tax	-	-
	-	-

For the current quarter and cumulative financial quarter, the effective tax rates are Nil and Nil respectively, as the Group was in a tax loss position.

B6. Status of corporate proposals

As at the date of issuance of this interim financial report, there are no corporate proposals announced but not completed.

B7. Status of utilisation of proceeds

As at the date of this report, the Company had fully utilized the proceeds raised from its fund-raising activities.

B8. Group borrowings and debt securities

The Group's borrowings as at 31 July 2026 are as follows:-

	Short Term	Long Term
Secured	(RM'000)	(RM'000)
Bank overdraft	1,320	-
Term Loans	7,805	3,444
Hire Purchase	165	529
Total	9,290	3,973

B9. Material Litigation

There is no further update on the material litigation involving the Group as at the date of issuance of this announcement.

B10. Dividends

No interim dividends have been declared during the current financial quarter under review.

B11. Loss for the period

	Current Quarter Ended 31.07.2026 (RM'000)	Cumulative Period-to-date 31.07.2026 (RM'000)
This is arrived at after (charging)/crediting :-		
Interest income	1	1
Interest expense	(284)	(284)
Depreciation and amortization	(132)	(284)

Other disclosure items pursuant to Note 16 of Appendix 9B of the ACE Market Listing Requirements of Bursa Securities are not applicable.

B12. Losses per share**(a) Basic earnings per share**

Basic earnings per share are calculated by dividing the loss attributable to the equity holders of the Company by the weighted average number of shares in issue for the period.

		Current Period Quarter 31.07.2026 (RM'000)	Cumulative Period To-Date 31.07.2026 (RM'000)
Loss attributable to the equity holders of the Company	(RM'000)	(644)	(644)
Weighted average number of shares in issue	('000)	969,100	969,100
Basic losses per share	(Sen)	(0.07)	(0.07)

(b) Diluted earnings per share

The Group did not have any convertible shares or convertible financial instruments for the current financial quarter under review and financial year to date.

By Order of the Board

Tan Kah Koon SSM PC No.201908001500 (MAICSA 7066666)
Anne Kung Soo Ching SSM PC No.201908002507 (MIA 8449)
(Company Secretaries)

Date: 30 September 2026