TAMBUN INDAH LAND BERHAD
(Company No: 200801009158 (810446-U))
(Incorporated in Malaysia)

Interim Financial Report
For The Third Quarter Ended 30 September 2026 (Unaudited)

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026
Condensed Consolidated Statement of Financial Position

	Note	Unaudited As at 30 September 2026 RM'000	Audited As at 31 December 2025 RM'000
ASSETS			
Non-Current Assets			
Property, plant and equipment		5,156	5,217
Right-of-use assets		305	376
Investment properties		130,776	130,612
Inventories	B13	294,605	294,091
Investment in an associate company		99	102
Investment in a joint venture		27,232	26,914
Deferred tax assets		3,005	1,050
		461,178	458,362
Current Assets			
Inventories	B13	157,397	140,084
Trade and other receivables		28,240	21,276
Contract assets		15,775	82,703
Current tax assets		9,105	15,656
Short term funds		110,733	130,416
Cash and bank balances		128,694	61,039
		449,944	451,174
TOTAL ASSETS		911,122	909,536
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent:			
Share capital		291,302	291,302
Retained profits		520,914	516,294
		812,216	807,596
Non-controlling interests		284	283
Total Equity		812,500	807,879
Non-Current Liabilities			
Long-term bank borrowings		16,690	29,037
Lease liabilities		226	296
Deferred tax liability		769	4,802
		17,685	34,135
Current Liabilities			
Trade and other payables		38,476	38,429
Contract liabilities		10,562	4,393
Short-term bank borrowings		24,469	24,476
Lease liabilities		92	89
Current tax liabilities		7,338	135
		80,937	67,522
TOTAL LIABILITIES		98,622	101,657
TOTAL EQUITY AND LIABILITIES		911,122	909,536
Net assets per share attributable to ordinary equity holders of the company (RM) (Note b)		1.85	1.84

Notes:

a The condensed Consolidated Statement of Financial Position should be read in conjunction with Tambun Indah Land Berhad's ("Tambun Indah" or "the Company") audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to this interim financial report.

b Based on 439,311,917 (2025: 439,311,917) ordinary shares issued in Tambun Indah ("Shares").

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income

		Individual Quarter 3 months ended		Cumulative Quarter 9 months ended	
		30-Sep-2026	30-Sep-2025	30-Sep-2026	30-Sep-2025
	Note	RM'000	RM'000	RM'000	RM'000
Revenue		34,066	33,840	92,834	112,922
Cost of sales		(15,414)	(15,999)	(51,248)	(60,407)
Gross profit		18,652	17,841	41,586	52,515
Other income	B14	1,370	1,084	4,094	3,705
Sales and marketing expenses		(1,750)	(1,043)	(4,054)	(3,363)
Administrative expenses	B15	(4,385)	(4,780)	(13,080)	(13,337)
Profit from operations		13,887	13,102	28,546	39,520
Finance costs		(475)	(669)	(1,584)	(2,215)
Share of loss of an associate		-	-	(3)	(2)
Share of profit of a joint venture		77	147	318	307
Profit before tax		13,489	12,580	27,277	37,610
Income tax expense		(2,839)	(1,864)	(6,401)	(8,022)
Profit for the period		10,650	10,716	20,876	29,588
Total other comprehensive income, net of tax		-	-	-	-
Total comprehensive income for the period		10,650	10,716	20,876	29,588
Profit attributable to :					
Equity holders of the Company		10,650	10,716	20,875	29,586
Non-controlling interests		-	-	1	2
		10,650	10,716	20,876	29,588
Total comprehensive income attributable to :					
Equity holders of the Company		10,650	10,716	20,875	29,586
Non-controlling interests		-	-	1	2
		10,650	10,716	20,876	29,588
Earnings per share attributable to the equity holders of the Company					
Basic (sen)	B11	2.42	2.44	4.75	6.73
Diluted (sen)	B11	2.42	2.44	4.75	6.73

Note :

The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Company's audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026
Condensed Consolidated Statement of Changes In Equity

	Attributable to Equity Holders of the Company				
	Non-distributable	Distributable			
	Share Capital RM'000	Retained Profits RM'000	Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
At 1 January 2026	291,302	516,294	807,596	283	807,879
Profit for the year	-	20,875	20,875	1	20,876
Total comprehensive income	-	20,875	20,875	1	20,876
Transactions with owners					
Dividend	-	(16,255)	(16,255)	-	(16,255)
Total transactions with owners	-	(16,255)	(16,255)	-	(16,255)
At 30 September 2026	291,302	520,914	812,216	284	812,500
At 1 January 2025	291,302	481,063	772,365	281	772,646
Profit for the year	-	41,821	41,821	2	41,823
Total comprehensive income	-	41,821	41,821	2	41,823
Transaction with owners					
Dividend	-	(6,590)	(6,590)	-	(6,590)
Total transaction with owners	-	(6,590)	(6,590)	-	(6,590)
At 31 December 2025	291,302	516,294	807,596	283	807,879

Note :
The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026
Condensed Consolidated Statement of Cash Flows

	9 months ended 30-Sep-2026 RM'000	9 months ended 30-Sep-2025 RM'000
Cash Flows from Operating Activities		
Profit before taxation	27,277	37,610
Adjustments for:-		
Non-cash items	518	379
Non-operating items	(2,641)	(1,362)
Operating profit before changes in working capital	25,154	36,627
Net changes in inventories	(17,827)	17,502
Net changes in trade and other receivables	(6,964)	(5,614)
Net changes in contract assets	66,928	2,346
Net changes in trade and other payables	47	(121)
Net changes in contract liabilities	6,169	-
Net cash from operations	73,507	50,740
Interest received	3,910	3,272
Tax paid	(5,430)	(10,519)
Tax refund	6,795	-
Net cash from operating activities	78,782	43,493
Cash Flows from Investing Activities		
Purchase of property, plant and equipment	(401)	(372)
Addition in investment properties	(164)	(169)
Changes of deposits pledged with licensed banks	(34)	(40)
Proceeds from disposal of property, plant and equipment	15	-
Net cash used in investing activities	(584)	(581)
Cash Flows from Financing Activities		
Dividends paid	(16,255)	(6,590)
Drawdown of revolving credit	10,000	10,000
Repayment of bank borrowings	(22,354)	(22,356)
Repayment of lease liabilities	(67)	(63)
Interest paid	(1,584)	(2,215)
Net cash used in financing activities	(30,260)	(21,224)
Net changes in cash and cash equivalents	47,938	21,688
Cash and cash equivalents at 1 January 2026/2025	188,934	157,220
Cash and cash equivalents at 30 September 2026/2025	236,872	178,908
Cash and cash equivalents included in the cash flows comprise of:-		
Short term funds placed with financial institutions	110,733	86,633
Cash and bank balances	125,577	81,370
Deposits placed with licensed banks	3,117	13,415
	239,427	181,418
Less: Deposits pledged with licensed banks	(2,555)	(2,510)
	236,872	178,908

Note :
The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to this interim financial report.

INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

A. Explanatory Notes pursuant to Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting

A1. Basis of Preparation

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

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2025. 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 year ended 31 December 2025.

A2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by Tambun Indah and its subsidiary companies ("Group") for the interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2025 except for the mandatory adoption of the following new and revised MFRSs and Issues Committee Interpretations ("IC Interpretations") effective for the financial period beginning on 1 January 2026:

MFRSs, amendments to MFRSs and IC Interpretations

Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments
Annual Improvements to MFRS	Accounting Standards-Volume 11
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but not yet effective and have not applied by the Group:

Title	Effective Date
MFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121 Translation to Hyperinflationary Presentation Currency	1 January 2027
Amendments to MFRS 128 Investements in Associate or Joint Venture	1 January 2027
MFRS 20 Regulatory Assets and Regulatory Liabilities	1 Januray 2029
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

A3. Explanatory Comments about Seasonality or Cyclicality of Interim Operations

The business operations of the Group during the financial quarter under review had not been materially affected by any seasonal or cyclical factors.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter-to-date.

A5. Changes in Estimates

There were no changes in estimates that have had a material effect in the current financial quarter-to-date results.

A6. Debt and Equity Securities

For the financial period under review, there were no issues, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares.

A7. Dividend Paid

On 22 September 2026, the Company paid final single tier dividend of 3.7 sen per ordinary share each amounting to RM16,254,541 in respect of the financial year ended 31 December 2025.

A8. Operating Segment

The segmental analysis for the financial period ended 30 September 2026 is as follows:

	Property development and property management RM'000	Investment holdings RM'000	Other operations RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
Revenue from external customers	89,740	3,094	-	-	92,834
Inter-segment revenues	103	23,203	-	(23,306)	-
	89,843	26,297	-	(23,306)	92,834
Results					
Profit/(Loss) from operations	22,645	25,714	54	(20,976)	27,437
Unallocated amount:					
- corporate expenses					(160)
Profit before tax					27,277
Tax expense					(6,401)
Profit for the period					20,876

A9. Subsequent Events

There were no material events subsequent to the financial period ended 30 September 2026 until 19 November 2026 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), that had not been reflected in the financial statements for the current quarter under review.

A10. Changes in the Composition of the Group

There was no change in the composition of the Group for the current quarter and financial period to-date.

A11. Changes in contingent liabilities or contingent assets

There were no material changes in contingent liabilities or contingent assets since the end of the last annual reporting period.

A12. Capital Commitments

There were no outstanding capital commitments for the Group as at 30 September 2026.

A13. Significant Related Party Transactions

Related parties are those defined under MFRS 124: Related Party Disclosures.

Transactions with directors of the Company and subsidiary companies, members of their family and companies, firms and trust bodies in which they have interests:

	9 months ended 30-Sep-2026 RM'000
Lease payments made to companies of which a Director has interest	80
Purchased of goods from companies in which the Directors are family members of a Director of the Companies	5
	85

B. Explanatory Notes in Compliance with Listing Requirements of the Bursa Malaysia

B1. Review of Performance

Quarter on Quarter review

The quarter on quarter movements in the segment revenues were as follows:

	Current	Preceding Year	Variances	
	30-Sep-2026 RM'000	30-Sep-2025 RM'000	%	RM'000
Revenue				
Property development and property management	32,923	32,894	0.1%	29
Investment holdings	1,143	946	20.8%	197
	34,066	33,840	0.7%	226
Profit before tax	13,489	12,580	7.2%	909

The current quarter's revenue and profit before tax of RM34.1 million and RM13.5 million represented a 0.7% increase in revenue and 7.2% increase in profit before tax over the same quarter of the preceding year.

Property development & property management

Revenue was mainly contributed by residential property developments in Pearl City, Simpang Ampat which accounted for approximately 93.9% of the total revenue in the segment for the current quarter under review.

The increase in revenue and profit before tax was mainly attributable to higher new property sales of RM31.6 million during the current quarter, compared with RM29.1 million in the corresponding quarter of the preceding year. During the quarter, the Group launched Taman Lavendar, a new residential development comprising 206 units of double-storey terrace houses, strategically located in Bandar Tasek Mutiara, Penang.

Investment holdings

The revenue was mainly derived from rental received from completed investment properties.

B2. Comparison of results against immediate preceding quarter

	Current	Preceding	Variances	
	30-Sep-2026 RM'000	30-Jun-2026 RM'000	%	RM'000
Revenue	34,066	34,223	-0.5%	(157)
Profit before tax	13,489	9,385	43.7%	4,104

Compared to the immediate preceding quarter, the revenue was lower by 0.5%. Profit before tax however increased by 43.7%.

The Group recorded higher new property sales of RM31.6 million during the current quarter, compared with RM20.3 million in the immediate preceding quarter. Notwithstanding the increase in new property sales, revenue was lower as the sales were mainly attributable to the newly launched Taman Lavendar project, which was still at an early stage of construction as compared with the Group's ongoing projects. Hence, the project contributed a lower level of progressive revenue recognition during the quarter.

The higher profit before tax was mainly due to the higher gross profit margin achieved for on-going projects driven by effective project cost management.

B3. Prospects for the current financial year

As at 30 September 2026, five (5) on-going projects of the Group with a total Gross Development Value of approximately RM665 million achieved an average take-up rate of 57.7% and unbilled sales of RM50.8 million which should contribute positively to the Group's earnings for the next two to three years.

The property market is expected to remain challenging due to prevaling market conditions. Nevertheless, the Group will continue to exercise prudence in new project launches, with a focus on mid-market landed projects .

Based on the foregoing, the Group expects to achieve a moderate performance in current financial year.

B4. Variance of Actual Profit from Forecast Profit or Profit Guarantee

Not applicable as no profit forecast or profit guarantee was issued.

B5. Statement by Board of Directors

The Group did not issue any profit forecast or projection in a public document in the current quarter or financial year-to-date.

B6. Income Tax

Income tax comprised:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30-Sep-2026 RM'000	Preceding Year Corresponding Quarter 30-Sep-2025 RM'000	Current Year-To-Date 30-Sep-2026 RM'000	Preceding Year Corresponding Period 30-Sep-2025 RM'000
Current income tax	9,955	(3,031)	12,477	3,266
(Over)/Under provision of taxation in respect of prior year	(87)	822	(87)	823
Deferred taxation	(6,705)	6,054	(5,665)	5,914
Under provision of deferred tax assets in respect of prior year	(324)	(1,981)	(324)	(1,981)
	2,839	1,864	6,401	8,022

The Group's effective tax rate for the financial year-to-date under review was higher compared to the statutory taxation rate mainly due to certain non-tax deductible expenses.

B7. Status of Corporate Proposals

There were no corporate proposals that had been announced but not yet completed during the current financial quarter and financial period-to-date under review.

B8. Borrowings and Debt Securities

Details of the Group's borrowings as at 30 September 2026 were as follows:

	Secured RM'000
Long term borrowing:	
Term loans	16,690
	16,690
Short term borrowings:	
Revolving credit	7,983
Term loans	16,486
Total	41,159

The Group had no foreign currency borrowings.

B9. Material Litigation

The Group is not engaged in any material litigation as at the date of this report.

B10. Dividend

No dividend has been proposed for the current quarter.

B11. Earnings Per Share

(a) Basic Earnings Per Share

The basic earnings per share for the current financial quarter and current financial year-to-date had been calculated by dividing the Group's profit for the period attributable to equity holders of the Company by the weighted average number of shares in issue.

	Current Quarter 30-Sep-2026	Preceding Year Corresponding Quarter 30-Sep-2025	Current Year-To-Date 30-Sep-2026	Preceding Year Corresponding Period 30-Sep-2025
Profit for the period attributable to equity holders of the Company (RM'000)	10,650	10,716	20,875	29,586
Weighted average number of ordinary shares in issue ('000)	439,312	439,312	439,312	439,312
Basic Earnings Per Share (sen)	**2.42**	**2.44**	**4.75**	**6.73**

(b) Diluted Earnings per share

The diluted earnings per share is the same as the basic earnings per share as there is no potential ordinary shares in issue as at the end of the reporting period.

B12. Auditors' Report on Preceding Annual Financial Statements

There was no qualification to the audited financial statements of the Company and its subsidiary companies for the financial year ended 31 December 2025.

B13. Inventories

	Unaudited As at 30 September 2026 RM'000	Audited As at 31 December 2025 RM'000
Non-Current Assets		
Land held for property development	294,605	294,091
Current Assets		
Property development costs	148,917	134,245
Completed properties held for sales	8,480	5,839
	157,397	140,084
Total	452,002	434,175

B14. Other income

	Current quarter 30-Sep-2026 RM'000	Financial year to-date 30-Sep-2026 RM'000
Interest income	1,330	3,910
Gain on disposal of property, plant and equipment	-	14
Miscellaneous income	40	170
	1,370	4,094

The Group did not receive any other income including investment income for the financial period ended 30 September 2026.

B15. Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements

	Current quarter 30-Sep-2026 RM'000	Financial year to-date 30-Sep-2026 RM'000
Depreciation	160	458

Save as disclosed above, there were no provision for and written off of receivables and inventories, gain or loss on disposal of quoted or unquoted investments or properties, impairment of assets, foreign exchange gain or loss and gain or loss on derivatives for the financial period ended 30 September 2026.

B16. Authority for Issue

The interim financial statements were authorised for issue by the Board of Directors of Tambun Indah in accordance with a resolution of the Directors on 26 November 2026.

By order of the Board of Directors
Lee Peng Loon
Company Secretary
26 November 2026