YTL CORPORATION BERHAD
Company No. 198201012898 (92647-H)
Incorporated in Malaysia

Interim Financial Report
30 September 2026

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YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

Interim financial report on consolidated results for the financial period ended 30 September 2026.

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	3 Months Ended	
	30.09.2026 RM'000	30.09.2025 RM'000	30.09.2026 RM'000	30.09.2025 RM'000
Revenue	10,247,508	7,641,468	10,247,508	7,641,468
Cost of sales	(8,007,301)	(5,541,520)	(8,007,301)	(5,541,520)
Gross profit	2,240,207	2,099,948	2,240,207	2,099,948
Other operating income	217,334	124,787	217,334	124,787
Other operating expenses	(890,404)	(807,400)	(890,404)	(807,400)
Profit from operations	1,567,137	1,417,335	1,567,137	1,417,335
Finance costs	(668,806)	(584,832)	(668,806)	(584,832)
Share of results of associates and joint ventures	130,194	143,279	130,194	143,279
Profit before tax	1,028,525	975,782	1,028,525	975,782
Income tax expense	(328,413)	(311,507)	(328,413)	(311,507)
Profit for the period	700,112	664,275	700,112	664,275
Attributable to:-				
Owners of the parent	368,576	346,479	368,576	346,479
Non-controlling interests	331,536	317,796	331,536	317,796
Profit for the period	700,112	664,275	700,112	664,275
Earnings per share				
Basic (Sen)	3.16	3.02	3.16	3.02
Diluted (Sen)	3.00	2.81	3.00	2.81

The Condensed Consolidated Income Statement should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
(Incorporated in Malaysia)

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	3 Months Ended	
	30.09.2026 RM'000	30.09.2025 RM'000	30.09.2026 RM'000	30.09.2025 RM'000
Profit for the period	700,112	664,275	700,112	664,275
Other comprehensive income/(loss) :-				
Item that will not be reclassified subsequently to income statement:-				
- financial assets at fair value through other comprehensive income	(2,094)	9,698	(2,094)	9,698
Items that may be reclassified subsequently to income statement:-				
- cash flow hedges	420,798	91,436	420,798	91,436
- share of other comprehensive loss of associates	(26,671)	(15,793)	(26,671)	(15,793)
- foreign currency translation	262,243	(303,565)	262,243	(303,565)
Other comprehensive income/(loss) for the period, net of tax	654,276	(218,224)	654,276	(218,224)
Total comprehensive income for the period	1,354,388	446,051	1,354,388	446,051
Attributable to :-				
Owners of the parent	704,764	223,814	704,764	223,814
Non-controlling interests	649,624	222,237	649,624	222,237
Total comprehensive income for the period	1,354,388	446,051	1,354,388	446,051

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As at 30.09.2026 RM'000	Audited As at 30.06.2026 RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	49,826,270	48,056,408
Right-of-use assets	2,700,940	2,634,419
Investment properties	3,375,006	3,217,582
Service concession assets	108,987	218,276
Land held for property development	887,604	875,449
Investment in associates and joint ventures	5,028,746	4,984,554
Investments	506,738	501,766
Intangible assets	10,070,171	9,948,635
Operating financial assets	453,056	470,877
Trade, other receivables and contract assets	4,228,861	3,662,106
Deferred tax assets	181,991	184,195
Derivative financial instruments	72,009	22,330
Post-employment benefit assets	146,456	147,393
	77,586,835	74,923,990
Current Assets		
Investments	2,472,962	2,419,253
Operating financial assets	71,519	70,562
Trade, other receivables and contract assets	8,376,642	7,946,267
Derivative financial instruments	482,821	150,072
Inventories	1,360,724	1,400,964
Property development costs	679,046	655,328
Income tax assets	42,926	23,273
Fixed deposits	12,945,824	12,046,941
Cash and bank balances	2,831,229	3,322,373
	29,263,693	28,035,033
TOTAL ASSETS	106,850,528	102,959,023

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION – continued

	Unaudited As at 30.09.2026 RM'000	Audited As at 30.06.2026 RM'000
EQUITY AND LIABILITIES		
Share capital	4,430,455	4,280,785
Other reserves	835,055	490,232
Retained earnings	13,972,038	13,587,867
Less : Treasury shares, at cost	(54,452)	(54,452)
Equity Attributable to Owners of the Parent	19,183,096	18,304,432
Non-controlling interests	11,752,744	11,219,739
Total Equity	30,935,840	29,524,171
Non-current Liabilities		
Long term payables and contract liabilities	1,993,740	1,993,905
Deferred tax liabilities	4,176,492	4,049,026
Derivative financial instruments	4,738	11,116
Post-employment benefit obligations	76,395	80,752
Bonds & borrowings	48,447,982	46,671,621
Lease liabilities	1,283,542	1,251,088
Grants and contributions	790,200	765,458
Provision for liabilities and charges	51,202	50,455
	56,824,291	54,873,421
Current Liabilities		
Service concession obligations	154,673	274,367
Trade, other payables and contract liabilities	10,191,934	9,657,733
Derivative financial instruments	51,503	58,331
Post-employment benefit obligations	22,203	22,592
Bonds & borrowings	7,895,190	7,813,169
Lease liabilities	226,253	244,245
Provision for liabilities and charges	26,578	14,580
Income tax liabilities	522,063	476,414
	19,090,397	18,561,431
TOTAL LIABILITIES	75,914,688	73,434,852
TOTAL EQUITY AND LIABILITIES	106,850,528	102,959,023
Net Assets per share (RM)	1.63	1.57

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026

	← Attributable to Owners of the Parent →					Non-	
Group	**Share capital RM'000**	**Retained earnings RM'000**	**Treasury shares RM'000**	**Other reserves RM'000**	**Total RM'000**	**controlling interests RM'000**	**Total equity RM'000**
At 1 July 2026	4,280,785	13,587,867	(54,452)	490,232	18,304,432	11,219,739	29,524,171
Profit for the financial period	-	368,576	-	-	368,576	331,536	700,112
Other comprehensive income	-	-	-	336,188	336,188	318,088	654,276
Total comprehensive income for the financial period	-	368,576	-	336,188	704,764	649,624	1,354,388
Changes in composition of the Group	-	15,595	-	6,060	21,655	129,262	150,917
Dividends paid	-	-	-	-	-	(245,881)	(245,881)
Issue of share capital pursuant to exercise of:							
- Share options	9,511	-	-	(1,700)	7,811	-	7,811
- Warrants 2025/2028	140,159	-	-	-	140,159	-	140,159
Share option expenses	-	-	-	4,275	4,275	-	4,275
At 30 September 2026	4,430,455	13,972,038	(54,452)	835,055	19,183,096	11,752,744	30,935,840

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	← Attributable to Owners of the Parent →					Non-	
Group	**Share capital RM'000**	**Retained earnings RM'000**	**Treasury shares RM'000**	**Other reserves RM'000**	**Total RM'000**	**controlling interests RM'000**	**Total equity RM'000**
At 1 July 2025	3,853,684	12,280,962	(54,452)	1,056,784	17,136,978	9,561,597	26,698,575
Profit for the period	-	346,479	-	-	346,479	317,796	664,275
Other comprehensive loss	-	-	-	(122,665)	(122,665)	(95,559)	(218,224)
Total comprehensive income/(loss) for the financial period	-	346,479	-	(122,665)	223,814	222,237	446,051
Changes in composition of the Group	-	(144,670)	-	(1,932)	(146,602)	843,464	696,862
Dividends paid	-	-	-	-	-	(222,350)	(222,350)
Issue of share capital pursuant to exercise of:							
- Share options	15,813	-	-	(2,824)	12,989	-	12,989
- Warrants 2025/2028	338,365	-	-	-	338,365	-	338,365
Share option expenses	-	-	-	4,572	4,572	-	4,572
At 30 September 2025	4,207,862	12,482,771	(54,452)	933,935	17,570,116	10,404,948	27,975,064

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

YTL CORPORATION BERHAD (Company No. 198201012898 (92647-H))
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INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026

	3 Months Ended	
	30.09.2026	30.09.2025
	RM'000	RM'000
Cash flows from operating activities		
Profit before tax	1,028,525	975,782
Adjustments for :-		
Amortisation of contract costs	663	704
Amortisation of deferred income	(1,313)	(3,592)
Amortisation of grants and contributions	(4,183)	(1,848)
Amortisation of intangible assets	36,037	29,451
Amortisation of service concession assets	109,376	107,813
Bad debts (recovered)/written off	(370)	459
Depreciation of property, plant and equipment	542,779	442,723
Depreciation of right-of-use assets	75,489	60,726
Dividend income	(5,381)	(2,348)
Fair value changes of derivatives	-	34
Fair value changes of financial assets	6,506	(6,720)
Fair value changes of investment properties	14,157	18
Gain on disposal of an associate	(8,278)	-
Impairment loss	49,908	46,527
Interest expense	668,806	584,832
Interest income	(215,420)	(194,611)
Loss on disposal of investment properties	20	-
Net gain on disposal of investments	(1,403)	(1,324)
Net gain on disposal of property, plant and equipment	(4,031)	(4,566)
Property, plant and equipment written off	8,007	11,698
Provision for post-employment benefits	7,469	8,644
Share of results of associates and joint ventures	(130,194)	(143,279)
Share option expenses	6,910	9,680
Unrealised (gain)/loss on foreign exchange	(26,118)	10,877
Other non cash items	41	(310)
Operating profit before changes in working capital	2,158,002	1,931,370

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026 – continued

	3 Months Ended	
	30.09.2026	30.09.2025
	RM'000	RM'000
Changes in working capital:-		
Inventories	43,715	(48,973)
Property development costs	(14,551)	16,429
Receivables, deposits and prepayments	(525,735)	(136,816)
Payables and accrued expenses	(152,145)	(782,334)
Cash generated from operations	1,509,286	979,676
Dividends received	159,459	263,294
Interest paid	(836,496)	(508,111)
Interest received	213,011	183,196
Payment for service concession obligations	(122,104)	(116,254)
Payment to post employment benefits obligations	(12,499)	(10,983)
Income tax paid	(186,119)	(214,281)
Net cash flows from operating activities	724,538	576,537
Cash flows from investing activities		
Acquisition of new subsidiaries (net of cash acquired)	(14,281)	(7,609)
Additions to land held for property development	(9,430)	(77,916)
Grants received in respect of infrastructure assets	27,117	10,980
Investment in associates	(102,208)	(156,180)
Proceeds from disposal of investment properties	330	-
Proceeds from disposal of property, plant and equipment	5,571	9,534
Proceeds from disposal of investments	221,298	386,756
Proceeds from net investment in leases	226	446
Purchase of intangible assets	(26,711)	(15,868)
Purchase of investment properties	(166,794)	(200,012)
Purchase of property, plant and equipment	(1,693,539)	(1,727,496)
Purchase of investments	(266,255)	(914,830)
Purchase of right-of-use assets	(11,805)	-
Net cash flows used in investing activities	(2,036,481)	(2,692,195)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026 - continued

	3 Months Ended	
	30.09.2026	30.09.2025
	RM'000	RM'000
Cash flows from financing activities		
Acquisition of additional shares in existing subsidiaries	(23,667)	(63)
Dividends paid to non-controlling interests by subsidiaries	(245,881)	(242,350)
Net increase in restricted cash and cash equivalents	(111,438)	(24,543)
Proceeds from issue of shares	147,970	351,354
Proceeds from issue of shares in subsidiaries to non-controlling interests	158,787	404,593
Proceeds from bonds and borrowings	1,881,209	797,444
Repayment of bonds and borrowings	(197,442)	(50,016)
Repayment of lease liabilities	(96,687)	(631,747)
Net cash flows from financing activities	1,512,851	604,672
Net changes in cash and cash equivalents	200,908	(1,510,986)
Effects of exchange rate changes	101,901	(154,336)
Cash and cash equivalents at beginning of the financial period	15,095,974	17,682,079
Cash and cash equivalents at end of the financial period	15,398,783	16,016,757
Cash and cash equivalents comprise :-		
Fixed deposit with licensed banks	12,945,824	14,491,511
Cash and bank balances	2,831,229	1,826,347
Restricted cash and cash equivalents	(324,069)	(246,307)
Bank overdrafts	(54,201)	(54,794)
	15,398,783	16,016,757

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2026 and the accompanying explanatory notes to the interim financial statements.

Notes: -

Disclosures pursuant to MFRS 134

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 30 June 2026.

A1. Accounting Policies and Methods of Computation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134: "Interim Financial Reporting" and Chapter 9, part K paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The explanatory notes contained herein provide an explanation of the events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2026.

The accounting policies and methods of computations adopted by the Group in this interim financial report are consistent with those adopted in the annual audited financial statements for the financial year ended 30 June 2026.

The amendments to MFRSs which were effective for financial year beginning on or after 1 July 2026 do not have any significant financial impact on the Group.

A2. Seasonality or Cyclicality of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factors.

A3. Disaggregation of Revenue

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	3 Months Ended	
	30.09.2026 RM'000	30.09.2025 RM'000	30.09.2026 RM'000	30.09.2025 RM'000
Utilities				
Sale of electricity	4,315,101	2,612,315	4,315,101	2,612,315
Sale of clean water, treatment and disposal of waste water	2,237,821	2,121,423	2,237,821	2,121,423
Sale of steam	2,815	48,935	2,815	48,935
Telecommunications	151,360	138,707	151,360	138,707
Colocation services and others	329,380	50,095	329,380	50,095
Others	76,965	47,331	76,965	47,331
	7,113,442	5,018,806	7,113,442	5,018,806

A3. Disaggregation of Revenue – continued

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	3 Months Ended	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	RM'000	RM'000	RM'000	RM'000
Cement and building materials industry				
Sale of cement, building materials and related products	2,054,133	1,716,101	2,054,133	1,716,101
Construction				
Construction contracts revenue	119,781	83,130	119,781	83,130
Hotel operations				
Hotel room and food and beverages	387,896	375,688	387,896	375,688
Others	5,737	6,505	5,737	6,505
	393,633	382,193	393,633	382,193
Property investment & development				
Sale of properties	71,864	69,456	71,864	69,456
Others	5,277	5,255	5,277	5,255
	77,141	74,711	77,141	74,711
Management services & others				
Management, operation and maintenance services	86,794	88,354	86,794	88,354
Consultancy service fees	58,621	63,225	58,621	63,225
Licencing fee	2,309	2,224	2,309	2,224
Property manager fees	16,609	16,585	16,609	16,585
Food and beverages operations	3,608	4,470	3,608	4,470
Others	149,732	9,481	149,732	9,481
	317,673	184,339	317,673	184,339
Other sources				
Rental income	44,088	30,570	44,088	30,570
Interest income	122,254	149,299	122,254	149,299
Dividend income	5,363	2,319	5,363	2,319
	171,705	182,188	171,705	182,188
Total revenue	10,247,508	7,641,468	10,247,508	7,641,468

A4. Exceptional or Unusual Items

During the financial period under review, no item of an exceptional or unusual nature has arisen that has affected the assets, liabilities, equity, net income or cash flows of the Group.

Notes: - continued

A5. Changes in Estimates of Amounts Reported

There were no significant changes in estimates that have a material effect on the current quarter results.

A6. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities except for the following: -

Description of Change	Average exercise price	Current quarter 30 September 2026	Period-to-date 30 September 2026
Shares issued pursuant to exercise of Employees' Share Options (ESOS) under the ESOS 2021 scheme	RM0.46	16,975,700	16,975,700
Shares issued pursuant to exercise of Warrants 2025/2028	RM1.50	93,439,308	93,439,308

A7. Dividends Paid

There was no dividend paid during the current financial quarter.

A8. Segmental Information

The Group has six reportable segments as described below:

(a) Construction
(b) Cement and building materials industry
(c) Property investment & development
(d) Management services & others
(e) Hotel operations
(f) Utilities

Management monitors the operating results of business segments separately for the purpose of making decisions about resources to be allocated and of assessing performance.

Effective from the current reporting period, segment performance is assessed using segment profit rather than profit before tax. Segment profit includes finance costs and the Group's share of results of associates and joint ventures.

Adjustments and eliminations comprise items that are not allocated to operating segments and are excluded from the segment results reviewed by Management, together with consolidation eliminations required under MFRS.

Comparative segmental figures have been re-presented to reflect this change.

Notes: - continued

A8. Segment Information - continued

Inter-segment pricing is determined based on a negotiated basis.

The Group's segmental results for the financial period ended 30 September 2026 are as follows: -

	Construction RM'000	Cement and building materials industry RM'000	Property investment & development RM'000	Management services & others RM'000	Hotel operations RM'000	Utilities RM'000	Total segments RM'000	Adjustments and Elimination RM'000	Total RM'000
External revenue	119,781	2,058,284	125,907	438,814	393,787	7,110,935	10,247,508	-	10,247,508
Inter-segment revenue	293,917	28,774	58,122	90,739	2,787	6,459	480,798	(480,798)	-
Total revenue	413,698	2,087,058	184,029	529,553	396,574	7,117,394	10,728,306	(480,798)	10,247,508
Segment profit	70,320	422,383	28,974	107,559	4,960	558,766	1,192,962	(164,437)	1,028,525

Reconciliation of segment profit to profit before tax

Segment profit	1,192,962
Inter-segment profit/(elimination)	(164,437)
Profit before tax	1,028,525
Finance costs	668,806
Depreciation and amortisation	758,848
EBITDA	2,456,179

Notes: - continued

A8. Segment Information - continued

Inter-segment pricing is determined based on a negotiated basis.

The Group's segmental results for the financial period ended 30 September 2025 are as follows: -

	Construction RM'000	Cement and building materials industry RM'000	Property investment & development RM'000	Management services & others RM'000	Hotel operations RM'000	Utilities RM'000	Total segments RM'000	Adjustments and Elimination RM'000	Total RM'000
External revenue	83,130	1,717,455	109,367	330,253	382,393	5,018,870	7,641,468	-	7,641,468
Inter-segment revenue	216,953	6,523	57,567	83,711	2,217	9,918	376,889	(376,889)	-
Total revenue	300,083	1,723,978	166,934	413,964	384,610	5,028,788	8,018,357	(376,889)	7,641,468
Segment profit	18,862	372,565	66,452	50,256	28,318	589,004	1,125,457	(149,675)	975,782

Reconciliation of segment profit to profit before tax

Segment profit	1,125,457
Inter-segment profit/(elimination)	(149,675)
Profit before tax	975,782
Finance costs	584,832
Depreciation and amortisation	635,977
EBITDA	2,196,591

Notes: - continued

A9. Changes in the Composition of the Group

There were no significant changes in the composition of the Group for the current financial period ended 30 September 2026, including business combinations, obtaining or losing control of subsidiaries and restructurings and discontinued operations.

A10. Changes in Contingent Liabilities or Contingent Assets

There were no significant changes in the contingent liabilities or contingent assets of the Group since the last financial year ended 30 June 2026.

A11. Subsequent Events

There were no items, transactions or events of a material or unusual nature during the period from the end of the quarter under review to the date of this report.

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Notes: - continued

A12. Fair Value Measurement

The Group measures fair value using the following fair value hierarchy that reflects the significance of the input used in making the measurements:

(a) Level 1 : Quoted prices (unadjusted) in active markets for identical assets or liabilities.

(b) Level 2 : Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

(c) Level 3 : Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

The following table presents the Group's assets and liabilities that are measured at fair value as at:-

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
30 September 2026				
Assets				
Financial assets at fair value through profit and loss				
- Income/equity funds	-	2,406,138	-	2,406,138
- Equity investments	18,432	88,105	-	106,537
- Debt instrument	-	268,608	-	268,608
Financial assets at fair value through other comprehensive income	64,827	16,348	117,242	198,417
Derivatives used for hedging	-	554,830	-	554,830
	83,259	3,334,029	117,242	3,534,530
Liabilities				
Derivatives used for hedging	-	56,241	-	56,241
	-	56,241	-	56,241

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Notes: - continued

Disclosures pursuant to Part A of Appendix 9B of the Bursa Securities Main Market Listing Requirements

B1. Review of Performance

	Individual Quarter		Variance	Cumulative Quarter		Variance
	30.09.2026	30.09.2025	%	30.09.2026	30.09.2025	%
	RM'000	RM'000	+/-	RM'000	RM'000	+/-
Segment revenue						
Construction	413,698	300,083	38	413,698	300,083	38
Cement and building materials industry	2,087,058	1,723,978	21	2,087,058	1,723,978	21
Property investment & development	184,029	166,934	10	184,029	166,934	10
Management services & others	529,553	413,964	28	529,553	413,964	28
Hotel operations	396,574	384,610	3	396,574	384,610	3
Utilities	7,117,394	5,028,788	42	7,117,394	5,028,788	42
	10,728,306	8,018,357		10,728,306	8,018,357	
Segment profit						
Construction	70,320	18,862	273	70,320	18,862	273
Cement and building materials industry	422,383	372,565	13	422,383	372,565	13
Property investment & development	28,974	66,452	-56	28,974	66,452	-56
Management services & others	107,559	50,256	114	107,559	50,256	114
Hotel operations	4,960	28,318	-82	4,960	28,318	-82
Utilities	558,766	589,004	-5	558,766	589,004	-5
	1,192,962	1,125,457		1,192,962	1,125,457	

For the current financial quarter/period, segment revenue was RM10,728.3 million, compared to RM8,018.4 million recorded in the preceding year corresponding quarter/period. Segment profit stood at RM1,193.0 million, representing an increase of RM67.5 million or 6.0% compared to RM1,125.5 million recorded in the same period of the preceding year.

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Notes: – continued

Performance of the respective operating business segments for the current financial quarter/period ended 30 September 2026 as compared to the preceding year corresponding quarter/period ended 30 September 2025 are set out below:

Construction
For the financial quarter ended 30 September 2026, the segment recorded higher revenue and segment profit, mainly attributable to the progress and execution of ongoing projects, improved project margins, and higher construction activities during the quarter.

Cement and building materials industry
For the financial quarter ended 30 September 2026, the segment recorded higher revenue, primarily driven by higher revenue contributions from ready-mixed concrete, aggregates and drymix divisions. Segment profit increased, primarily driven by the Group's rigorous cost management and operational efficiencies initiatives, including the increased adoption of renewable energy and waste heat recovery and utilisation of alternative fuels and raw materials. These ongoing efforts, coupled with its lower carbon product portfolio, comprising ECOCem, ECOConcrete, ECODrymix and ECOSand, help the Group in maintaining its cost competitiveness amid a challenging cost environment, despite higher transportation and energy costs.

Property investment & development
For the financial quarter ended 30 September 2026, revenue increased mainly due to higher contributions from ongoing projects in Ipoh and Selangor. Despite the higher revenue, segment profit decreased mainly due to a fair value loss on investment properties, an unrealised foreign exchange loss arising from the translation of foreign currency-denominated borrowings, and higher finance costs from Australian Dollar interest rate hikes.

Management services & others
For the financial quarter ended 30 September 2026, revenue increased mainly due to contributions from the newly commenced Artificial Intelligence (AI) cloud services operations. Segment profit also rose, primarily driven by earnings from the AI cloud services operations, though this was partially offset by higher finance costs.

Hotel operations
For the financial quarter ended 30 September 2026, revenue increased mainly due to contributions from the newly acquired hotel in New Zealand. However, segment profit declined due to a lower share of profit from associates following the absence of fair value gains on investment properties recognised in the corresponding quarter of the preceding year.

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Notes: – continued

Utilities

The Utilities segment reported revenue of RM7,117.4 million and segment profit of RM558.8 million for the current quarter, compared to RM5,028.8 million and RM589.0 million, respectively, in the corresponding quarter of the preceding year. This represents an improvement in revenue and a reduction in segment profit of 41.5% and 5.1%, respectively. The performance of the divisions within the Utilities segment is set out below:-

- For the Power Generation division, revenue increased from RM2,709.5 million to RM4,396.1 million, while segment profit decreased from RM497.5 million to RM326.3 million. The increase in revenue was mainly due to higher pool prices, as well as higher retail volume and prices. The decrease in segment profit was mainly due to lower retail margin.

- For the Water & Sewerage division, revenue increased from RM2,121.7 million to RM2,238.2 million, while segment profit decreased from RM225.0 million to RM214.7 million. The increase in revenue was mainly attributable to the price increase approved by Ofwat, the regulator in the United Kingdom for Wessex Water Services Limited ("Wessex Water"), as well as the tariff increase for Ranhill SAJ Sdn. Bhd., coupled with higher water consumption, partially offset by the strengthening of the Ringgit Malaysia against the Great Britain Pound. The decrease in segment profit was mainly due to higher maintenance costs, partially offset by tariff increase for Ranhill SAJ Sdn. Bhd..

- For the Telecommunications division, revenue was RM153.7 million and the segment loss was RM122.3 million in the current quarter, compared to revenue of RM141.8 million and a segment loss of RM135.1 million in the preceding year corresponding quarter. The higher revenue and lower segment loss were mainly due to higher project revenue recorded.

- For the Data Center division, revenue and segment profit increased to RM329.4 million and RM139.5 million, respectively from RM55.7 million and RM1.0 million. The higher revenue was mainly driven by the progressive ramp-up of the data halls operations, supplemented by electricity sales. Higher segment profit was mainly attributable to the progressive completion and occupancy ramp-up of additional data halls.

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Notes: – continued

B2. Comparison with Preceding Quarter

	Current Quarter 30.09.2026 RM'000	Preceding Quarter 30.06.2026 RM'000	Variance % +/-
Revenue	10,247,508	8,830,145	16
Profit before tax	1,028,525	1,236,695	-17
Profit after tax	700,112	757,473	-8

Revenue increased primarily driven by higher pool prices in the Utilities segment, increased sales volumes of ready-mixed concrete, aggregates and drymix products, alongside higher cement exports in the Cement and Building Materials Industry segment, as well as stronger performance from the Hotel Operations and Management Services & Others segments.

However, profit before tax decreased due to lower contributions from the Utilities, Cement and Building Materials Industry, and Hotel Operations segments, partly offset by improved results from Property Investment & Development and Management Services & Others segments.

B3. Audit Report of the preceding financial year ended 30 June 2026

The Auditors' Report on the financial statements of the financial year ended 30 June 2026 did not contain any qualification.

B4. Prospects

The prospects of the respective business segments of the Group for the financial year ending 30 June 2027 are set out below:

Construction
The Group continues to take proactive measures to keep its construction projects on schedule and to replenish its order book despite the challenges posed by a competitive landscape. Management remains focused on leveraging market opportunities to secure new contracts and sustain long-term growth.

Cement and building materials industry
Cement
Domestic cement demand over the medium and long term is expected to remain satisfactory, supported by ongoing infrastructure projects and investments in industrial developments, data centres and other large-scale projects as, well as sustained demand arising from Malaysia's young and increasingly urbanised population. Nevertheless, in the near term, geopolitical uncertainties and evolving trade policies may continue to pose challenges to the Group particularly through fluctuation in energy prices, transportation costs and other production-related expenses.

B4. Prospects - continued

Cement and building materials industry - continued

Cement (continued)

Notwithstanding these uncertainties and persistent inflationary pressures, the Group remains cautiously optimistic. The Group's vertically integrated business model and extensive logistic network provide operational efficiencies and greater flexibility in navigating external cost pressures, while enabling the Group to continue to meet the demand from both domestic and export markets.

Concrete

The outlook for the construction and infrastructure sectors in Malaysia is expected to remain encouraging, supported by ongoing infrastructure developments, data centre projects and continued investments from both the public and private sectors. These developments are expected to provide opportunities for the Group's core business in the manufacturing and supply of prestressed spun concrete piles and poles.

The Group remains cautiously optimistic about its business prospects, supported by the anticipated demand for foundation piling products arising from infrastructure developments and the expansion of data centre facilities. The Group will continue to strengthen its market presence and pursue potential business opportunities in both domestic and export markets, subject to prevailing market conditions and customer requirements.

To support the anticipated growth in demand, the Group will continue to enhance its production capacity, improve manufacturing efficiency and optimise production costs. The Group will also focus on strengthening its supply chain and operational capabilities to ensure timely fulfilment of customer orders while maintaining product quality and competitiveness.

Nevertheless, the operating environment remains subject to uncertainties arising from global economic conditions, geopolitical developments and fluctuations in raw material, energy and transportation costs. Foreign exchange movements and changes in market demand may also affect the Group's operating costs and profitability.

In view of these challenges, the Group will continue to exercise prudent financial and cash flow management, closely monitor market developments and implement appropriate cost-control measures. The Group remains focused on strengthening its operational efficiency, improving overall competitiveness and pursuing sustainable business growth.

Property investment & development

The Group remains cautiously optimistic about its prospects for the financial year ending 2027 and will continue to progress its planned project launches, taking into account evolving lifestyle preferences, market demand and investment potential.

The Overnight Policy Rate remains at 2.75%, while the Housing Credit Guarantee Scheme for first-time homebuyers and stamp duty exemptions announced in Budget 2027 are expected to enhance homeownership affordability and access to financing, providing further support to the property sector.

B4. Prospects - continued

Property investment & development - continued
The Property Investment segment will focus on maintaining occupancy levels, improving operational efficiency and optimising rental income. Efforts will centre on strengthening market presence and sustaining sales momentum to support the Group's long-term growth.

Hotel operations, management services & others
The hospitality sector is expected to remain stable across the regions in which the Group operates, supported by sustained growth in domestic and international travel demands.

The Group remains focused on proactive asset management and a disciplined investment approach to enhance the quality and performance of its portfolio. The Group aims to continue delivering income stability and create long-term value for its stakeholders.

Utilities

- Power Generation
  YTL PowerSeraya Pte. Limited ("YTL PowerSeraya"), commenced construction of a 600MW hydrogen-ready Combined Cycle Gas Turbine (CCGT) at its Pulau Seraya Power Station (PSPS) site in October 2024 with completion expected in December 2027. YTL PowerSeraya's CCGT power plant will be at least 30% volume hydrogen-ready, with the ability to be retrofitted to become operationally 100% hydrogen-ready in the future. This will aid in emission reduction as the combustion of hydrogen gas generates no greenhouse gases, thereby underscoring the organisation's commitment to environmentally sustainable practices. Besides, this CCGT is based on highly efficient H-class technology, which offers significantly better efficiency and lower lifecycle generation costs compared with conventional CCGT technologies. This is particularly advantageous amid the current global shortage of gas turbines, which has driven up CCGT development costs substantially.

  As power generation is an essential service, electricity demand is expected to remain stable. This segment will continue to focus on customer service, operational efficiency and exploring diversification beyond the core business into integrated multi-utilities supply.

- Water & Sewerage
  The United Kingdom water sector is experiencing a more supportive environment, driven by greater regulatory stability, improved financial resilience and clearer investment and cost recovery mechanisms. Against this backdrop, Wessex Water remains focused on delivering its Asset Management Period 8 ("AMP8") commitments, balancing significant investment requirements with financial resilience, sustainable funding access and positive outcomes for customers, communities and the environment. Wessex Water's regulated asset base is projected to grow from RM28.1 (GBP5.2) billion to RM39.4 (GBP7.3) billion by 2030. Outside of the appointed business, Wessex Water continues to explore low risk opportunities for organic growth within the wider UK group.

Notes: – continued

B4. Prospects - continued

Utilities - continued

- Telecommunications

  The Group's YES #FirstTo5G and Infinite data plans which currently provide unlimited 5G plus 4G data and its Infinite+ device plans, enable users to experience the fifth generation of wireless mobile technology, delivering higher data speed, ultra-low latency, more reliable coverage, massive network capacity and a more uniform user experience. YTL Communications Sdn. Bhd. improved its competitiveness by rolling out Malaysia's first 5G advanced network (faster speeds and lower latency) nationwide using Digital Nasional Berhad's 5G network.

  By continuing to offer affordable data plans and offering innovative 5G services, this segment is looking to increase its subscriber base bolstered by partnerships and collaborations. It's latest partnership with YTL AI Labs Sdn. Bhd. ("YTL AI Labs") offers ILMUChat pro plans free to all YES Subscribers.

- Data Center

  The Group is currently developing a substantial portion of the Kulai Young Estate into a large-scale solar power facility with a generation capacity of up to 500MW to co-power the adjacent 600MW green data center park. The first phase, involving a 215MWac solar power facility has been implemented.

  The Group also plans to increase the green data center park's capacity to 1,200MW, of which 298MW is already contracted. The Group has currently invested RM13.5 billion in its data center business and is looking to expand geographically beyond the Kulai Data Center Park.

- Investment holding activities

  Ryt Bank, operated by YTL Digital Bank Berhad, commenced commercial operations on 25 August 2025 following the issuance of its digital banking licence by the Ministry of Finance (MOF) effective 20 December 2024. Ryt Bank, backed by YTL Digital Capital Sdn. Bhd. and Sea Limited, received strong public interest upon its launch. By harnessing the power of Artificial Intelligence (AI) to provide an unparalleled customer experience, the bank intends to deliver financial services that are meaningful and inclusive while helping customers achieve their financial goals.

  The Group is further investing in the national AI ecosystem through 70% owned subsidiary, YTL AI Labs, the owner and developer of ILMU, Malaysia's own large language AI model. ILMU performs on par with the world's best while staying grounded in local needs, values, and context. The ILMU family of models which include ILMUChat, ILMU Claw and ILMU Coding are designed to be culturally aware, contextually intelligent, and fluent in Bahasa Melayu, delivering cutting-edge solutions that empower Malaysian businesses with intelligence that truly understands the market and the people they serve. Being a pioneer in Sovereign AI in the region, YTL AI Labs is well positioned to benefit from the growing demand for AI applications powered by AI models trained to understand the local context and language.

Notes: – continued

B4. Prospects - continued

Utilities - continued

The Group expects the performance of its business segments to remain resilient due to the essential nature of its operations and will continue to closely monitor the related risks and impact on all business segments.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee for the current financial quarter.

B6. Profit for the Period

	Current Quarter 30.09.2026 RM'000	Period To-date 30.09.2026 RM'000
Profit for the period is stated after charging/(crediting):		
Allowance for impairment of inventories	730	730
Allowance for impairment of receivables - net of reversal	49,178	49,178
Amortisation of contract costs	663	663
Amortisation of deferred income	(1,313)	(1,313)
Amortisation of grants and contributions	(4,183)	(4,183)
Amortisation of intangible assets	36,037	36,037
Amortisation of service concession assets	109,376	109,376
Bad debts recovered	(370)	(370)
Depreciation of property, plant and equipment	542,779	542,779
Depreciation of right-of-use assets	75,489	75,489
Dividend income	(5,381)	(5,381)
Fair value changes of financial assets	6,506	6,506
Fair value changes of investment properties	14,157	14,157
Gain on disposal of an associate	(8,278)	(8,278)
Gain on foreign exchange	(27,988)	(27,988)
Interest expense	668,806	668,806
Interest income	(93,166)	(93,166)
Loss on disposal of investment properties	20	20
Net gain on disposal of investments	(1,403)	(1,403)
Net gain on disposal of property, plant and equipment	(4,031)	(4,031)
Property, plant and equipment written off	8,007	8,007

Notes: – continued

B7. Income tax expense

	Current Quarter 30.09.2026 RM'000	Period To-date 30.09.2026 RM'000
In respect of current quarter/period		
- Income tax	209,680	209,680
- Deferred tax	118,733	118,733
	328,413	328,413

The effective tax rate of the Group was higher compared to the Malaysian statutory income tax rate mainly due to the non-deductibility of certain expenses for tax purposes, partially offset by income subject to lower tax rates in certain jurisdictions in which the Group operates.

B8. Corporate Developments

Corporate Proposals Announced and Pending Completion

There were no corporate proposals announced by the Company that are not completed as at the date of this report.

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Notes: – continued

B9. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 30 September 2026 are as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Current			
Bankers' acceptances and trade facilities	-	63,556	63,556
Bank overdrafts	-	54,201	54,201
Hire purchase creditors	4,274	-	4,274
Revolving credit	115,300	3,020,663	3,135,963
Term loans	44,353	774,340	818,693
Bonds	119,707	3,698,796	3,818,503
	283,634	7,611,556	7,895,190
Non-current			
Hire purchase creditors	9,571	-	9,571
Revolving credit	-	1,725,533	1,725,533
Term loans	7,168,258	5,505,676	12,673,934
Bonds	599,696	33,439,248	34,038,944
	7,777,525	40,670,457	48,447,982
Total borrowings	**8,061,159**	**48,282,013**	**56,343,172**

Foreign currency borrowings included in the above are as follows :-

	Foreign Currency '000	RM Equivalents '000
US Dollar	318,198	1,298,089
Singapore Dollar	1,287,117	4,108,606
Pound Sterling	4,010,264	21,637,379
Japanese Yen	25,074,074	652,051
Thai Baht	2,760,737	335,292
Australia Dollar	481,825	1,369,925
New Zealand Dollar	143,118	329,529
Euro	183	846
		29,731,717

All borrowings of subsidiaries are non-recourse to the Company save for the borrowings of RM345.6 million, US Dollar 220.0 million, Singapore Dollar 44.7 million, Pound Sterling 79.4 million, Japanese Yen 9.5 billion and New Zealand Dollar 144.0 million (Ringgit equivalent totalling RM2,391.4 million) which are guaranteed by the Company.

Notes: – continued

B10. Derivative Financial Instruments and Fair Value Changes of Financial Liabilities

(a) Derivative Financial Instruments

As at 30 September 2026, the Group's outstanding derivatives are as follows: -

Type of Derivatives	Contractual notional amount RM'000	Fair Value RM'000
Fuel Swaps		
- Less than 1 year	1,878,593	428,225
- 1 year to 3 years	484,757	68,566
- More than 3 years	61,390	1,827
Currency forwards		
- Less than 1 year	1,647,179	3,093
- 1 year to 3 years	636,448	(3,015)
- More than 3 years	63,902	(107)

The Group entered into fuel swaps to hedge highly probable forecast fuel purchases that are expected to occur at various dates in the future. The fuel swaps have maturity dates that match the expected occurrence of these transactions.

The Group entered into currency forwards to hedge highly probable forecast transactions denominated in foreign currency expected to occur at various dates in the future. The currency forwards have maturity dates that match the expected occurrence of these transactions.

All derivative financial instruments are executed with creditworthy counterparties with a view to limit the credit risk exposure of the Group.

(b) Fair Value Changes of Financial Liabilities

The loss arising from fair value changes of financial liabilities for the current financial quarter/period ended 30 September 2026 are as follows: -

Type of financial liabilities	Basis of fair value measurement	Reason for the loss	Fair value loss	
			Current Quarter 30.09.2026 RM'000	Period-To-date 30.09.2026 RM'000
Currency forwards	Foreign exchange differential between the contracted rate and the market forward rate	Foreign exchange rates differential between the contracted rate and the market forward rate which have moved unfavourably against the Group	(142)	(142)
		Total	(142)	(142)

Notes: - continued

B11. Material Litigation

As at the date of this report, there was no material litigation since the date of the last annual statement of financial position.

B12. Dividend

No dividend has been declared for the current financial quarter.

B13. Earnings Per Share

(i) Basic earnings per share

The basic earnings per share of the Group is computed by dividing the net profit attributable to owners of the parent for the current financial quarter/period by the weighted average number of ordinary shares in issue during the current financial quarter/period as set out below: -

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	3 Months Ended	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
Profit attributable to owners of the parent (RM'000)	368,576	346,479	368,576	346,479
Weighted average number of ordinary shares ('000)	11,669,648	11,473,787	11,669,648	11,473,787
Basic earnings per share (sen)	3.16	3.02	3.16	3.02

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Notes: - continued

B13. Earnings Per Share - continued

(ii) Diluted earnings per share

The diluted earnings per share of the Group is computed by dividing the net profit attributable to owners of the parent for the current financial quarter/period by the adjusted weighted average number of ordinary shares in issue during the current financial quarter/period as set out below: -

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.09.2026	Preceding Year Corresponding Quarter 30.09.2025	3 Months Ended 30.09.2026	30.09.2025
Profit attributable to owners of the parent (RM'000)	368,576	346,479	368,576	346,479
Adjusted weighted average number of ordinary shares - diluted ('000)				
Weighted average number of ordinary shares - basic	11,669,648	11,473,787	11,669,648	11,473,787
Effect of unexercised warrants 2025/2028	529,787	746,266	529,787	746,266
Effect of unexercised employees share option scheme	78,141	105,647	78,141	105,647
	12,277,576	12,325,700	12,277,576	12,325,700
Diluted earnings per share (sen)	3.00	2.81	3.00	2.81

Total cash expected to be received in the event of an exercise of all outstanding warrants and ESOS is RM2,647.7 million. Accordingly, the Net Asset ("NA") on a proforma basis will increase by RM2,647.7 million resulting in a decrease in NA per share of RM0.20. In arriving at the diluted earnings per share, NA and NA per share, no income has been accrued for the cash proceeds.

By Order of the Board
HO SAY KENG
Secretary

Kuala Lumpur
Dated:19 November 2026