



AXTERIA GROUP BERHAD

Company No. 199901021765 (496665-W)
(Incorporated in Malaysia)

Interim Financial Report For The Period Ended 30 September 2025 (Quarter 3, 2025)

AXTERIA GROUP BERHAD
Company No. 199901021765 (496665-W)
(Incorporated in Malaysia)

**Interim Financial Report for the Period Ended 30 September 2025
(Quarter 3, 2025)**

Contents

Condensed Consolidated Statement Of Profit Or Loss And Other Comprehensive Income	1
Condensed Consolidated Statement Of Financial Position	2
Condensed Consolidated Statement Of Changes In Equity	3
Condensed Consolidated Statement Of Cash Flows	4
A. Explanatory Notes To The Unaudited Interim Financial Statements For The Nine-Month Financial Period Ended 30 September 2025.....	5
B. Explanatory Notes Pursuant To Main Market Listing Requirement Bursa Malaysia Securities Berhad	10

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD ENDED 30 SEPTEMBER 2025

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year	Preceding Year	Current Year To	Preceding Year
	Quarter	Corresponding Quarter	Date	Corresponding Period
	30/09/2025	30/09/2024	30/09/2025	30/09/2024
	RM'000 (Unaudited)	RM'000 (Audited)	RM'000 (Unaudited)	RM'000 (Audited)
Revenue	8,561	11,511	42,258	37,282
Operating expenses	(10,632)	(11,343)	(43,477)	(36,932)
Other operating income	4,226	121	4,442	585
Profit from operations	2,155	289	3,223	935
Finance costs	(488)	(76)	(919)	(593)
Share of results in associate	(79)	18	51	164
Profit before taxation	1,588	231	2,355	506
Income tax expenses	(581)	(172)	(622)	(263)
Profit after taxation/Total comprehensive income for the financial period	1,007	59	1,733	243
Profit after taxation attributable to :				
- Equity holders of the parent	1,007	59	1,733	243
- Non-controlling interests	-	-	-	-
	1,007	59	1,733	243
Earnings per share ("EPS") attributable to equity holders of the parent :				
- Basic EPS (sen)	0.13	0.01	0.22	0.03
- Diluted EPS (sen)	0.13	0.01	0.22	0.03

The Condensed Consolidated Statement of Comprehensive Income above should be read in conjunction with the audited consolidated financial statements of Axteria Group Berhad ("AGB" or the "Company") for the financial year ended 31 December 2024 and the accompanying explanatory notes to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025**

(The figures have not been audited)

	(Unaudited) As at 30/09/2025	(Audited) As at 31/12/2024
	RM'000	RM'000
ASSETS		
Property, plant and equipment	47,541	44,846
Right-of-use assets	210	377
Investment properties	9,102	12,467
Investment in associate	-	4,616
Deferred tax assets	95	95
Other financial asset	1,617	1,564
Total non-current assets	58,565	63,965
Inventories	109,371	94,115
Trade receivables	29,080	15,132
Other receivables, deposits and prepayments	9,187	3,203
Contract assets	-	3,933
Current tax assets	2,380	984
Cash and bank balances	12,820	7,227
Asset held for sale	8,156	4,791
Total current assets	170,994	129,385
TOTAL ASSETS	229,559	193,350
EQUITY AND LIABILITIES		
Share capital	200,833	200,833
Treasury shares	(92)	(92)
Accumulated losses	(52,827)	(54,560)
Equity holders of the parent	147,914	146,181
Non-controlling interest	-	-
Total equity	147,914	146,181
Hire purchase creditors	40	61
Lease liabilities	22	159
Term loans	15,136	16,758
Total non-current liabilities	15,198	16,978
Trade payables	33,980	16,531
Contract liabilities	2,886	5,411
Other payables and accruals	25,232	3,836
Current tax liabilities	89	40
Hire purchase creditors	37	63
Lease liabilities	197	229
Term loans	4,026	4,081
Total current liabilities	66,447	30,191
TOTAL LIABILITIES	81,645	47,169
TOTAL EQUITY AND LIABILITIES	229,559	193,350
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS	0.19	0.19

The Consolidated Statement of Financial Position above should be read in conjunction with the accompanying explanatory notes to the interim financial statements and the audited financial statements for the financial year ended 31 December 2024.

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

(The figures have not been audited)

	Share Capital RM'000	Treasury Shares RM'000	Accumulated Losses RM'000	Total Equity RM'000
Balance as at 1 January 2024	192,187	(92)	(44,070)	148,025
Profit after taxation/Total comprehensive income for the financial period	-	-	243	243
Contributions by and distributions to owners:				
- Issuance of new shares	8,845	-	-	8,845
Balance as at 30 September 2024	<u>201,032</u>	<u>(92)</u>	<u>(43,827)</u>	<u>157,113</u>
Balance as at 1 January 2025	200,833	(92)	(54,560)	146,181
Profit after taxation/Total comprehensive income for the financial period	-	-	1,733	1,733
Balance as at 30 September 2025	<u>200,833</u>	<u>(92)</u>	<u>(52,827)</u>	<u>147,914</u>

The Consolidated Statement of Changes in Equity above should be read in conjunction with the accompanying explanatory notes to the interim financial statements and the audited financial statements for the financial year ended 31 December 2024.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025**

(The figures have not been audited)

	(Unaudited) Period ended 30/09/2025	(Audited) Year ended 31/12/2024
	RM'000	RM'000
CASH FLOWS (FOR)/FROM OPERATING ACTIVITIES		
Profit/(Loss) before taxation	2,355	(9,283)
Net adjustments for non-cash items	(6,525)	10,727
Operating (loss)/profit before working capital changes	(4,170)	1,444
Changes in working capital		
Net change in inventories	(15,256)	(293)
Net change in trade and other receivables	(15,885)	(9,849)
Net change in contract assets	3,933	(3,933)
Net change in trade and other payables	38,832	3,761
Net change in contract liabilities	(2,923)	(851)
CASH FROM/(FOR) OPERATIONS	4,531	(9,721)
Income tax refunded	15	-
Income tax paid	(1,985)	(3,412)
NET CASH FROM/(FOR) OPERATING ACTIVITIES	2,561	(13,133)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	31	35
Purchase of:		
- property, plant and equipment	(2,109)	(3,123)
Withdrawal of fixed deposits with tenure more than 3 months	-	1,019
Repayment of advance from an associate	282	-
Proceeds from disposal of investment in an associate	4,690	-
Proceeds from disposal of investment properties	3,365	2,400
NET CASH FLOW FROM INVESTING ACTIVITIES	6,259	331
CASH FLOWS (FOR)/FROM FINANCING ACTIVITIES		
Drawdown of term loans	12,965	5,535
Interest paid	(1,330)	(2,038)
Proceeds from issuance of ordinary shares, net of transaction costs	-	8,646
Repayment of lease liabilities	(169)	(178)
Repayment of term loans	(14,646)	(5,283)
Repayment to hire purchase creditors	(47)	(72)
NET CASH FLOW (FOR)/FROM FINANCING ACTIVITIES	(3,227)	6,610
Net increase/(decrease) in cash and cash equivalents	5,593	(6,192)
Cash and cash equivalents at beginning of financial period/year	7,227	13,419
Cash and cash equivalents at end of financial period/year	12,820	7,227

The Condensed Consolidated Cash Flow Statements above should be read in conjunction with the accompanying explanatory notes to the interim financial statements and the audited financial statements for the financial year ended 31 December 2024.

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE NINE-MONTH FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

A1. Basis of Preparation

The condensed interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134: *Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), and Issuers Communication No. 1/2017 – *Guidance on Disclosures in Notes to Quarterly Report* issued by Bursa Securities.

The condensed interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024. The accompanying explanatory notes provide additional context on significant events and transactions that have affected the Group’s financial position and performance since the end of the preceding financial year.

A2. Summary of Significant Accounting Policies

The accounting policies and computation methods adopted in this interim financial report are consistent with those used in preparing the Group’s audited financial statements for the financial year ended 31 December 2024, except for the adoption of the following amendments and/or interpretations (including any consequential amendments) during the current financial period:

- Amendments to MFRS 16: Lease Liability in a Sale and Leaseback
- Amendments to MFRS 101: Classification of Liabilities as Current or Non-current
- Amendment to MFRS 101: Non-current Liabilities with Covenants
- Amendments to MFRS 107 and MFRS 7: Supplier Finance Arrangements

The adoption of these amendments and/or interpretations does not have a material impact on the financial statements of the Group and the Company upon initial application.

A2.1 Amendment to MFRSs and IC Interpretations (including Consequential Amendments) Issued but Not Yet Effective

The Group and the Company have not early adopted the following amendments to accounting standards and/or interpretations (including any consequential amendments) issued by the Malaysian Accounting Standards Board, which are not yet effective for the current financial year:

	<u>Effective Date</u>
• Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
• Amendments to MFRS 121: Lack of Exchangeability	1 January 2025
• Amendments to MFRS 9 and MFRS 7: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
• Amendments to MFRS 9 and MFRS 7: Contracts Referencing Nature-dependent Electricity	1 January 2026

- Annual Improvements to MFRS Accounting Standards – Volume 11 1 January 2027
- MFRS 18 Presentation and Disclosure in Financial Statements 1 January 2027
- MFRS 19 Subsidiaries without Public Accountability: Disclosures 1 January 2027

The Group is currently assessing the potential impact of adopting these amendments and intends to apply them on their respective effective dates.

A3. Auditors' Report on Preceding Annual Financial Statements

The audited financial statements for the financial year ended 31 December 2024 were not subject to any qualification.

A4. Seasonal or Cyclical Factors

The Group's performance for the current financial year was not materially affected by seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income, or Cash Flows

There were no unusual items arising from their nature, size, or incidence that materially affected the Group's assets, liabilities, equity, net income, or cash flows during the current financial quarter and financial year to date.

A6. Changes in Estimates

There were no changes in estimates that had a material effect on results for the current financial quarter and financial year to date.

A7. Debt and Equity Securities

There were no significant events involving the issuance, repurchase, or repayment of debt and equity securities during the current quarter.

Following the expiry of the Warrants 2020/2025 on 11 August 2025, no new ordinary shares were issued arising from the exercise of warrants. As at the end of the reporting period, the Company has no outstanding warrants.

A8. Dividend Paid

No dividends were declared or paid by the Group during the current financial quarter.

A9. Segmental Results

The Group's segmental information is as follows: -

	Property development & construction	Investment holding	Trading	Total
	RM'000	RM'000	RM'000	RM'000
9-month ended 30 September 2025				
Revenue				
External revenue	42,258	-	-	42,258
Results				
Operating losses	(941)	(270)	(8)	(1,219)
Finance costs	(919)	-	-	(919)
Interest income	7	187	-	194
Other income	1,170	3,078	-	4,248
Share of results in an associate	-	51	-	51
(Loss)/profit before taxation	(683)	3,046	(8)	2,355
Income tax expenses	(5)	(617)	-	(622)
(Loss)/profit for the period	(688)	2,429	(8)	1,733

	Property development & construction	Investment holding	Trading	Total
	RM'000	RM'000	RM'000	RM'000
9-month ended 30 September 2024				
Revenue				
External revenue	37,282	-	-	37,282
Results				
Operating profit/(loss)	1,450	(1,091)	(9)	350
Finance costs	(593)	-	-	(593)
Interest income	11	197	-	208
Other income	377	-	-	377
Share of results in an associate	-	164	-	164
Profit/(loss) before taxation	1,245	(730)	(9)	506
Income tax expenses	(229)	(34)	-	(263)
Profit/(loss) for the period	1,016	(764)	(9)	243

A10. Valuation of Property, Plant and Equipment

The Group's property, plant, and equipment are stated at cost, net of depreciation and impairment losses, if any.

A11. Significant Events During the Reporting Period

During the reporting period, the Company's Warrants 2020/2025 expired on 11 August 2025 in accordance with the terms of the Deed Poll. The Warrants were not exercised prior to expiry and have therefore lapsed, ceasing to be valid for any further exercise. Subsequently, the Warrants were delisted and removed from the Official List of Bursa Securities with effect from 9:00 a.m. on 12 August 2025.

A12. Material Events After the End of the Interim Financial Period

There were no significant events after the end of the current financial quarter that have not been reflected in this report.

A13. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial quarter.

A14. Contingent Liabilities and Contingent Assets

(a) Contingent liabilities

Limit:

Corporate guarantees given to financial institutions for credit facilities granted to subsidiaries – unsecured
 Corporate guarantees given to financial institutions for credit facilities granted to an associate – unsecured

Utilised:

Corporate guarantees given to financial institutions for credit facilities granted to subsidiaries – unsecured
 Corporate guarantees given to financial institutions for credit facilities granted to an associate – unsecured

Company	
As at 30/09/2025 (Unaudited) RM'000	As at 31/12/2024 (Audited) RM'000
86,709	76,709
-	13,573
Company	
As at 30/09/2025 (Unaudited) RM'000	As at 31/12/2024 (Audited) RM'000
19,162	20,838
-	10,995

(b) Contingent assets

There were no contingent assets as at the end of current quarter.

A15. Capital Commitments

The material commitments for the Group as at 30 September 2025 are as follows:

	RM'000
Purchase of property, plant and equipment	1,177

A16. Related Party Transactions

For the purpose of this interim financial statement, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control, jointly control, or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group, the Company, and the party are subject to common control.

The following related party transactions were conducted in the ordinary course of business on an arm's length basis and were necessary for the Group's day-to-day operations:

	RM'000
Associate	
- Interest income	163
Company which certain directors have substantial financial interest	
- Landowner's entitlement for A SOHO Johor Jaya Project	1,290
- Reimbursement of revolving credit interest for loan obtained to finance the development land	312
- Reimbursement of development related expenses	62
- Interest expenses for term loan obtained to partially finance the construction of A SOHO Johor Jaya Project	173
Directors	
- Sale of property within the Group's development project	93

B. EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENT BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Performance

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3 months ended	Preceding Year 3 months ended	Current Year 9 months ended	Preceding Year 9 months ended
	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000
Revenue	8,561	11,511	42,258	37,282
Profit before taxation	1,588	231	2,355	506

For the nine-month financial period ended 30 September 2025, the Group recorded revenue of RM42.26 million, representing a 13.35% increase compared to RM37.28 million in the corresponding period of the previous year. For the individual quarter, the Group reported revenue of RM8.56 million for Q3 2025.

Despite lower revenue recognised from the project sales, the Group recognised a one-off gain of RM4.19 million arising from the disposal of its 45% equity interest in an associate.

Revenue for the current quarter was mainly derived from new sales and progress billings for the sold units of A SOHO Johor Jaya.

In line with the revenue contribution and the one-off disposal gain, the Group's profit before taxation ("PBT") improved significantly to RM2.36 million for the nine-month period, compared to RM0.51 million in the preceding year. For the current quarter, PBT increased to RM1.59 million, a substantial improvement from RM0.23 million in the corresponding quarter of the previous year, driven primarily by the disposal gain.

B2. Comparison with Preceding Quarter's Results

The Group's performance for the current quarter ended 30 September 2025, as compared to the preceding quarter ended 30 June 2025, is summarised below:

	Current Quarter ended	Preceding Quarter ended
	30/09/2025 (Unaudited) RM'000	30/06/2025 (Unaudited) RM'000
Revenue	8,561	19,524
Profit before taxation	1,588	581

Revenue for the current quarter decreased by 56.15% compared to the preceding quarter, primarily because revenue in the current quarter was solely attributable to A SOHO Johor Jaya, whereas the preceding quarter included contributions from multiple projects.

Despite lower revenue, PBT improved significantly to RM1.59 million, a 173.32% increase compared to RM0.58 million in the preceding quarter, mainly due to the one-off gain on disposal of the 45% equity interest in an associate.

B3. Prospects for the Group

The Group remains cautiously optimistic about its performance for the remaining quarter of the financial year. Demand for affordable and mid-range residential properties continues to be supported by stable employment conditions, easing inflationary pressures, and gradual improvements in overall market sentiment.

The Group's ongoing development, A SOHO Johor Jaya, is expected to continue contributing positively through progress billings and new sales. In addition, the Group will continue to sell and monetise its completed projects, namely The Asteria Melaka serviced apartments and the remaining limited units of Sentrío, which are expected to provide additional cash flow and support the Group's overall performance.

To sustain long-term growth, the Group's management is also actively identifying and evaluating suitable landbank opportunities that align with the Group's development strategy and market positioning. This initiative forms part of the Group's plan to strengthen its future development pipeline.

The Group will continue to adopt a prudent approach towards cost management, project execution and capital allocation to safeguard profitability while navigating challenges such as rising construction costs and tighter lending conditions. Barring any unforeseen circumstances, the Board remains confident that the Group's performance for the financial year will remain satisfactory.

B4. Profit Forecast or Profit Guarantee

The Group has not announced or provided any profit forecasts or profit guarantees for the current financial quarter under review or the financial year to date.

B5. Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this report.

B6. Profit before Taxation

The profit before taxation is arrived at after charging the following items:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3 months ended	Preceding Year 3 months ended	Current Year 9 months ended	Preceding Year 9 months ended
	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000
Interest income	(68)	(52)	(193)	(208)
Other income including investment income	32	(68)	(59)	(80)
Interest expenses	487	76	918	844
Depreciation and amortisation	139	124	409	302
Provision for write off of receivables	-	-	-	-
Provision for write off of inventories	-	-	-	-
Gain or loss on disposal of quoted or unquoted investments or properties	4,190	44	4,190	-
Impairment of assets	-	-	-	-
Foreign exchange loss/(gain)	-	-	-	-
Gain or loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

B7. Taxation

Taxation comprises the following: -

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3 months ended	Preceding Year 3 months ended	Current Year 9 months ended	Preceding Year 9 months ended
	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000	30/09/2025 (Unaudited) RM'000	30/09/2024 (Audited) RM'000
Current tax expense	581	172	622	263
Effective tax rate	36.59%	74.46%	26.41%	51.98%

The Group's effective tax rate for the period is higher than the statutory tax rate of 24% primarily due to non-deductible expenses, temporary differences, prior period adjustments, and the impact of subsidiary losses offsetting taxable profits.

B8. Borrowings

The Group's borrowings as at 30 September 2025 are as follows: -

As at 30 September 2025			
	Long Term Borrowings	Short Term Borrowings	Total Borrowings
	(Unaudited) RM'000	(Unaudited) RM'000	(Unaudited) RM'000
Secured			
Term loans	15,136	4,026	19,162
Hire purchase creditors	40	37	77
	15,176	4,063	19,239

As at 30 September 2024			
	Long Term Borrowings	Short Term Borrowings	Total Borrowings
	(Audited) RM'000	(Audited) RM'000	(Audited) RM'000
Secured			
Term loans	15,890	3,263	19,153
Hire purchase creditors	77	66	143
	15,967	3,329	19,296

B9. Financial Instruments

As at 30 September 2025, the fair value of financial asset measured at fair value through profit or loss is as follows:-

	RM'000
Other financial asset	1,617

The other financial asset is classified under Level 2 of the fair value hierarchy, with its fair value determined based on the surrender value at the end of current financial period.

Other than the above, the fair values of the Group's financial assets and liabilities measured at amortised cost approximate their carrying amounts, as these financial instruments either have relatively short-term maturities or repayable on demand.

B10. Material Litigation

There was no material litigation during the current financial period under review.

B11. Proposed Dividend

No dividend was declared for the current financial period under review.

B12. Earnings per Ordinary Share ("EPS")

(i) **Basic EPS**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3 months ended	Preceding Year 3 months ended	Current Year 9 months ended	Preceding Year 9 months ended
	30/09/2025 (Unaudited)	30/09/2024 (Audited)	30/09/2025 (Unaudited)	30/09/2024 (Audited)
Earnings attributable to equity holders of the parent (RM'000)	1,007	59	1,733	243
Weighted average number of shares in issue ('000)	788,443	721,214	788,443	721,214
Basic EPS (sen)	0.13	0.01	0.22	0.03

(ii) Diluted EPS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year 3 months ended	Preceding Year 3 months ended	Current Year 9 months ended	Preceding Year 9 months ended
	30/09/2025 (Unaudited)	30/09/2024 (Audited)	30/09/2025 (Unaudited)	30/09/2024 (Audited)
Earnings attributable to equity holders of the parent (RM'000)	1,007	59	1,733	243
Weighted average number of shares in issue ('000)	788,443	721,214	788,443	721,214
Cumulative Redeemable Convertible Preference Shares	-	-	-	-
Shares deemed issued for no consideration ('000) – Warrants	-	-	-	-
Weighted average number of shares for diluted EPS ('000)	788,443	721,214	788,443	721,214
Diluted EPS (sen)	0.13	0.01	0.22	0.03

**By Order Of The Board Of
Axteria Group Berhad**

28 November 2025