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## JBB BUILDERS INTERNATIONAL LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1903)

### INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 31 DECEMBER 2025

#### RESULTS HIGHLIGHTS

	For the six months ended 31 December		
	2025 RM'000 (unaudited)	2024 RM'000 (unaudited)	(Decrease)/ increase RM'000
Revenue	189,704	223,827	(34,123)
Gross profit	6,390	8,045	(1,655)
Gross profit margin	3.4%	3.6%	(0.2%)
Reversal/(allowance) for impairment loss on trade receivables and contract assets	64	(859)	923
Profit for the period attributable to owners of the Company	107	1,571	(1,464)
Basic and diluted earnings per Share ( <i>Sen</i> )	0.02	0.31	(0.29)

## INTERIM RESULTS

The board (the “**Board**”) of directors (the “**Directors**”) of JBB Builders International Limited (the “**Company**”) is pleased to announce the unaudited condensed consolidated interim financial results of the Company and its subsidiaries (collectively, the “**Group**”) for the six months ended 31 December 2025 together with the comparative figures for the six months ended 31 December 2024. All amounts set out in this announcement are expressed in Ringgit Malaysia (“**RM**”) unless otherwise indicated.

### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE SIX MONTHS ENDED 31 DECEMBER 2025

	Notes	For the six months ended	
		2025	2024
		RM'000	RM'000
		(unaudited)	(unaudited)
Revenue	4	189,704	223,827
Direct costs		(183,314)	(215,782)
<b>Gross profit</b>		<b>6,390</b>	<b>8,045</b>
Other revenue	5	2,073	3,274
Other net income	5	1,469	621
Reversal/(allowance) for impairment loss on trade receivables and contract assets	6(c)	64	(859)
General and administrative expenses		(9,161)	(8,331)
<b>Profit from operations</b>		<b>835</b>	<b>2,750</b>
Share of loss of joint ventures		(7)	(8)
Finance costs	6(a)	(194)	(362)
<b>Profit before taxation</b>	6	<b>634</b>	<b>2,380</b>
Income tax expenses	7	(560)	(839)
<b>Profit for the period</b>		<b>74</b>	<b>1,541</b>
<b>Other comprehensive expenses for the period</b>			
Items that will not be reclassified to profit or loss:			
Currency translation differences		(1,991)	(2,809)
<b>Total comprehensive expenses for the period</b>		<b>(1,917)</b>	<b>(1,268)</b>
<b>Profit/(loss) for the period attributable to:</b>			
Owners of the Company		107	1,571
Non-controlling interests		(33)	(30)
		<b>74</b>	<b>1,541</b>
<b>Total comprehensive expenses attributable to:</b>			
Owners of the Company		(1,884)	(1,238)
Non-controlling interests		(33)	(30)
		<b>(1,917)</b>	<b>(1,268)</b>
<b>Earnings per share (Sen per share)</b>	9		
– Basic		0.02	0.31
– Diluted		0.02	0.31

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2025**

	<i>Notes</i>	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
<b>Non-current assets</b>			
Property, plant and equipment	<i>10</i>	<b>1,358</b>	1,667
Interests in joint ventures		<b>89</b>	96
Deposits paid for acquisition of investment properties	<i>11</i>	<b>17,556</b>	27,637
Deposits placed for life insurance policies		<b>1,054</b>	1,054
Deferred tax assets		<b>19</b>	33
		<b>20,076</b>	30,487
<b>Current assets</b>			
Trade and other receivables	<i>12</i>	<b>143,154</b>	147,986
Contract assets	<i>13(a)</i>	<b>26,206</b>	28,690
Tax recoverable		<b>1,812</b>	1,825
Fixed deposits with maturity over three months		<b>380</b>	5,700
Pledged bank deposits		<b>16,630</b>	9,179
Cash and cash equivalents		<b>62,617</b>	71,451
		<b>250,799</b>	264,831
Assets classified as held for sale	<i>14</i>	–	1,500
		<b>250,799</b>	266,331
<b>Current liabilities</b>			
Trade and other payables	<i>15</i>	<b>119,841</b>	142,775
Contract liabilities	<i>13(b)</i>	<b>15,388</b>	13,793
Bank loans	<i>16</i>	<b>4,227</b>	4,410
Lease liabilities		<b>167</b>	263
Provision for taxation		<b>1,185</b>	1,452
		<b>140,808</b>	162,693
<b>Net currents assets</b>		<b>109,991</b>	103,638
<b>Total assets less current liabilities</b>		<b>130,067</b>	134,125
<b>Non-current liabilities</b>			
Bank loans	<i>16</i>	–	1,974
Lease liabilities		<b>295</b>	437
Deferred tax liabilities		<b>29</b>	54
		<b>324</b>	2,465
<b>Net assets</b>		<b>129,743</b>	131,660
<b>Capital and reserves</b>			
Share capital	<i>17</i>	<b>2,672</b>	2,672
Reserves		<b>120,406</b>	122,290
<b>Total equity attributable to equity owners of the Company</b>		<b>123,078</b>	124,962
Non-controlling interests		<b>6,665</b>	6,698
		<b>129,743</b>	131,660

# NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## FOR THE SIX MONTHS ENDED 31 DECEMBER 2025

### 1. GENERAL INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liabilities on 30 April 2018 under the Companies Law (Cap. 22) (Law 3 of 1961, as consolidated and revised) of the Cayman Islands. The Company's registered address is located at Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KY1-1111, Cayman Islands. The principal place of business of the Company is located at Room 1762, 17th Floor, Luk Kwok Centre, 72 Gloucester Road, Wanchai, Hong Kong.

The ordinary shares of the Company (the “**Shares**”) were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 10 May 2019 (the “**Listing**”).

The Company is an investment holding company and the Company's subsidiaries are principally engaged in the provision of marine construction services, and building and infrastructure services. As at 31 December 2025, the Company is ultimately controlled by Dato' Ng Say Piyu and Datin Ngooi Leng Swee (the “**Controlling Shareholders**”), who have entered into a confirmatory deed on 16 May 2018.

### 2. BASIS OF PREPARATION

The condensed consolidated financial statements for the six months ended 31 December 2025 comprise the Company and its subsidiaries (together referred to as the “**Group**”) and the Group's interests in joint ventures.

The condensed consolidated financial statements have been prepared in accordance with International Accounting Standard (“**IAS**”) 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (“**IASB**”) and the applicable disclosure requirements of Appendix D2 to the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

The condensed consolidated financial statements should be read in conjunction with the annual financial statements of the Group for the year ended 30 June 2025.

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates (the “**functional currency**”). The functional currency of the Company is Hong Kong dollars (“**HKS**”) and the condensed consolidated financial statements are presented in Malaysian Ringgit (“**RM**”), rounded to the nearest thousand, unless otherwise stated, as the Group's principal activities were carried out in Malaysia and Singapore in which the management uses RM to control and monitor the performance and financial position of the Group.

### 3. MATERIAL ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared on the historical cost basis except that the investment properties, including interests in leasehold land and buildings held as investment properties where the Group is the registered owner of the property interest, are stated at their fair value.

The deposits placed for life insurance policies are carried at the cash surrender value of the policies.

Non-current assets classified as held for sale are stated at the lower of carrying amount and fair value less costs to sell.



**(b) Segment reporting**

IFRS 8 Operating Segments requires operating segments to be identified on the basis of internal reports about components of the Group that are regularly reviewed by the board of directors of the Company, being the chief operating decision maker (the “**CODM**”), for the purpose of allocating resources to segments and assessing their performance.

For management purpose, the Group is organised into business units based on their products and services and has three reportable segments as follows:

***Marine construction services***

- Reclamation and related works, which includes land reclamation and other marine civil works. Reclamation may involve soil investigation, hydrographic survey, pre-reclamation design, sand handling/filling, ground treatment, sand surcharge removal work and other related works. Marine civil works generally include construction of jetty, channel-crossing works, maintenance dredging and river diversion.
- Marine transportation, which involves transportation of marine sand and the filling material normally used in land reclamation, including the loading of marine sand extracted from the approved sand source onto sand carriers and carriage and delivery of marine sand to designated sites where the marine sand is unloaded to be used for land reclamation.

***Building and infrastructure services***

- General building works in construction of properties and infrastructure works.

Segment profit/(loss) represents the profit/(loss) earned by each segment without allocation of central administrative and corporate expenses, unallocated other revenue and other net income, finance costs and share of loss of joint ventures. This is the measure reported to the CODM, for the purposes of resources allocation and performance assessment. Inter-segment sales are priced with reference to prices charged to external parties for similar orders.

No segment assets and liabilities are presented as they were not regularly provided to the CODM for the purpose of resources allocation and performance assessment.

Information regarding the above segments is reported below.

The following is an analysis of the Group's revenue and results by reportable segments:

*For the six months ended 31 December 2025*

	Marine construction			Total <i>RM'000</i> (unaudited)
	Reclamation and related works <i>RM'000</i> (unaudited)	Marine transportation <i>RM'000</i> (unaudited)	Building and infrastructure <i>RM'000</i> (unaudited)	
<b>Reportable segment revenue</b>	36,614	112,954	40,136	189,704
<b>Reportable segment profit</b>	1,439	4,510	2,657	8,606
Unallocated central administrative and corporate expenses				(8,793)
Unallocated other revenue and other net income				1,022
Finance costs				(194)
Share of loss of joint ventures				(7)
Profit before taxation				634
<b>Other segment information</b>				
Depreciation	44	26	–	70
(Reversal)/allowance for impairment loss on trade receivables and contract assets	(73)	(46)	55	(64)
Gain on disposal of deposits paid for acquisition of investment properties	–	–	(898)	(898)

For the six months ended 31 December 2024

	Marine construction			Total RM'000 (unaudited)
	Reclamation and related works RM'000 (unaudited)	Marine transportation RM'000 (unaudited)	Building and infrastructure RM'000 (unaudited)	
<b>Reportable segment revenue</b>	<u>64,832</u>	<u>138,474</u>	<u>20,521</u>	<u>223,827</u>
<b>Reportable segment profit/(loss)</b>	<u>6,177</u>	<u>6,602</u>	<u>(2,796)</u>	<u>9,983</u>
Unallocated central administrative and corporate expenses				(8,031)
Unallocated other revenue and other net income				798
Finance costs				(362)
Share of loss of a joint venture				(8)
Profit before taxation				<u>2,380</u>
<b>Other segment information</b>				
Depreciation	49	19	–	68
Allowance/(reversal) for impairment loss on trade receivables and contract assets	789	(76)	146	859
Gain on disposal of a non-wholly owned subsidiary	(572)	–	–	(572)

### Geographical information

The following is an analysis of geographical location of the Group's revenue from external customers. The geographical location of customers is based on the location at which the services were provided or the goods delivered.

	For the six months ended 31 December	
	2025 RM'000 (unaudited)	2024 RM'000 (unaudited)
Malaysia (place of domicile)	<u>76,750</u>	85,353
Singapore	<u>112,954</u>	<u>138,474</u>
	<u>189,704</u>	<u>223,827</u>

## 5. OTHER REVENUE AND OTHER NET INCOME

	<b>For the six months ended</b>	
	<b>31 December</b>	
	<b>2025</b>	<b>2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
<b>Other revenue</b>		
Handling service fee on provision of marine transportation services	93	1,834
Handling service fee on provision of diesel	93	10
Interest income on financial assets measured at amortised cost	452	744
Interest income on trade receivables owing from a customer	1,435	682
Others	–	4
	<u>2,073</u>	<u>3,274</u>
<b>Other net income</b>		
Gain on disposal of deposits paid for acquisition of investment properties	898	–
Gain on disposal of a non-wholly owned subsidiary	–	572
Gain on partial disposal of a joint venture	–	11
Net foreign exchange gain	571	38
	<u>1,469</u>	<u>621</u>

## 6. PROFIT BEFORE TAXATION

Profit before taxation is arrived at after charging/(crediting):

### (a) Finance costs

	<b>For the six months ended</b>	
	<b>31 December</b>	
	<b>2025</b>	<b>2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
Interest on bank loans	179	343
Interest on lease liabilities	15	19
	<u>194</u>	<u>362</u>
Total interest expenses on financial liabilities not at fair value through profit or loss	<u>194</u>	<u>362</u>

**(b) Staff costs (including Directors' emoluments)**

	<b>For the six months ended</b>	
	<b>31 December</b>	
	<b>2025</b>	<b>2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
Directors' emoluments	830	842
Other staff costs		
Salaries, wages and other benefits	3,718	3,730
Contributions to defined contribution retirement plan	429	423
	<u>4,977</u>	<u>4,995</u>
Less: Amount included in direct costs	<u>(126)</u>	<u>(159)</u>
	<u><b>4,851</b></u>	<u><b>4,836</b></u>

**(c) Other items**

	<b>For the six months ended</b>	
	<b>31 December</b>	
	<b>2025</b>	<b>2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(unaudited)</b>
Depreciation charge		
– owned property, plant and equipment	184	179
– right-of-use assets	70	72
	<u>254</u>	<u>251</u>
Short-term lease expenses	299	706
Less: Amount included in direct costs	<u>(190)</u>	<u>(620)</u>
	<u><b>109</b></u>	<u><b>86</b></u>
(Reversal)/allowance for impairment loss on trade receivables and contract assets	(64)	859
Auditors' remuneration	203	192
Gain on disposal of deposits paid for acquisition of investment properties	(898)	–
Gain on disposal of a non-wholly owned subsidiary	–	(572)
Gain on partial disposal of a joint venture	–	(11)
Net foreign exchange gain	<u>(571)</u>	<u>(38)</u>

## 7. INCOME TAX EXPENSES

	For the six months ended 31 December	
	2025	2024
	RM'000	RM'000
	(unaudited)	(unaudited)
<b>Current tax</b>		
Malaysia corporate income tax	4	4
Singapore corporate income tax	568	922
	<u>572</u>	<u>926</u>
<b>Over provision in prior years</b>	–	(7)
<b>Deferred tax</b>		
Origination and reversal of temporary differences	(12)	(80)
	<u>(12)</u>	<u>(80)</u>
Income tax expenses for the period	<u>560</u>	<u>839</u>

- (i) Pursuant to the rules and regulations of the Cayman Islands and the British Virgin Islands, the Group is not subject to any income tax in the Cayman Islands and the British Virgin Islands.
- (ii) No provision for Hong Kong profits tax has been made as the Group had no assessable profits derived from or earned in Hong Kong during the six months ended 31 December 2025 and 2024.
- (iii) Corporate income tax in Malaysia is calculated at the statutory rate of 24% of the estimated taxable profit for the six months ended 31 December 2025 and 2024.
- (iv) Corporate income tax in Singapore is calculated at the statutory rate of 17% of the estimated taxable profit for the six months ended 31 December 2025 and 2024. 75% of the chargeable income of first Singapore dollars (“SGD”) 10,000 and 50% of the chargeable income of next SGD190,000 are exempted under Inland Revenue Authority of Singapore’s partial tax exemption scheme for the six months ended 31 December 2025 and 2024.

## 8. DIVIDENDS

The Board does not recommend the payment of interim dividend for the six months ended 31 December 2025 (six months ended 31 December 2024: nil).

## 9. EARNINGS PER SHARE

### (a) Basic earnings per share

The calculation of basic earnings per share is based on the consolidated profit attributable to owners of the Company of approximately RM107,000 (six months ended 31 December 2024: consolidated profit attributable to owners of the Company of approximately RM1,571,000) and the weighted average of 500,000,000 ordinary shares (six months ended 31 December 2024: 500,000,000 ordinary shares) in issue during the six months ended 31 December 2025.

### (b) Diluted earnings per share

The diluted earnings per share is the same as the basic earnings per share as there were no dilutive potential shares in existence during the six months ended 31 December 2025 and 2024.

## 10. MOVEMENTS IN PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

### Property, plant and equipment

During the six months ended 31 December 2025, the Group paid approximately RM55,000 in cash for the acquisition of property, plant and equipment. During the six months ended 31 December 2024, the Group paid approximately RM559,000 in cash and approximately RM112,000 through lease liabilities for the acquisition of property, plant and equipment.

During the six months ended 31 December 2024, the Group disposed of certain property, plant and equipment with carrying amount of approximately RM45,000 through disposal of a non-wholly owned subsidiary.

### Right-of-use assets

During the six months ended 31 December 2025, the Group did not enter into other new lease agreements for the use of assets for more than 1 year (six months ended 31 December 2024: nil).

During the six months ended 31 December 2025, the Group derecognised right-of-use assets with net book value of approximately RM104,000 (six months ended 31 December 2024: nil) due to early termination of a lease agreement.

## 11. DEPOSITS PAID FOR ACQUISITION OF INVESTMENT PROPERTIES

- (i) During the six months ended 31 December 2025, the Group disposed 5 properties located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to independent third parties to the Group, amounted to approximately RM10,979,000 in aggregate, including 3 sales and purchase agreements entered into by the Group during the year ended 30 June 2025 and 2 sales and purchase agreements entered into by the Group during the six months ended 31 December 2025.

A gain on disposal of approximately RM898,000 was recognised and the carrying amount of the deposits paid for acquisition of the abovementioned properties amounted to approximately RM10,081,000 were derecognised during the six months ended 31 December 2025.

- (ii) During the six months ended 31 December 2024, the Group entered into 2 sales and purchase agreements to dispose 2 properties located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to 2 independent third parties to the Group, amounted to approximately RM4,980,000 in aggregate, conditional upon obtaining the foreign consent from the State Authority of Johor given that the purchasers are the foreigners of Malaysia. The carrying amount of the deposits paid for the abovementioned properties amounted to approximately RM4,636,000 was included in the balances as at 31 December 2024. Such balances will be derecognised upon obtaining each of the respective foreign consent.

As at 31 December 2025, there was/were 1 (30 June 2025: 4) sales and purchase agreement(s) entered into by the Group to dispose 1 (30 June 2025: 4) property(ies) located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia, conditional upon obtaining the foreign consent from the State Authority of Johor given that the purchasers are the foreigners of Malaysia. The carrying amount of the deposits paid for the abovementioned properties amounted to approximately RM1,866,000 (30 June 2025: RM8,306,000) was included in the balances as at 31 December 2025. Such balances will be derecognised upon obtaining each of the respective foreign consent.

During the six months ended 31 December 2025 no impairment loss has been recognised for deposits paid for acquisition of investment properties (six months ended 31 December 2024: nil). The valuations of recoverable amount of deposits paid for acquisition of investment properties (excluding those entered into the sale and purchase agreements while pending the foreign consent to be obtained from the State Authority of Johor) as at 31 December 2025 and 30 June 2025 were carried out by an independent firm, Knight Frank Malaysia Sdn. Bhd., who have among their valuers registered with The Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia, with recent experience in the location and category of properties being valued. The recoverable amount of deposits paid for acquisition of investment properties located in Malaysia is determined using market comparison approach by reference to recent sales price of comparable properties on a price per square foot basis, adjusted to reflect the locations and conditions of the subject properties, using market data which is publicly available.

As at 31 December 2025, the amount of deposits paid for acquisition of investment properties represents the consideration paid for the acquisition of 29 (30 June 2025: 34) investment properties in Malaysia. As the legal titles in respect of those investment properties had not been vested in the Group as of 31 December 2025 and 30 June 2025, the payments made were accounted as deposits paid.

	<b>For the six months ended 31 December</b>			
	<b>2025</b>		<b>2024</b>	
	<i>No.</i>	<i>RM'000</i>	<i>No.</i>	<i>RM'000</i>
	<b>(unaudited)</b>	<b>(unaudited)</b>	<b>(unaudited)</b>	<b>(unaudited)</b>
At 1 July	<b>34</b>	<b>27,637</b>	41	42,710
Disposal	<b>(5)</b>	<b>(10,081)</b>	–	–
At 31 December	<b>29</b>	<b>17,556</b>	41	42,710

As at 31 December 2025, deposits paid for acquisition of investment properties of approximately RM12,911,000 (30 June 2025: RM12,911,000) have been pledged to a bank as security for bank facilities granted to the Group.

## 12. TRADE AND OTHER RECEIVABLES

		<b>31 December 2025</b>	30 June 2025
	<i>Note</i>	<b>RM'000</b>	<b>RM'000</b>
		<b>(unaudited)</b>	(audited)
Trade receivables	<i>(i)</i>	<b>139,283</b>	144,119
Less: allowance for doubtful debts		<b>(9,412)</b>	(9,471)
		<u>129,871</u>	<u>134,648</u>
Deposits, prepayments and other receivables	<i>(iii), (iv)</i>	<b>7,778</b>	3,950
Other receivables from disposal of deposits paid for acquisition of investment properties	<i>(iii)</i>	<b>5,505</b>	9,388
		<u><b>143,154</b></u>	<u>147,986</u>

### Notes:

- (i) As at 31 December 2025, trade receivables of approximately RM2,605,000 (30 June 2025: RM3,305,000) and contract assets of approximately RM33,000 (30 June 2025: RM33,000) as disclosed in note 13(a) owing from a customer are secured by the original issue documents of strata/individual titles and other transfer documents pertaining to 3 (30 June 2025: 3) properties of total net price of approximately RM7.0 million (30 June 2025: RM7.0 million) being held in escrow by the Group's solicitor pursuant to the master supplemental agreement dated 22 June 2022.
- (ii) All of the trade receivables are expected to be recovered within one year.
- (iii) The amount of deposits, prepayments and other receivables and other receivables from disposal of deposits paid for acquisition of investment properties are expected to be recovered or recognised as expenses within one year.
- (iv) As at 31 December 2025, the amount of deposits, prepayments and other receivables included amount due from a related company of approximately RM60,000 (30 June 2025: RM60,000), in which a key management personnel of the Group has controlling interest. The amount was unsecured, non-trade nature and repayable on demand.

## Aging analysis of trade receivables

As at the end of the reporting period, the aging analysis of trade receivables, based on the invoice date and net of loss allowance, is as follows:

	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
Within 30 days	<b>61,938</b>	39,503
31 to 60 days	<b>24,229</b>	50,128
61 to 90 days	<b>9,170</b>	13,563
Over 90 days	<b>34,534</b>	31,454
	<b><u>129,871</u></b>	<b><u>134,648</u></b>

Trade receivables are generally due within 30 to 90 days from the date of invoice.

## 13. CONSTRUCTION CONTRACTS

### (a) Contract assets

The Group's contract assets are analysed as follows:

	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
<b>Contract assets</b>		
Arising from performance under construction contracts	<b>247</b>	4,455
Retention receivables	<b>(i) 25,959</b>	24,235
	<b><u>26,206</u></b>	<b><u>28,690</u></b>
Gross carrying amount	<b>(ii) 26,380</b>	28,881
Less: loss allowance	<b>(174)</b>	(191)
	<b><u>26,206</u></b>	<b><u>28,690</u></b>
<b>Receivables from contracts with customers within the scope of IFRS 15, which are included in "Trade and other receivables" (Note 12)</b>	<b><u>129,871</u></b>	<b><u>134,648</u></b>

Notes:

- (i) As at 31 December 2025, the amounts of approximately RM18,216,000 (30 June 2025: RM20,162,000) included in the contract assets are expected to be recovered after more than one year, all of which related to retention receivables. All of the other contract assets are expected to be recovered within one year.
- (ii) As at 31 December 2025, trade receivables of approximately RM2,605,000 (30 June 2025: RM3,305,000) as disclosed in note 12 and contract assets of approximately RM33,000 (30 June 2025: RM33,000) owing from a customer are secured by the original issue documents of strata/ individual titles and other transfer documents pertaining to 3 (30 June 2025: 3) properties of total net price of approximately RM7.0 million (30 June 2025: RM7.0 million) being held in escrow by the Group's solicitor pursuant to the master supplemental agreement dated 22 June 2022.

**(b) Contract liabilities**

	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
<b>Contract liabilities</b>		
Construction contracts		
– Billings in advance of performance	<b><u>15,388</u></b>	<u>13,793</u>

**14. ASSETS CLASSIFIED AS HELD FOR SALE**

On 30 June 2025, the Group entered into sale and purchase agreements to dispose investment properties to 2 independent third parties to the Group, amounted to RM1,500,000 in aggregate.

Investment properties amounted to RM2,200,000 were reclassified as assets held for sale amounted to RM1,500,000, resulting in a fair value loss of RM700,000, being the difference between the proceeds of disposal of RM1,500,000 and the carrying amount of the investment properties of RM2,200,000, for the year ended 30 June 2025.

The disposal is consistent with the Group's long-term policy to focus its activities on the Group's construction businesses. The disposal, which are expected to be completed upon the receipt of the consideration of the investment properties from the purchasers and completion of the registration of the title of investment properties under the land registry (i.e. within 12 months), have been classified as assets held for sale and presented separately in the consolidated statement of financial position as at 30 June 2025.

As at 30 June 2025, assets classified as held for sale amounted to RM1,500,000 have been pledged to a bank as security for bank facilities granted to the Group. Based on the latest information from the bank, no redemption of money is required for the release of the pledged of the abovementioned assets from the bank facilities while the bank is currently undergoing internal process to approve the release of the pledged of the abovementioned assets from the bank facilities.

As at 31 December 2025, the properties were sold and released from pledging of bank facilities granted to the Group.

## 15. TRADE AND OTHER PAYABLES

	<b>31 December</b>	30 June
	<b>2025</b>	2025
	<i>Note</i>	
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(audited)</b>
Trade payables	<b>109,363</b>	129,804
Other payables and accruals	<i>(i)</i> <b>523</b>	947
Retention payables	<i>(ii)</i> <b>9,955</b>	12,024
	<b>119,841</b>	142,775
	<b>119,841</b>	142,775

*Notes:*

- (i) As at 31 December 2025, the amount of other payables and accruals included amount due to a joint venture of approximately RM6,000 (30 June 2025: RM6,000) which was unsecured, non-trade and repayable on demand.
- (ii) As at 31 December 2025, except for the amounts of approximately RM5,296,000 (30 June 2025: RM7,960,000) included in the retention payables which are expected to be settled after one year, all of the trade and other payables are expected to be settled within one year or are repayable on demand.

### Aging analysis of trade payables

As at the end of the reporting period, the aging analysis of trade payables, based on the invoice date, is as follows:

	<b>31 December</b>	30 June
	<b>2025</b>	2025
	<b>RM'000</b>	<b>RM'000</b>
	<b>(unaudited)</b>	<b>(audited)</b>
Within 30 days	<b>70,252</b>	54,487
31 to 90 days	<b>29,325</b>	64,582
Over 90 days	<b>9,786</b>	10,735
	<b>109,363</b>	129,804
	<b>109,363</b>	129,804

## 16. BANK LOANS

	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
Bank loans, secured	<u>4,227</u>	<u>6,384</u>

The bank loans were repayable as follows:

	<b>31 December 2025 RM'000 (unaudited)</b>	30 June 2025 RM'000 (audited)
Within 1 year or on demand	4,227	4,410
Within a period of more than 1 year but not exceeding 2 years	<u>—</u>	<u>1,974</u>
	4,227	6,384
Less: Amounts due within 1 year shown under current liabilities	<u>(4,227)</u>	<u>(4,410)</u>
Amounts shown under non-current liabilities	<u>—</u>	<u>1,974</u>

As at 31 December 2025, the Group's banking facilities were secured and guaranteed by:

- (i) deposits paid for acquisition of investment properties of approximately RM12,911,000 (30 June 2025: RM12,911,000);
- (ii) deposits with licensed banks of the Group with carrying amounts of approximately RM16,630,000 (30 June 2025: RM9,179,000); and
- (iii) assets classified as held for sale of nil (30 June 2025: approximately RM1,500,000).

## 17. SHARE CAPITAL

### Authorised ordinary shares of HK\$0.01 each:

	No. of shares	Amount <i>RM'000</i>
At 1 July 2024 (unaudited), 30 June 2025 (audited) and 31 December 2025 (unaudited)	<b>2,000,000,000</b>	10,535

### Issued and fully paid ordinary shares of HK\$0.01 each:

	No. of shares	Amount <i>RM'000</i>
At 1 July 2024 (unaudited), 30 June 2025 (audited) and 31 December 2025 (unaudited)	<b>500,000,000</b>	2,672

## 18. CAPITAL COMMITMENTS

Significant capital expenditures contracted for at the end of the reporting period but not recognised as liabilities are as follows:

	31 December 2025 <i>RM'000</i> (unaudited)	30 June 2025 <i>RM'000</i> (audited)
Equipment	<b>81</b>	81

## 19. DISPOSAL OF A NON-WHOLLY OWNED SUBSIDIARY

During the six months ended 31 December 2024, the Group entered into a sale agreement to dispose Gabungan Jasapadu Sdn. Bhd. (“**Gabungan**”), a 50% non-wholly owned subsidiary of the Group which engages in the business of land-based machinery works and rental, to Mr. Toh Ang Poo (the “**Disposal A**”), who together with his spouse, held 50% shares of Gabungan before the Disposal A.

The net assets of Gabungan, at the date of disposal were as follows:

*RM'000*

Property, plant and equipment	45
Deferred tax assets	4
Trade and other receivables	1,551
Tax recoverable	9
Cash and cash equivalents	202
Trade and other payables	(955)
Non-controlling interests	(428)
<b>Net assets disposed of</b>	<b>428</b>
Gain on disposal ( <i>note 6(c)</i> )	572
<b>Total consideration</b>	<b>1,000</b>
Satisfied by:	
Cash and cash equivalents	1,000
<b>Total consideration transferred</b>	<b>1,000</b>
Net cash inflows arising on disposal:	
Consideration received in cash and cash equivalents	1,000
Less: cash and cash equivalents disposed of	(202)
	<b>798</b>

There were no disposals of subsidiaries made during the six months ended 31 December 2025. The gain on disposal is included in the profit for the year as disclosed in note 6(c).

## 20. EVENTS AFTER THE REPORTING PERIOD

Subsequent to the period ended 31 December 2025, the Company entered into a sale and purchase agreement with a vendor, a company established under the laws of the People's Republic of China (the "PRC") with limited liability (the "Vendor"), pursuant to which the Vendor has conditionally agreed to sell, and the Company (or its subsidiaries) has conditionally agreed to purchase 100% equity interest in Chengdu Jianfu Convenience Store Management Co., Ltd., (the "Chengdu Jianfu") a company established under the laws of the PRC with limited liability, at a total consideration of RMB120 million (equivalent to approximately HK\$134.8 million). Upon completion of the acquisition of Chengdu Jianfu pursuant to the terms and conditions of the sale and purchase agreement, Chengdu Jianfu will become an indirect wholly-owned subsidiary of the Company and the financial results, assets and liabilities of Chengdu Jianfu will be consolidated into the financial statements of the Group.

## MANAGEMENT DISCUSSION AND ANALYSIS

### BUSINESS REVIEW

The Group is an established engineering contractor which engaged in two major types of services:

- Marine construction services – core business, which can be categorised into:
  - (a) reclamation and related works, which includes land reclamation and other marine civil works. Reclamation may involve soil investigation, hydrographic survey, pre-reclamation design, sand handling/filling, ground treatment, sand surcharge removal work and other related works. Marine civil works generally include construction of jetty, channel-crossing works, maintenance dredging and river diversion; and
  - (b) marine transportation, which involves transportation of marine sand and the filling material normally used in land reclamation, including the loading of marine sand extracted from the approved sand source onto sand carriers and carriage and delivery of marine sand to designated sites where the marine sand is unloaded to be used for land reclamation.
- Building and infrastructure services – the services include general building works in construction of properties and infrastructure works.

In November 2025, a joint venture and shareholders' agreement is entered into between JBB Builders (M) Sdn. Bhd. (a wholly-owned subsidiary of the Company) and Samaiden Sdn. Bhd. (a wholly-owned subsidiary of Samaiden Group Berhad which is a company listed on Bursa Malaysia Securities Berhad (stock code: 0223)) for the formation of Legasi Suria Selatan Sdn. Bhd.. Legasi Suria Selatan Sdn. Bhd. is established as a special purpose vehicle, being held by JBB Builders (M) Sdn. Bhd. and Samaiden Sdn. Bhd. in shareholding proportions of 30% and 70%, respectively for the implementation of the development of a large-scale solar photovoltaic plant of 99.99MWac in Segamat, Johor, Malaysia (the “**Plant**”) (the “**Project**”). In December 2025, a power purchase agreement with a term of 21-year is entered into between Legasi Suria Selatan Sdn. Bhd. and Tenaga Nasional Berhad for the supply of solar power generated by the Plant. This represents a strategic expansion beyond traditional marine construction works into renewable energy infrastructure, leveraging engineering expertise in large-scale projects. At the same time, the Group focused on the existing construction contracts.

As at 31 December 2025, the Group had 3 ongoing marine construction contracts comprising a reclamation and related works contract and 2 marine transportation contracts with original contract sum in aggregate of approximately RM1,312.1 million (including estimated original contract sum of contracts which stated at unit rates at time of award), and 3 ongoing building and infrastructure contracts with original contract sum in aggregate of approximately 152.4 million (excluding the abovementioned Project).

As at 30 June 2025, there were a total of 2 tenders and 2 quotations with expected contract sum in aggregate of approximately RM522.4 million submitted and the results of the said tenders and quotations had not yet been released. As at 31 December 2025, there were 1 tender and 1 quotation with expected contract sum in aggregate of approximately RM242.5 million submitted but thus far no results has been returned.

## **FINANCIAL REVIEW**

### **Revenue**

Revenue decreased by approximately RM34.1 million or 15.2% from approximately RM223.8 million for the six months ended 31 December 2024 to approximately RM189.7 million for the six months ended 31 December 2025. The significant decrease in revenue for the six months ended 31 December 2025 was primarily due to (i) the overall decrease in volume of sand transported generated from marine transportation contracts in Singapore as one of the site areas is relatively shallow and highly space-constrained, causing operational challenges, which has led to a reduction in delivery; (ii) the decrease in the revenue generated from reclamation and related works due to slowdown of the progress of a reclamation and related works contract; and (iii) completion of certain contracts which contributed to a certain portion of revenue for the six months ended 31 December 2024, while partially offsetting by the increase in volume of work performed for a contract generated from building and infrastructure works.

### ***Marine construction services***

Revenue from marine construction services represented approximately 78.8% of the total revenue for the six months ended 31 December 2025. It decreased by approximately RM53.7 million or 26.4% from approximately RM203.3 million for the six months ended 31 December 2024 to approximately RM149.6 million for the six months ended 31 December 2025.

Revenue from reclamation and related works, which represented approximately 24.5% of the total revenue from marine construction services for the six months ended 31 December 2025, decreased by approximately RM28.2 million or 43.5% from approximately RM64.8 million for the six months ended 31 December 2024 to approximately RM36.6 million for the six months ended 31 December 2025. Such decrease was mainly due to slowdown of the progress of a reclamation and related works contract, and the completion of certain contracts which contributed to a certain portion of revenue for the six months ended 31 December 2024.

Revenue from marine transportation, which represented approximately 75.5% of the total revenue from marine construction services for the six months ended 31 December 2025, decreased by approximately RM25.5 million or 18.4% from approximately RM138.5 million for the six months ended 31 December 2024 to approximately RM113.0 million for the six months ended 31 December 2025. Such decrease was mainly due to the overall decrease in volume of sand transported generated from marine transportation contracts in Singapore for the six months ended 31 December 2025 as one of the site areas is relatively shallow and highly space-constrained, causing operational challenges, which has led to a reduction in delivery.

### ***Building and infrastructure services***

Revenue from building and infrastructure services represented approximately 21.2% of the total revenue for the six months ended 31 December 2025. Revenue from building and infrastructure services increased by approximately RM19.6 million or 95.6% from approximately RM20.5 million for the six months ended 31 December 2024 to approximately RM40.1 million for the six months ended 31 December 2025. Such increase was mainly due to the increase in volume of work performed for a contract generated from building and infrastructure works.

### **Gross profit and gross profit margin**

Gross profit decreased by approximately RM1.6 million or 20.0% from approximately RM8.0 million for the six months ended 31 December 2024 to approximately RM6.4 million for the six months ended 31 December 2025. The gross profit margin decreased from approximately 3.6% for the six months ended 31 December 2024 to approximately 3.4% for the six months ended 31 December 2025.

The decrement of gross profit was primarily caused by the decrease in revenue as abovementioned and the increase of subcontracting cost for the six months ended 31 December 2025.

### **Other revenue**

The other revenue decreased from approximately RM3.3 million for the six months ended 31 December 2024 to approximately RM2.1 million for the six months ended 31 December 2025, which was mainly due to (i) the decrease in income of arrangement of marine transportation related activities for our subcontractors and suppliers at the site areas for the six months ended 31 December 2025 arising from the decrease number of trips and unit rates; and (ii) the decrease in interest income on deposits placed in the Group's banks in Malaysia during the six months ended 31 December 2025 as a result of the decrease in fixed deposits placed in banks, while partially offsetting by the increase in interest income on trade receivables owing from a customer as such customer requests for instalment settlement of the contract awarded after construction works completed.

## **Other net income**

Other net income was approximately RM1.5 million for the six months ended 31 December 2025. It mainly included (i) gain on disposal of deposits paid for acquisition of investment properties of approximately RM0.9 million, and (ii) the recognition of the foreign exchange gain of approximately RM0.6 million arising from the translation of foreign currency denominated balances into Ringgit Malaysia.

Other net income was approximately RM0.6 million for the six months ended 31 December 2024. It mainly included (i) gain on disposal of Gabungan Jasapadu Sdn. Bhd. (a non-wholly owned subsidiary of the Group before disposal) of approximately RM572,000; (ii) gain on partial disposal of JBB Kimlun Sdn. Bhd. (a joint venture of the Group) of approximately RM11,000; and (iii) the recognition of the foreign exchange gain of approximately RM38,000 arising from the translation of foreign currency denominated balances into Ringgit Malaysia.

## **Reversal/(allowance) for impairment loss on trade receivables and contract assets**

Taking into account of the increase in balances of trade receivables and contract assets, and expected loss rate applied based on historical credit loss experience, adjusting factors that are specific to the debtors and assessment of both current and forecasted general economic conditions (including the consideration of the expected loss rate performed by an independent valuer), reversal for impairment loss of approximately RM64,000 was recognised for the six months ended 31 December 2025 while impairment loss of approximately RM0.9 million was recognised for the six months ended 31 December 2024. The reversal is mainly contributed from the reduction in the balances of trade receivables and contract assets.

## **General and administrative expenses**

General and administrative expenses increased by approximately RM0.9 million or 10.8% from approximately RM8.3 million for the six months ended 31 December 2024 to approximately RM9.2 million for the six months ended 31 December 2025. Such increase was mainly due to the increase of bank charges arising from the bank guarantees obtained from the banks during the six months ended 31 December 2025, and the increase of commissions and stamp duty provided arising from the disposal of deposits paid for acquisition of investment properties.

## **Finance costs**

Finance costs decreased from approximately RM0.4 million for the six months ended 31 December 2024 to approximately RM0.2 million for the six months ended 31 December 2025 which mainly due to the decrease of interest on bank loans arising from the reduction of balances of bank loans.

## **Income tax expenses**

Income tax expenses of approximately RM0.6 million was recorded for the six months ended 31 December 2025 as compared with approximately RM0.8 million for the six months ended 31 December 2024. The decrease was mainly due to the decrement of taxable profit of a Singapore subsidiary for the six months ended 31 December 2025.

## **Profit for the period attributable to owners of the Company**

Due to the abovementioned items, the Group reported profit attributable to owners of the Company of approximately RM0.1 million for the six months ended 31 December 2025 compared with approximately RM1.6 million for the six months ended 31 December 2024.

## **Dividends**

Considering the financial results for the six months ended 31 December 2025, expected working capital requirements, and current and future business conditions and strategies, the Board does not recommend the payment of interim dividend for the six months ended 31 December 2025 (six months ended 31 December 2024: nil).

## **CORPORATE FINANCE AND RISK MANAGEMENT**

### **Liquidity and Financial Resources/Capital Structure**

The Group finances its working capital requirements through a combination of cash generated from operations, shareholder's equity and banking facilities.

The Group's policy is to regularly monitor its liquidity requirements and its compliance with lending covenants, to ensure that it maintains sufficient reserves of cash and readily realisable marketable securities and adequate committed lines of funding from major financial institutions to meet its liquidity requirements in the short and longer term.

As at 31 December 2025, the Group had cash and cash equivalents of approximately RM62.6 million (30 June 2025: RM71.5 million), fixed deposits with maturity over three months of approximately RM0.4 million (30 June 2025: RM5.7 million) and pledged bank deposits of approximately RM16.6 million (30 June 2025: RM9.2 million). The decrement was mainly due to the net operating and financing activities cash outflows, net investing activities cash inflows and effect of foreign exchange rate changes during the six months ended 31 December 2025. All are denominated in Hong Kong dollars, United States dollars, Singapore dollars and Ringgit Malaysia.

As at 31 December 2025, the Group had lease liabilities of approximately RM0.5 million (30 June 2025: RM0.7 million) carrying interest rate ranging from 4.3% to 8.5% (30 June 2025: ranging from 4.3% to 8.5%) and bank loans of approximately RM4.2 million (30 June 2025: RM6.4 million) carrying interest rate at 7.2% (30 June 2025: 7.2%). All are denominated in Ringgit Malaysia. The Group had unutilized banking facilities of approximately RM47.0 million (30 June 2025: RM122.0 million).

The Group continued to maintain a healthy liquidity position. The current ratio increased from approximately 1.6 times as at 30 June 2025 to approximately 1.8 times as at 31 December 2025 which was mainly due to the significant decrease in trade and other payables, which contributed to the decrease of current liabilities in a larger portion than that of the current assets. The gearing ratio decreased from approximately 5.4% as at 30 June 2025 to approximately 3.6% as at 31 December 2025 which is calculated based on the total loans and borrowings (which represent bank loans and lease liabilities) divided by total equity at the end of the period/year. The decrease of gearing ratio was mainly due to the decrease of total bank loans and lease liabilities from approximately RM7.1 million as at 30 June 2025 to approximately RM4.7 million as at 31 December 2025.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders, or sell assets to reduce debt. No changes in the objective, policies or processes for managing capital were made during the six months ended 31 December 2025 and 2024.

The management of the Group reviews the capital structure on a regular basis. As part of this review, the management considers the cost of capital and the risk associated with each class of capital. Based on the recommendation of the management, the Group will balance its overall capital structure through the payment of dividends as well as issue of new debt or the redemption of the debt.

There had been no material change in the capital structure of the Group during the six months ended 31 December 2025.

### **Capital commitments**

As at 31 December 2025, the Group had capital commitments of approximately RM81,000 (30 June 2025: RM81,000).

### **Pledge of assets**

As at 31 December 2025, pledged bank deposits of approximately RM16.6 million (30 June 2025: RM9.2 million) have been pledged to banks as security for banking facilities granted to the Group with approximately RM14.3 million (30 June 2025: RM6.8 million) related to performance bonds. Pledged bank deposits related to performance bonds includes (i) minimum amount of deposits pledged to banks for facility lines for performance bonds; (ii) sinking fund (calculated at 6% of the progress payment from the particular contract related to the corresponding performance bonds); and (iii) interest income of deposits pledged to banks.

Deposits paid for acquisition of investment properties with carrying amount of approximately RM12.9 million (30 June 2025: deposits paid for acquisition of investment properties with carrying amount of approximately RM12.9 million and assets classified as held for sale with carrying amount of approximately RM1.5 million) as at 31 December 2025 were pledged to a bank as security for bank facilities granted to the Group.

### **Contingent liabilities**

As at 31 December 2025, the Group had contingent liabilities in respect of performance bonds for contracts in favour of customers of approximately RM12.9 million (30 June 2025: nil).

The performance bonds were given by banks in favour of some of the Group's customers as security for the due performance and observance of the Group's obligations under the contracts entered into between the Group and its customers. If the Group fails to provide satisfactory performance to its customers to whom performance bonds have been given, such customers may demand the banks to pay to them the sum or sums stipulated in such demand. The Group will then become liable to compensate such banks accordingly. The performance bonds will be released based on the terms of the respective contracts for the relevant customers. The performance bonds were secured and guaranteed by (i) deposits with licensed banks of approximately RM14.3 million; and (ii) corporate guarantees given by the Company as at 31 December 2025.

### **Risk management**

#### ***Credit risk***

The Group's credit risk is primarily attributable to trade and other receivables, contract assets, fixed deposits with maturity over three months, pledged bank deposits and cash at banks. Management has a credit policy in place and the exposures to these credit risks are monitored on an ongoing basis.

#### **Trade receivables and contract assets**

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer rather than the industry or country in which the customers operate and therefore significant concentrations of credit risk primarily arise when the Group had significant exposure to individual customers. As at 31 December 2025, approximately 39% (30 June 2025: 49%) of the total gross trade receivables and contract assets was due from the Group's largest customer and approximately 98% (30 June 2025: 99%) of the total gross trade receivables and contract assets were due from the Group's five largest customers.

Individual credit evaluations are performed on all customers requiring credit over a certain amount. These evaluations focus on the customer's past history of making payments when due and current ability to pay, and take into account information specific to the customer as well as pertaining to the economic environment in which the customer operates. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle their debts. Normally, the Group does not obtain collateral from customers.

For certain large customers or customers with a high risk of default, the Group assesses the risk of loss of each customer individually based on their financial information, past trends of payments and external credit rating, where applicable.

The Group measures loss allowances for trade receivables and contract assets at an amount equal to lifetime expected credit losses, which is calculated using a provision matrix. The Group segments its trade receivables and contract assets based on geographic regions, due to different loss patterns experienced in the different regions.

Expected loss rates are based on actual loss experience over the past 3 years. These rates are adjusted to reflect differences between economic conditions during the period over which the historic data has been collected, current conditions and the Group's view of economic conditions over the expected lives of the receivables.

### ***Other receivables and deposits***

The management of the Group makes periodic individual assessment on the recoverability of other receivables and deposits based on historical settlement records, past experience, and also quantitative and qualitative information that is reasonable. The management of the Group believes that there is no significant increase in credit risk of other receivables and deposits since initial recognition and the Group provided impairment based on 12 months expected credit losses. As at 31 December 2025 and 30 June 2025, the Group assessed the expected credit losses for other receivables and deposits were insignificant and thus no loss allowance was recognised.

### ***Cash and cash equivalents, fixed deposits with maturity over three months and pledged bank deposits***

Cash and cash equivalents, fixed deposits with maturity over three months and pledged bank deposits are mainly placed with reputable financial institutions with high credit-ratings assigned by international credit-rating agencies. There has been no recent history of default in relation to these financial institutions.

### ***Interest rate risk***

The Group exposed to fair value interest rate risk in relation to the Group's fixed-rate fixed deposits with maturity over three months, pledged bank deposits and lease liabilities. The management of the Group considers that the Group's exposure from these fixed-rate fixed deposits with maturity over three months, pledged bank deposits and lease liabilities to interest rate risk is not significant.

The Group's interest rate risk arises primarily from cash at banks and bank loans. Cash at banks and bank loans at variable rates expose the Group to cash flow interest rate risk. The Group's cash flow interest rate risk is mainly concentrated on the fluctuation of Malaysia base lending rate from the Group's bank loans denominated in Ringgit Malaysia.

### ***Foreign currency exchange risk***

The Group undertakes certain transactions denominated in foreign currencies, hence exposure to exchange rate fluctuations arises. The Group currently does not have a foreign currency hedging policy. However, the management monitors foreign exchange exposure closely and to keep the net exposure to an acceptable level. The Group will consider hedging significant foreign currency exposure should the need arise.

For the risks and uncertainties faced by the Group, please refer to the section headed “Principal risks and uncertainties facing the Group” under the “Directors’ Report” in the 2025 annual report.

### **SIGNIFICANT INVESTMENTS HELD**

Save as disclosed in this announcement, the circular of the Company dated 19 July 2022, the 2025 annual report and announcements of the Company dated 18 November 2025, 22 January 2026 and 29 January 2026, the Group did not hold any significant investments during the six months ended 31 December 2025.

### **FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS**

Save as disclosed in the prospectus of the Company dated 25 April 2019 (the “**Prospectus**”), the circular of the Company dated 19 July 2022, the 2025 annual report, announcements of the Company dated 18 November 2025, 22 January 2026 and 29 January 2026 and this announcement, the Group did not have other plans for material investments and capital assets as at 31 December 2025.

### **MATERIAL ACQUISITIONS AND DISPOSALS**

Save as disclosed in this announcement and announcements of the Company dated 18 November 2025, 22 January 2026 and 29 January 2026, the Group did not have any material acquisitions and disposals of subsidiaries, associates or joint ventures during the six months ended 31 December 2025.

### **EVENTS AFTER THE REPORTING PERIOD**

Save as disclosed in this announcement and announcements of the Company dated 22 January 2026 and 29 January 2026, there were no other important events affecting the Group that have occurred since 31 December 2025 and up to the date of this announcement.

### **EMPLOYEES AND REMUNERATION POLICIES**

Excluding the Directors, the total number of full-time employees of the Group increased from 68 as at 30 June 2025 to 71 as at 31 December 2025 for the expansion of the business activities.

The Group determines the remuneration of its employees with references to market rates and individual's qualifications, experience, skills, performance and contributions. The Group regularly reviews compensation and benefits policies as well as the individual performance of employees and encourages the employees to pursue their professionalism and personal goals.

The Board determined the remuneration of the Directors based on recommendation from the remuneration committee of the Company. The Board took into consideration a number of relevant factors such as salaries paid by comparable companies, job responsibilities, duties and scope, employment conditions elsewhere in the Group, market practices, financial and non-financial performance, and desirability of performance-based remuneration. The remuneration committee of the Company will determine the overall amount of each component of remuneration, taking into account both quantitative and qualitative assessment of performance. No individual Director or any of his/her associates is involved in deciding his/her own remuneration.

No equity-based remuneration (e.g. share options or grants) with performance-related elements shall be granted to independent non-executive Directors. This measure aims to ensure the independent non-executive Directors are demonstrating objective judgement throughout their tenure. This is because equity-based remuneration with performance-related elements may lead to bias in their decision-making and compromise their objectivity and independence.

The Company adopted a share option scheme so that the Company may grant options to the eligible persons as incentives or rewards for their contributions to the Group. In addition, employees are always encouraged to attend job-related seminars, webinars, courses and programs organised by professional or educational institutions, in Malaysia, Singapore, Hong Kong or other jurisdiction.

## **PROSPECTS**

During the six months ended 31 December 2025, the Group mainly focused on executing the existing contracts, including (i) a reclamation and related works and marine transportation contract for the land reclamation works and mixed development in the district of Mukim Plentong, Johor; and (ii) a building and infrastructure contract of a new ultra-modern 5 storey court complex in Johor with original contract sum in aggregate of approximately RM0.5 billion in Malaysia. The delivery of marine transportation works in Singapore remains stable.

In November 2025, Legasi Suria Selatan Sdn. Bhd., a special purpose vehicle established with Samaiden Sdn. Bhd. (a wholly-owned subsidiary of Samaiden Group Berhad which is a company listed on Bursa Malaysia Securities Berhad (stock code: 0223)) for the implementation of the development of a large-scale solar photovoltaic plant of 99.99MWac in Segamat, Johor, Malaysia represents a strategic expansion beyond traditional marine construction works into renewable energy infrastructure, leveraging engineering expertise in large-scale projects. It demonstrates we align with the environmental, social, and governance goals on sustainability. For details, please refer to the announcement of the Company dated 18 November 2025.

In January 2026, the Group entered into a sale and purchase agreement with a vendor to conditionally purchase 100% equity interest in Chengdu Jianfu Convenience Store Management Co., Ltd. (成都市見福便利店管理有限公司) (“**Chengdu Jianfu**”) who operates convenience stores business in Sichuan Province, the PRC, with an extensive network of upstream suppliers (including but not limited to food and beverage and daily necessities) and downstream end customers. It has 65 self-operated stores and 30 franchised stores. It also has its own administrative office in Chengdu, with its operation relatively independent and complete. Such acquisition gives us investment opportunity to attempt running convenience stores business, and will also provide easier access to the new convenience stores business, accompanied by the existing networks, stores locations, and supply chain resources. Therefore, the Group can rely on the comprehensive ongoing support with the built system as mentioned above and diversify the Group’s revenue stream in future. For details, please refer to the announcements of the Company dated 22 January 2026 and 29 January 2026.

It is expected that all the above activities will enhance and strengthen the revenue and profitability of the Group in the near future.

Along the industry development, reclamation and marine works remains concentrated in Johor, Malaysia and other coastal areas, driven by building development, infrastructure and energy needs. The Malaysian Government strong push towards renewables aligns with the solar plant project to be developed by our joint venture.

The Group believes its liquidity position remains healthy by considering the cash and cash equivalents in hand, available banking facilities, tight cost control measures and capital commitments. The Group is closely monitoring the situation and uncertainties faced by the Group and will pursue the opportunities should the business and financial situation allowed. The Group keeps optimising its business models and portfolios to solidify its market competitiveness by participating in different tenders actively, especially on marine construction services. At the same time, the Group is focusing on executing the existing awarded construction works in order to deliver the quality work on schedule. The Group is actively realising the value of the properties on hand by selling the properties in the market. The Group will leverage its financial position, extensive network from its management, strong quality management system and resources available to implement appropriate business strategies to mitigate the potential adverse impact on its business operations and to ensure sustained value creation.

## **USE OF PROCEEDS**

The net proceeds of the global offering of the Shares received by the Company were approximately HK\$125.2 million (approximately RM62.6 million) <sup>(Note 1)</sup>, after deduction of underwriting fees and related listing expenses, of which HK\$15.0 million of the total amount of fees and expenses in connection with the global offering of the Shares had been paid from the proceeds of the pre-IPO investments. Set out below is the breakdown of use of net proceeds from the global offering of the Shares from 10 May 2019 (the Listing Date) up to 31 December 2025:

Use of net proceeds as at 31 December 2025	Percentage of net proceeds (Note 2) %	Original allocation of the net proceeds (Note 1) RM million	Revised allocation of the unutilised net proceeds (Note 3) RM million	Amount utilised as at 31 December 2025 RM million	Unutilised net proceeds balance as at 31 December 2025 RM million	Expected timeline on utilising the remaining proceeds (Note 4)
Acquiring one rebuilt sand carrier from one of the existing subcontractors for marine transportation services	57.9	36.2	–	–	–	N/A
Purchasing new land-based machineries	7.3	4.6	–	–	–	N/A
Satisfying performance bonds requirement of prospective projects	23.4	14.7	14.7	(14.7)	–	By June 2028
Upgrading the information technology and project management systems	0.6	0.4	0.4	(0.3)	0.1	By June 2028
Recruiting and expanding management team for the building and infrastructure works	3.4	2.1	2.1	(2.0)	0.1	By June 2028
Working capital and general corporate purposes	7.4	4.6	4.6	(4.6)	–	N/A
Funding and capital requirements for new contracts	–	–	40.8	(40.8)	–	By June 2028
	<b>100.0</b>	<b>62.6</b>	<b>62.6</b>	<b>(62.4)</b>	<b>0.2</b>	

As at 31 December 2025, approximately RM0.2 million (representing approximately 0.3% of the net proceeds from the global offering) had not yet been utilised. The unutilised net proceeds were deposited in the Group's banks in Malaysia.

*Notes:*

- (1) The net proceeds allocated for each specific use have been adjusted proportionally in the manner as stated in the Prospectus due to the difference between the estimated net proceeds and the actual net proceeds received.
- (2) Such utilisation of the net proceeds was in accordance with the proposed allocations as set out in the section headed “Future Plans and Use of Proceeds” in the Prospectus.
- (3) On 23 February 2024, the Board has resolved to reallocate part of the unutilised net proceeds as at 31 December 2023 in the sum of approximately RM40.8 million, which was originally allocated for acquiring one rebuilt sand carrier and for purchasing new land-based machineries, to the use of funding and capital requirements for new contracts awarded to the Group. For further details, please refer to the section headed “Change in Use of Proceeds” of the announcement of the Company dated 23 February 2024.
- (4) The expected timeline on utilising the remaining proceeds is the best estimation of the Directors based on: (i) the latest information provided by the customers on the expected commencement date of the construction contracts previously secured; (ii) ongoing contracts on hand; and (iii) the present business and economic environment including the consequential impact of COVID-19 outbreak, as of the date of this announcement. In view of the above, the Directors expect the remaining proceeds will be utilised alongside the resumption of the economic activities in general by the year ending 30 June 2028 should the market and economic situation require, and would be subject to change based on the future development of market conditions.

## **COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE**

During the six months ended 31 December 2025 and up to the date of this announcement, the Board is of the view that the Company had adopted and complied with all applicable code provisions set out in the Corporate Governance Code in the Appendix C1 to the Listing Rules (“**CG Code**”).

## **MODEL CODE FOR SECURITIES TRANSACTIONS BY THE DIRECTORS**

The Company adopted the Model Code for Securities Transactions by the Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as its own code of conduct regarding securities transactions of the Company by the Directors. The Company had made specific enquiry with all the Directors and the Directors confirmed that they have complied with the required standard as set out in the Model Code regarding securities transactions by the Directors during the six months ended 31 December 2025 and up to the date of this announcement.

## **PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY**

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities during the six months ended 31 December 2025.

## **AUDIT COMMITTEE**

The Company established the audit committee on 11 April 2019 with written terms of reference in compliance with Rule 3.21 of the Listing Rules and code provision D.3.3 in Part 2 “Principles of Good Corporate Governance, Code Provisions and Recommended Best Practices” of the CG Code. The audit committee consists of three independent non-executive Directors, namely Mr. Tai Lam Shin, Mr. Chan Tsun Choi, Arnold and Ms. Chan Pui Kwan. Mr. Tai Lam Shin is the chairman of the audit committee.

The audit committee of the Company had reviewed the accounting principles and policies adopted by the Group and the financial reporting matters including interim results and the unaudited condensed consolidated financial statements of the Group for the six months ended 31 December 2025.

## **PUBLICATION OF INTERIM RESULTS ON THE WEBSITES OF THE STOCK EXCHANGE AND THE COMPANY**

This announcement is published on the respective websites of the Stock Exchange ([www.hkexnews.hk](http://www.hkexnews.hk)) and the Company ([www.jbb.com.my](http://www.jbb.com.my)). The interim report for the six months ended 31 December 2025 containing all the information required by the Listing Rules will be available on the above websites in due course.

## **APPRECIATION**

The Board would like to express its sincere gratitude to the shareholders of the Company, business partners and customers of the Group for their continued support, guidance and contribution to the Group and appreciation to our management and employees for their hard work and dedication.

By order of the Board  
**JBB Builders International Limited**  
**Dato’ Ng Say Piyu**  
*Chairman and executive Director*

Hong Kong, 24 February 2026

*As at the date of this announcement, the Board comprises Dato’ Ng Say Piyu, Mr. Lam Fung Eng and Mr. Ng Chong Boon, as executive Directors, Datin Ngooi Leng Swee as non-executive Director, Mr. Tai Lam Shin, Mr. Chan Tsun Choi, Arnold and Ms. Chan Pui Kwan as independent non-executive Directors.*