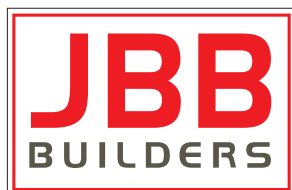


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JBB BUILDERS INTERNATIONAL LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1903)

ANNUAL RESULTS ANNOUNCEMENT FOR THE YEAR ENDED 30 JUNE 2026

RESULTS HIGHLIGHTS

	Year ended 30 June		
	2026	2025	(Decrease)/ increase
	RM'000	RM'000	RM'000
Revenue	412,763	426,980	(14,217)
Gross profit	14,776	17,671	(2,895)
Gross profit margin	3.6%	4.1%	(0.5%)
Reversal/(allowance) for impairment loss on trade receivables and contract assets	1,818	(1,608)	3,426
(Loss)/profit for the year attributable to owners of the Company	(536)	1,331	(1,867)
Total equity attributable to equity owners of the Company	122,466	124,962	(2,496)
Basic and diluted (loss)/earnings per Share (<i>Sen</i>)	(0.11)	0.27	(0.38)

ANNUAL RESULTS

The board (the “**Board**”) of directors (the “**Directors**”) of JBB Builders International Limited (the “**Company**”) is pleased to announce the audited consolidated financial results of the Company and its subsidiaries (collectively, the “**Group**”) for the year ended 30 June 2026 together with the comparative figures for the year ended 30 June 2025. All amounts set out in this announcement are expressed in Ringgit Malaysia (“**RM**”) unless otherwise indicated.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2026

	Notes	2026 RM'000	2025 RM'000
Revenue	4	412,763	426,980
Direct costs		(397,987)	(409,309)
Gross profit		14,776	17,671
Other revenue	5	3,127	5,660
Other net income	5	1,560	1,499
Reversal/(allowance) for impairment loss on trade receivables and contract assets	6(c)	1,818	(1,608)
General and administrative expenses		(20,475)	(19,658)
Profit from operations		806	3,564
Share of loss of joint ventures		(9)	(8)
Finance costs	6(a)	(276)	(639)
Profit before taxation	6	521	2,917
Income tax expenses	8	(1,011)	(1,662)
(Loss)/profit for the year		(490)	1,255
Other comprehensive (expenses) for the year			
Items that will not be reclassified to profit or loss:			
Currency translation differences		(1,960)	(5,518)
Total comprehensive (expenses) for the year		(2,450)	(4,263)
(Loss)/profit for the year attributable to:			
Owners of the Company		(536)	1,331
Non-controlling interests		46	(76)
		(490)	1,255
Total comprehensive (expenses)/income attributable to:			
Owners of the Company		(2,496)	(4,187)
Non-controlling interests		46	(76)
		(2,450)	(4,263)
(Loss)/earnings per share (<i>Sen per share</i>)	9		
– Basic		(0.11)	0.27
– Diluted		(0.11)	0.27

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	<i>Notes</i>	2026 RM'000	2025 RM'000
Non-current assets			
Property, plant and equipment		1,010	1,667
Interests in joint ventures		87	96
Deposits paid for acquisition of investment properties	<i>10(a)</i>	15,690	27,637
Deposits placed for life insurance policies	<i>10(b)</i>	—	1,054
Deferred tax assets		26	33
		16,813	30,487
Current assets			
Trade and other receivables	<i>11</i>	109,672	147,986
Contract assets	<i>12(a)</i>	25,026	28,690
Tax recoverable		467	1,825
Deposits placed for life insurance policies	<i>10(b)</i>	751	—
Fixed deposits with maturity over three months		380	5,700
Pledged bank deposits		6,384	9,179
Cash and cash equivalents		109,566	71,451
		252,246	264,831
Assets classified as held for sale	<i>13</i>	—	1,500
		252,246	266,331
Current liabilities			
Trade and other payables	<i>14</i>	119,936	142,775
Contract liabilities	<i>12(b)</i>	18,429	13,793
Bank loans	<i>15</i>	—	4,410
Lease liabilities		154	263
Provision for taxation		1,106	1,452
Dividend payable to non-controlling interests		6,119	—
		145,744	162,693
Net current assets		106,502	103,638
Total assets less current liabilities		123,315	134,125
Non-current liabilities			
Bank loans	<i>15</i>	—	1,974
Lease liabilities		219	437
Deferred tax liabilities		78	54
		297	2,465
Net assets		123,018	131,660
Capital and reserves			
Share capital	<i>16</i>	2,672	2,672
Reserves		119,794	122,290
Total equity attributable to equity owners of the Company		122,466	124,962
Non-controlling interests		552	6,698
		123,018	131,660

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2026

1. GENERAL INFORMATION

The Company was incorporated in the Cayman Islands as an exempted company with limited liability 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 30 June 2026, the Directors consider that the Company is ultimately controlled by Dato' Ng Say Piyu and Datin Ngooi Leng Swee (the “**Controlling Shareholders**”), who have entered into a confirmation deed on 16 May 2018.

2. BASIS OF PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS

(a) Statement of compliance

These financial statements have been prepared in accordance with all applicable IFRS Accounting Standards (“**IFRSs**”), which collective term includes all applicable individual International Financial Reporting Standards, International Accounting Standards (“**IASs**”) and Interpretations issued by the International Accounting Standards Board (“**IASB**”) and the disclosure requirements of the Hong Kong Companies Ordinance. These financial statements also comply with the applicable disclosure provisions of the Rules Governing the Listing of Securities on the Stock Exchange (the “**Listing Rules**”).

The IASB has issued certain amendments to IFRSs which are first effective or available for early adoption for the current accounting period of the Group. Note 3 provides information on any changes in accounting policies resulting from the initial application of these developments to the extent that they are relevant to the Group for the current accounting periods reflected in these financial statements.

(b) Basis of preparation of the financial statements

The consolidated financial statements for the year ended 30 June 2026 comprise the Company and its subsidiaries (together referred to as the “**Group**”) and the Group's interests in joint ventures.

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 (“**HK\$**”) and the 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.

The measurement basis used in the preparation of the consolidated financial statements is the historical cost basis.

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.

Other than changes in accounting policies resulting from the application of new and amendments to IFRSs, the accounting policies and methods of computation used in the consolidated financial statements for the year ended 30 June 2026 are the same as those presented in the preparation of the Group's annual financial statements for the year ended 30 June 2025.

The preparation of the consolidated financial statements in conformity with IFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying amounts of assets and liabilities not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

3. APPLICATION OF AMENDMENTS TO IFRS ACCOUNTING STANDARDS (“IFRSs”)

The Group has applied the following amendments to IFRSs issued by the IASB for the first time in the current year:

Amendments to IAS 21	Lack of Exchangeability
----------------------	-------------------------

The application of the amendments to IFRSs in the current year has had no material impact on the Group's financial positions and performance for the current and prior years and/or on the disclosures set out in these consolidated financial statements as the Group has not entered into any foreign currency transactions in which the foreign currency is not exchangeable into other currency. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

4. REVENUE AND SEGMENT REPORTING

The principal activities of the Group are the provision of marine construction services, and building and infrastructure services.

(a) Disaggregation of revenue

Disaggregation of revenue from contracts with customers by major products or services lines is as follows:

	2026 RM'000	2025 RM'000
<i>Revenue from contracts with customers within the scope of IFRS 15</i>		
Construction contracts		
– Reclamation and related works	80,904	109,501
– Building and infrastructure	79,333	46,522
	<u>160,237</u>	<u>156,023</u>
Project management services		
– Building and infrastructure	732	–
Marine transportation	251,794	270,957
	<u>412,763</u>	<u>426,980</u>

Revenue from construction contracts and project management services are recognised over time, while revenue from marine transportation is recognised at a point in time.

As at 30 June 2026, the aggregate amount of the transaction price allocated to the remaining performance obligations under the Group's existing contracts is approximately RM343,379,000 (2025: RM610,938,000). This amount represents revenue expected to be recognised in future from construction contracts, project management services and marine transportation contracts entered into between the customers and the Group. The Group will recognise the expected revenue in future when or as the work is completed, which is expected to be during the years ending 30 June 2027 to 30 June 2029.

(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 purposes, 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 and project management services.

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 year ended 30 June 2026

	Marine construction			
	Reclamation and related works RM'000	Marine transportation RM'000	Building and infrastructure RM'000	Total RM'000
Reportable segment revenue	80,904	251,794	80,065	412,763
Reportable segment profit	4,180	9,583	5,265	19,028
Unallocated central administrative and corporate expenses				(19,935)
Unallocated other revenue and other net income				1,713
Finance costs				(276)
Share of loss of joint ventures				(9)
Profit before taxation				521
Other segment information				
Depreciation	85	51	–	136
(Reversal)/allowance for impairment loss on trade receivables and contract assets	(1,688)	(27)	(103)	(1,818)
(Gain) on disposal of deposits paid for acquisition of investment properties	–	–	(1,182)	(1,182)
Loss on disposal of property, plant and equipment	52	–	–	52

For the year ended 30 June 2025

	Marine construction			
	Reclamation and related works <i>RM'000</i>	Marine transportation <i>RM'000</i>	Building and infrastructure <i>RM'000</i>	Total <i>RM'000</i>
Reportable segment revenue	109,501	270,957	46,522	426,980
Reportable segment profit/(loss)	9,561	12,462	(32)	21,991
Unallocated central administrative and corporate expenses				(19,255)
Unallocated other revenue and other net income				828
Finance costs				(639)
Share of loss of a joint venture				(8)
Profit before taxation				2,917
Other segment information				
Depreciation	96	48	–	144
Allowance/(reversal) for impairment loss on trade receivables and contract assets	2,094	28	(514)	1,608
(Gain) on disposal of deposits paid for acquisition of investment properties	–	–	(1,339)	(1,339)
(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.

	2026 <i>RM'000</i>	2025 <i>RM'000</i>
Malaysia (place of domicile)	160,969	156,023
Singapore	251,794	270,957
	412,763	426,980

5. OTHER REVENUE AND OTHER NET INCOME

	2026 RM'000	2025 RM'000
Other revenue		
Interest income on trade receivables owing from a customer	1,435	2,074
Interest income on financial assets measured at amortised cost	781	1,216
Handling service fee on provision of marine transportation services	491	2,191
Handling service fee on provision of diesel	410	10
Others	10	169
	<u>3,127</u>	<u>5,660</u>
Other net income		
Gain on disposal of deposits paid for acquisition of investment properties	1,182	1,339
Net foreign exchange gain	380	259
Gain on deposits placed for life insurance policies	49	16
Gain on early termination of a lease	1	—
(Loss)/gain on disposal of property, plant and equipment	(52)	2
Gain on disposal of a non-wholly owned subsidiary	—	572
Gain on partial disposal of a joint venture	—	11
Fair value loss on investment properties	—	(700)
	<u>1,560</u>	<u>1,499</u>

6. PROFIT BEFORE TAXATION

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

(a) Finance costs

	2026 RM'000	2025 RM'000
Interest on bank loans	250	604
Interest on lease liabilities	26	35
	<u>276</u>	<u>639</u>
Total interest expenses on financial liabilities not at fair value through profit or loss		
	<u>276</u>	<u>639</u>

(b) Staff costs (including Directors' emoluments)

	2026 RM'000	2025 RM'000
Salaries, wages and other benefits	10,839	10,711
Contributions to defined contribution retirement plan	1,107	1,094
	11,946	11,805
Less: Amount included in direct costs	(269)	(280)
	11,677	11,525

(c) Other items

	2026 RM'000	2025 RM'000
Depreciation charge		
– owned property, plant and equipment	362	374
– right-of-use assets	91	143
	453	517
Short-term lease expenses	669	1,214
Less: Amount included in direct costs	(454)	(1,044)
	215	170
(Reversal)/allowance for impairment loss on trade receivables and contract assets	(1,818)	1,608
Auditors' remuneration	425	408
(Gain) on disposal of deposits paid for acquisition of investment properties	(1,182)	(1,339)
Net foreign exchange (gain)	(380)	(259)
(Gain) on deposits placed for life insurance policies	(49)	(16)
(Gain) on early termination of a lease	(1)	–
Loss/(gain) on disposal of property, plant and equipment	52	(2)
(Gain) on disposal of a non-wholly owned subsidiary	–	(572)
(Gain) on partial disposal of a joint venture	–	(11)
Fair value loss on investment properties	–	700

7. DIVIDENDS

The Board does not recommend to declare any final dividend for the year ended 30 June 2026 (2025: nil).

8. INCOME TAX EXPENSES

	2026 <i>RM'000</i>	2025 <i>RM'000</i>
Current tax		
Malaysia corporate income tax	8	163
Singapore corporate income tax	1,109	1,587
Over provision in prior years	<u>(136)</u>	<u>(130)</u>
	<u>981</u>	<u>1,620</u>
Deferred tax		
Origination and reversal of temporary differences	17	42
Under provision in prior years	<u>13</u>	<u>—</u>
	<u>30</u>	<u>42</u>
Income tax expenses for the year	<u><u>1,011</u></u>	<u><u>1,662</u></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 years ended 30 June 2026 and 2025.
- (iii) Corporate income tax in Malaysia is calculated at the statutory rate of 24% of the estimated taxable profit for the years ended 30 June 2026 and 2025.
- (iv) Corporate income tax in Singapore is calculated at the statutory rate of 17% of the estimated taxable profit for the years ended 30 June 2026 and 2025. 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 years ended 30 June 2026 and 2025. A corporate income tax rebate of 50% corporate income tax payable capped at SGD40,000 is granted by the Inland Revenue Authority of Singapore for the year ended 30 June 2026.

9. (LOSS)/EARNINGS PER SHARE

(a) Basic (loss)/earnings per share

The calculation of basic (loss)/earnings per share is based on the consolidated loss attributable to owners of the Company of approximately RM536,000 (2025: profit attributable to owners of the Company of approximately RM1,331,000) and the weighted average of 500,000,000 ordinary shares (2025: 500,000,000 ordinary shares) in issue during the year ended 30 June 2026.

(b) Diluted (loss)/earnings per share

The diluted (loss)/earnings per share is the same as the basic (loss)/earnings per share as there were no dilutive potential ordinary shares in existence during the years ended 30 June 2026 and 2025.

10. DEPOSITS

(a) Deposits paid for acquisition of investment properties

- (i) During the year ended 30 June 2026, the Group disposed 6 properties located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to 6 independent third parties to the Group, amounted to approximately RM13,129,000 in aggregate, including 4 sale and purchase agreements entered into by the Group during the year ended 30 June 2025 and 2 sale and purchase agreements entered into by the Group during the year ended 30 June 2026.

A net gain on disposal (before deducting the expenses associated with the disposal) of approximately RM1,182,000 was recognised and the carrying amount of the deposits paid for acquisition of the abovementioned properties amounted to approximately RM11,947,000 was recognised during the year ended 30 June 2026.

- (ii) During the year ended 30 June 2025, the Group disposed 7 properties located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to 7 independent third parties to the Group, amounted to approximately RM16,412,000 in aggregate, including 2 sale and purchase agreements entered into by the Group during the year ended 30 June 2024.

A net gain on disposal (before deducting the expenses associated with the disposal) of approximately RM1,339,000 was recognised and the carrying amount of the deposits paid for acquisition of the abovementioned properties amounted to approximately RM15,073,000 was derecognised during the year ended 30 June 2025.

- (iii) During the year ended 30 June 2025, the Group entered into 4 sale and purchase agreements to dispose 4 properties located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to 4 independent third parties to the Group, amounted to approximately RM9,488,000 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 RM8,306,000 was included in the balances as at 30 June 2025. Such balances will be derecognised upon obtaining each of the respective foreign consent.

As at 30 June 2025, there were 4 (2026: nil) sale and purchase agreements entered into by the Group to dispose 4 (2026: nil) properties 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 RM8,306,000 (2026: nil) was included in the balances as at 30 June 2025. Such balances will be derecognised upon obtaining each of the respective foreign consent.

During the year ended 30 June 2026 and 2025, no impairment loss on deposits paid for acquisition of investment properties was recognised. 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 30 June 2026 and 2025 were carried out by an independent firm, Knight Frank Malaysia Sdn. Bhd., who has among its 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 30 June 2026, the amount of deposits paid for acquisition of investment properties represents the consideration paid for the acquisition of 28 (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 the end of each reporting period, the payments made were accounted for as deposits paid.

	2026		2025	
	<i>No.</i>	<i>RM'000</i>	<i>No.</i>	<i>RM'000</i>
At 1 July	34	27,637	41	42,710
Disposals	(6)	(11,947)	(7)	(15,073)
	<u>28</u>	<u>15,690</u>	<u>34</u>	<u>27,637</u>

As at 30 June 2026, deposits paid for acquisition of investment properties of approximately RM12,911,000 (2025: RM12,911,000) have been pledged to a bank as security for a bank facility granted to the Group.

(b) Deposits placed for life insurance policies

	2026 RM'000	2025 RM'000
At beginning of the year	1,054	1,038
Gain on deposits placed for life insurance policies (<i>Note 6(c)</i>)	49	16
Surrender	(352)	—
At the end of the year	751	1,054
Analysed as:		
Current	751	—
Non-current	—	1,054
	751	1,054

During the year ended 30 June 2021, a life insurance policy (the “**Policy 2021**”) was taken to insure an executive director of the Company (the “**Insured Person**”). Under the Policy 2021, the beneficiary is a bank (the “**Bank**”) and the total insured sum is approximately RM3,200,000. At the inception of the Policy 2021, the Group paid an upfront payment of approximately RM804,000. For any insured event happened to the Insured Person, the insured sum will first be used to settle the outstanding bank loans of the Group to the Bank, and thereafter any excess portion will be payable to the Group. The Bank will pay the Group a variable return per annum afterwards (with no minimum return guaranteed) during the effective period of the Policy 2021. The Policy 2021 can be withdrawn at any time with surrender charges if such withdrawal occurs before the 10th anniversary from date of inception and a cash refund will be received based on the cash surrender value of the Policy 2021, which is determined by the gross premium paid plus accumulated return earned and minus any charges made in accordance with the terms and conditions of the Policy 2021, at the date of withdrawal. The Policy 2021 exposes the Group to significant insurance risk.

During the year ended 30 June 2020, a life insurance policy (the “**Policy 2020**”) was taken to insure the Insured Person. Under the Policy 2020, the beneficiary is the Bank and the total insured sum is approximately RM1,610,000. At the inception of the Policy 2020, the Group paid an upfront payment of approximately RM401,000. For any insured events happened to the Insured Person, the insured sum will first be used to settle the outstanding bank loans of the Group to the Bank and thereafter any excess amount will be payable to the Group. The Policy 2020 can be withdrawn at any time with surrender charges if such withdrawal occurs before the 10th anniversary from the date of inception and a cash refund will be received based on the cash surrender value of the Policy 2020 at the date of withdrawal.

As at 30 June 2025, the directors of the Company expect that the Policy 2021 and Policy 2020 will be terminated at the 10th anniversary from the date of inception and there will be no specific surrender charges in accordance with the terms of the Policy 2021 and Policy 2020. The directors of the Company consider that the expected life of the Policy 2021 and Policy 2020 will remain unchanged from initial recognition.

In the event of death of the Insured Person, the deposits will be derecognised and any resulting gains or losses will be recognised in profit or loss.

During the year ended 30 June 2026, with the repayment of the bank loans, Policy 2020 was disposed at a net surrender value of approximately RM352,000. As at 30 June 2026, based on the latest information from the bank, the bank is currently undergoing internal process for the disposal of Policy 2021 and the estimated net surrender value is approximately RM751,000.

11. TRADE AND OTHER RECEIVABLES

	<i>Note</i>	2026 RM'000	2025 RM'000
Trade receivables	(i)	112,476	144,119
Less: allowance for doubtful debts		(7,813)	(9,471)
	(ii)	104,663	134,648
Deposits, prepayments and other receivables	(iii), (iv)	3,888	3,950
Other receivables from disposal of deposits paid for acquisition of investment properties	(iii)	1,121	9,388
		109,672	147,986

Notes:

- (i) As at 30 June 2026, trade receivables of approximately RM1,055,000 (2025: RM3,305,000) and contract assets of approximately nil (2025: RM33,000) as disclosed in note 12(a) owing from a customer are secured by the original issue documents of strata/individual titles and other transfer documents pertaining to 3 (2025: 3) properties of total net price of approximately RM7.0 million (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 30 June 2026, the amount of deposits, prepayments and other receivables included amount due from a joint venture of approximately RM22,000 (2025: amount due from a related company of approximately RM60,000, in which a key management personnel of the Group has a 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:

	2026 RM'000	2025 RM'000
Within 30 days	40,586	39,503
31 to 60 days	29,145	50,128
61 to 90 days	9,993	13,563
Over 90 days	24,939	31,454
	<u>104,663</u>	<u>134,648</u>

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

12. CONSTRUCTION CONTRACTS

(a) Contract assets

The Group's contract assets are analysed as follows:

	Note	2026 RM'000	2025 RM'000
Contract assets	<i>(i)</i>		
Arising from performance under construction contracts		622	4,455
Retention receivables		<u>24,404</u>	<u>24,235</u>
		<u>25,026</u>	<u>28,690</u>
Gross carrying amount	<i>(ii)</i>	25,046	28,881
Less: loss allowance		<u>(20)</u>	<u>(191)</u>
		<u>25,026</u>	<u>28,690</u>
Receivables from contracts with customers within the scope of IFRS 15, which are included in "Trade and other receivables" (Note 11)		<u>104,663</u>	<u>134,648</u>

Notes:

- (i) As at 30 June 2026, the amounts of approximately RM18,396,000 (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 30 June 2026, trade receivables of approximately RM1,055,000 (2025: RM3,305,000) as disclosed in note 11 and contract assets of approximately nil (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 (2025: 3) properties of total net price of approximately RM7.0 million (2025: RM 7.0 million) being held in escrow by the Group's solicitor pursuant to the master supplemental agreement dated 22 June 2022.

(b) Contract liabilities

	2026 RM'000	2025 RM'000
Contract liabilities		
Construction contracts		
– Billings in advance of performance	<u>18,429</u>	<u>13,793</u>

13. 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.

As at 30 June 2025, 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 is 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, 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 30 June 2026, the properties were sold and released from pledging of bank facilities granted to the Group.

14. TRADE AND OTHER PAYABLES

		2026 RM'000	2025 RM'000
	<i>Note</i>		
Trade payables		107,678	129,804
Other payables and accruals	(i)	751	947
Retention payables	(ii)	11,507	12,024
		<u>119,936</u>	<u>142,775</u>

Notes:

- (i) As at 30 June 2025, the amount of other payables and accruals included amount due to a joint venture of approximately RM6,000 (2026: nil) which was unsecured, non-trade and repayable on demand.
- (ii) As at 30 June 2026, except for the amounts of approximately RM7,805,000 (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:

	2026 RM'000	2025 RM'000
Within 30 days	58,874	54,487
31 to 90 days	44,393	64,582
Over 90 days	4,411	10,735
	<u>107,678</u>	<u>129,804</u>

15. BANK LOANS

	2026 RM'000	2025 RM'000
Bank loans, secured	<u>—</u>	<u>6,384</u>

The bank loans were repayable as follows:

	2026 RM'000	2025 RM'000
Within 1 year or on demand	—	4,410
Within a period of more than 1 year but not exceeding 2 years	—	1,974
	—	6,384
Less: Amounts due within 1 year shown under current liabilities	—	(4,410)
Amounts shown under non-current liabilities	—	1,974

As at 30 June 2026, the Group's banking facilities were secured and guaranteed by:

- (i) deposits paid for acquisition of investment properties of approximately RM12,911,000 (2025: RM12,911,000);
- (ii) deposits with licensed banks of the Group with carrying amounts of approximately RM6,384,000 (2025: RM9,179,000);
- (iii) assets classified as held for sale of nil (2025: approximately RM1,500,000).

16. SHARE CAPITAL

Authorised ordinary shares of HK\$0.01 each:

	No. of shares	Amount RM'000
At 1 July 2024, 30 June 2025 and 30 June 2026	2,000,000,000	10,535

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

	No. of shares	Amount RM'000
At 1 July 2024, 30 June 2025 and 30 June 2026	500,000,000	2,672

17. CAPITAL COMMITMENTS

Significant capital expenditure contracted for at the end of each of the reporting period but not recognised as liabilities is as follows:

	2026 RM'000	2025 RM'000
Equipment	81	81

18. DISPOSAL OF A NON-WHOLLY OWNED SUBSIDIARY

During the year ended 30 June 2025, the Group entered into a sale agreement to dispose Gabungan Jasapadu Sdn. Bhd., 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 Jasapadu Sdn. Bhd. before the Disposal A.

The net assets of Gabungan Jasapadu Sdn. Bhd., at the date of disposal were as follows:

	2025 <i>RM'000</i>
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)
Net assets disposed of	428
Gain on disposal (note 6(c))	572
Total consideration	1,000
Satisfied by:	
Cash and cash equivalents	1,000
Total consideration received	1,000
Net cash inflows arising on disposal:	
Consideration received in cash and cash equivalents	1,000
Less: cash and cash equivalents disposed of	(202)
	798

There were no disposals of subsidiaries made during the year ended 30 June 2026. The gain on disposal is included in the loss for the year as disclosed in note 6(c).

19. EVENTS AFTER THE REPORTING PERIOD

- (i) During the year ended 30 June 2026, 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. As of the date of this announcement, the Company remains engaged in the due diligence review and is in the midst of performing the legal and operational processes required to complete the acquisition of Chengdu Jianfu.
- (ii) Subsequent to the year ended 30 June 2026, the Group entered into a sale and purchase agreement to dispose 1 property located in the area of Mukim of Plentong, District of Johor Bahru, State of Johor, Malaysia to an independent third party to the Group, amounted to approximately RM1,791,000. The carrying amount of the deposits paid for the abovementioned property, which was included in “Deposits paid for acquisition of investment properties”, amounted to approximately RM1,773,000 as at 30 June 2026.
- (iii) Subsequent to the year ended 30 June 2026, the Group entered into a sale and purchase agreement with a non-controlling shareholder to acquire 48% shareholding of JBB Marine (M) Sdn. Bhd. (the “**Acquisition**”), a 52% non-wholly owned subsidiary of the Group before the Acquisition. The consideration of the Acquisition was approximately RM425,000 and the net assets of JBB Marine (M) Sdn. Bhd. before the Acquisition was approximately RM1,151,000. A gain on disposal of approximately RM127,000 was recognised. Upon the completion of the Acquisition, the Group will have 100% shareholdings interest in JBB Marine (M) Sdn. Bhd..

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 and project management services.

In November 2025, a joint venture and shareholders' agreement was 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 years 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 30 June 2026, the Group had 3 ongoing marine construction contracts comprising 1 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 stated at unit rate at time of award), and 3 ongoing building and infrastructure contracts with original contract sum in aggregate of approximately RM152.4 million.

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 30 June 2026, there was 1 quotation with expected contract sum in aggregate of approximately RM46.8 million submitted and it is awarded subsequently with contract value of approximately RM37.5 million.

Disposal of a non-wholly owned subsidiary

During the year ended 30 June 2025, 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 consideration of the Disposal A was RM1.0 million and the net assets of Gabungan before the Disposal A was approximately RM0.9 million. A gain on disposal of approximately RM0.6 million was recognised.

The Disposal A presented a one-off opportunity for the Group to recoup investment costs and realise assets, turning long-term assets into working capital before the retained earnings being used up and fixed assets being obsolete. The financial results of the Group can be improved. It allows the Group to focus its resources on other existing projects which would be having better prospect. The Group maintains business relationship and further cooperates in other construction projects with Gabungan. There was no material adverse impact on its financial position and on the business and operation of the Group.

Partial disposal of a joint venture

During the year ended 30 June 2025, the Group entered into a share sale agreement to dispose 35% shareholdings of JBB Kimlun Sdn. Bhd. (“**JBB Kimlun**”) to a Malaysia incorporated limited company independent to the Group (the “**Disposal B**”). JBB Kimlun, an indirect non-wholly owned subsidiary of the Company under the Companies Ordinance and the Listing Rules, is a joint venture formed between JBB Builders Sdn. Bhd. and Kimlun Sdn. Bhd. as to 60% and 40% respectively, for the purpose of carrying out building construction general service contracts tendered under a property development project for the construction of a 15-storey office complex building (MBJB) with 7-storey vehicle parking basements erected on PTD 233331, Jalan Lingkaran Dalam, Mukim Plentong, Daerah Johor Bahru, Negeri Johor, Malaysia. The consideration of the Disposal B was RM150,000 and the net assets of JBB Kimlun before the Disposal B was approximately RM397,000. A gain on disposal of approximately RM11,000 was recognised.

By restructuring the shareholdings of JBB Kimlun with the involvement of Malaysian shareholder, it would help expose the Group to more business opportunities and have positive impact to the public perception on the background of the Group.

As at 30 June 2026 and 2025, the Group had 25% interests in JBB Kimlun and JBB Kimlun remains as the joint venture of the Group while it is no longer an indirect non-wholly-owned subsidiary of the Company under the Companies Ordinance and the Listing Rules.

FINANCIAL REVIEW

Revenue

Revenue decreased by approximately RM14.2 million or 3.3% from approximately RM427.0 million for the year ended 30 June 2025 to approximately RM412.8 million for the year ended 30 June 2026. The decrease in revenue for the year ended 30 June 2026 was primarily driven by (i) the overall decrease in volume of sand transported generated from marine transportation contracts in Singapore arising from the operational challenges on a shallow and highly space-constrained site area, and approximately 1.5 months work suspension of a contract resulting from investigations into an external incident by authority, which led to the overall reduction in delivery; (ii) the decrease in the revenue generated from reclamation and related works and marine transportation due to slowdown of the progress of the projects with the increase of the fuel price and fuel supply shortage; and (iii) completion of certain contracts which contributed to a certain portion of revenue for the year ended 30 June 2025, while partially offsetting by the increase in volume of work performed for contracts generated from building and infrastructure works.

Marine construction services

Revenue from marine construction services represented approximately 80.6% of the total revenue for the year ended 30 June 2026. It decreased by approximately RM47.8 million or 12.6% from approximately RM380.5 million for the year ended 30 June 2025 to approximately RM332.7 million for the year ended 30 June 2026.

Revenue from reclamation and related works, which represented approximately 24.3% of the total revenue from marine construction services for the year ended 30 June 2026, decreased by approximately RM28.6 million or 26.1% from approximately RM109.5 million for the year ended 30 June 2025 to approximately RM80.9 million for the year ended 30 June 2026. Such decrease for the year ended 30 June 2026 was mainly due to slowdown of the progress of a reclamation and related works contract with the increase of the fuel price, and the completion of certain contracts which contributed to a certain portion of revenue for the year ended 30 June 2025.

Revenue from marine transportation, which represented approximately 75.7% of the total revenue from marine construction services for the year ended 30 June 2026, decreased by approximately RM19.2 million or 7.1% from approximately RM271.0 million for the year ended 30 June 2025 to approximately RM251.8 million for the year ended 30 June 2026. Such decrease for the year ended 30 June 2026 was mainly due to the overall decrease in volume of sand transported generated from marine transportation contracts in Singapore arising from the operational challenges on a shallow and highly space-constrained site area, and approximately 1.5 months work suspension of a contract resulting from investigations into an external incident by authority, which led to the overall reduction in delivery. Besides, due to the US-Iran War, the fuel supply shortage and increase of fuel price contributed to the slowdown of the progress works. After negotiation, as a compensation, the unit rate for each volume of the sand transported was increased by approximately 0.2% to 31.7% since March 2026 which slightly increased the revenue generated for part of the year ended 30 June 2026. The unit rate adjustment applied equally on customer and subcontractors on a dollar-to-dollar basis as a compensation, it was gross profit neutral on a per-volume basis but compressed the overall gross profit margin.

Building and infrastructure services

Revenue from building and infrastructure services represented approximately 19.4% of the total revenue for the year ended 30 June 2026. Revenue from building and infrastructure services increased by approximately RM33.6 million or 72.3% from approximately RM46.5 million for the year ended 30 June 2025 to approximately RM80.1 million for the year ended 30 June 2026. The growth for the year ended 30 June 2026 was primarily driven by an increase in volume of work performed on ongoing building and infrastructure projects, while partially offsetting by the completion of certain contracts which contributed to a certain portion of revenue for the year ended 30 June 2025. In addition, the increase was also attributable to absence of additional provision for liquidated and ascertained damages during the year ended 30 June 2026, whereas revenue for the preceding year was adversely affected by such provision, which reduced the contract sums at certain building and infrastructure contracts following delays in their completion.

Gross profit and gross profit margin

Gross profit decreased by approximately RM2.9 million or 16.4% from approximately RM17.7 million for the year ended 30 June 2025 to approximately RM14.8 million for the year ended 30 June 2026 which was primarily caused by the decrease in revenue as abovementioned and the additional budgeted costs for the ongoing projects.

The overall gross profit margin decreased from approximately 4.1% for the year ended 30 June 2025 to approximately 3.6% for the year ended 30 June 2026.

The decrement of gross profit margin for the year ended 30 June 2026 was primarily due to (i) the completion of certain contracts with higher gross profit margin than the ongoing projects; (ii) compensation of fuel price from the customer to the subcontractors of the marine transportation contracts on a dollar-to-dollar basis since March 2026 which was neutral on the gross profit unit rate but reduced the gross profit margin of the marine transportation contracts; and (iii) the additional budgeted costs for the ongoing projects. These impacts were partially offset by (i) the one-off provision of liquidated and ascertained damages arising from the delay on the completion of building and infrastructure contracts; and (ii) the additional costs incurred for additional works performed during the finalisation of certain final accounts, for the year ended 30 June 2025.

Other revenue

The other revenue decreased from approximately RM5.7 million for the year ended 30 June 2025 to approximately RM3.1 million for the year ended 30 June 2026, 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 year ended 30 June 2026 arising from the decrease in the number of trips and unit rates; (ii) the decrease in interest income on deposits placed in the Group's banks in Malaysia for the year ended 30 June 2026 as a result of the decrease in fixed deposits placed in banks; and (iii) the decrease in interest income on trade receivables owing from a customer.

Other net income

Other net income was approximately RM1.6 million for the year ended 30 June 2026. It mainly included (i) gain on disposal of deposits paid for acquisition of investment properties of approximately RM1.2 million, and (ii) the recognition of the foreign exchange gain of approximately RM0.4 million arising from the translation of foreign currency denominated balances into Ringgit Malaysia.

Other net income was approximately RM1.5 million for the year ended 30 June 2025. It mainly included (i) gain on disposal of deposits paid for acquisition of investment properties of approximately RM1.3 million; (ii) gain on disposal of Gabungan of approximately RM572,000; (iii) gain on partial disposal of JBB Kimlun of approximately RM11,000; (iv) fair value loss on investment properties of approximately RM700,000; and (v) the recognition of the foreign exchange gain of approximately RM259,000 arising from the translation of foreign currency denominated balances into Ringgit Malaysia.

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

During the year ended 30 June 2026, taking into account of the decrease in balances of trade receivables and contract assets due to the decrease in revenue and improvement in collections, certain customers who cannot fulfill the instalment repayment schedule, 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 on trade receivables and contract assets of approximately RM1.8 million was recognised for the year ended 30 June 2026.

During the year ended 30 June 2025, taking into account of the increase in balances of trade receivables and contract assets, certain customers who cannot fulfill the instalment repayment schedule, 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), impairment loss of approximately RM1.6 million was recognised for the year ended 30 June 2025.

General and administrative expenses

General and administrative expenses increased by approximately RM0.8 million or 4.1% from approximately RM19.7 million for the year ended 30 June 2025 to approximately RM20.5 million for the year ended 30 June 2026. Such increase was mainly due to the combined effect of (i) the increase of professional fees for the potential acquisition of a company established under the laws of the People's Republic of China (please refer to note 19 (i) to the consolidated financial statements for further details); (ii) the increase of bank charges arising from the bank guarantees obtained from the banks during the year ended 30 June 2026; (iii) the increase in staff salaries and related retirement benefits provided to employees; and (iv) the reduction in stamp duty and commissions for the disposal of deposits paid for acquisition of investment properties.

Finance costs

Finance costs decreased from approximately RM0.6 million for the year ended 30 June 2025 to approximately RM0.3 million for the year ended 30 June 2026, which was mainly due to the decrease of interest on bank loans arising from the repayment of bank loans.

Income tax expenses

Income tax expenses of approximately RM1.0 million was recorded for the year ended 30 June 2026 as compared with approximately RM1.7 million for the year ended 30 June 2025. The decrease was mainly due to the decrement of taxable profit of a Singapore subsidiary and a Malaysia subsidiary for the year ended 30 June 2026.

(Loss)/profit for the year attributable to owners of the Company

Due to the abovementioned items, the Group reported loss attributable to owners of the Company of approximately RM0.5 million for the year ended 30 June 2026 as compared with profit attributable to owners of the Company of approximately RM1.3 million for the year ended 30 June 2025.

Final dividends

Considering the financial results for the year ended 30 June 2026, expected working capital requirements, and current and future business conditions and strategies, the Board does not recommend to declare any final dividends for the year ended 30 June 2026 (2025: 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 30 June 2026, the Group had cash and cash equivalents of approximately RM109.6 million (2025: RM71.5 million), pledged bank deposits of approximately RM6.4 million (2025: RM9.2 million) and fixed deposits with maturity over three months of approximately RM0.4 million (2025: RM5.7 million). The increment was primarily due to the net operating and investing activities cash inflows while net of the net financing activities cash outflows and negative effect of foreign exchange rate changes during the year ended 30 June 2026. All are denominated in Hong Kong dollars, United States dollars, Singapore dollars and Ringgit Malaysia.

As at 30 June 2026, the Group had lease liabilities of approximately RM0.4 million (2025: RM0.7 million) carrying interest rate ranging from 4.3% to 8.5% (2025: ranging from 4.3% to 8.5%). All are denominated in Hong Kong dollars and Ringgit Malaysia. As at 30 June 2025, the Group had bank loans of approximately RM6.4 million (2026: nil) carrying interest rate at 7.2% (2026: nil). All are denominated in Ringgit Malaysia. As at 30 June 2026, the Group had unutilised banking facilities of approximately RM4.0 million (2025: RM122.0 million). Subsequent to the year ended 30 June 2026, save for those secured exclusively for the issuance of performance bonds required in the ordinary course of business, all the bank facilities had been released. The released banking facilities were originally established to mitigate cash flow risks associated with newly engaged customers. Over the years, these customers demonstrated a satisfactory repayment track record. The management is of the view that the release of redundant banking facilities can help release the pledged bank deposits and securities back into general working capital, further strengthening our free cash flow position.

The Group continued to maintain a healthy liquidity position. The current ratio slightly increased from approximately 1.6 times as at 30 June 2025 to approximately 1.7 times as at 30 June 2026 as the Group actively settled the trade payables and bank loans during the year ended 30 June 2026, demonstrating the Group's improvement in the ability to pay its short-term obligations compared with 30 June 2025. The gearing ratio decreased from approximately 5.4% as at 30 June 2025 to approximately 0.3% as at 30 June 2026 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 year. The decrease of gearing ratio was mainly due to the decrease in total bank loans and lease liabilities from approximately RM7.1 million as at 30 June 2025 to approximately RM0.4 million as at 30 June 2026.

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 years ended 30 June 2026 and 2025.

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 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 year ended 30 June 2026.

Capital commitments

As at 30 June 2026, the Group had capital commitments of approximately RM81,000 (2025: RM81,000).

Pledge of assets

As at 30 June 2026, pledged bank deposits of approximately RM6.4 million (2025: RM9.2 million) have been pledged to banks as security for banking facilities granted to the Group with approximately RM6.4 million (2025: RM6.8 million) related to performance bonds. Pledged bank deposits related to performance bonds include (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.

As at 30 June 2026, deposits paid for acquisition of investment properties with carrying amount of approximately RM12.9 million (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) were pledged to a bank as security for bank facilities granted to the Group.

Contingent liabilities

As at 30 June 2026, the Group had contingent liabilities in respect of performance bonds for contracts in favour of customers of approximately RM12.9 million (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 RM6.4 million; and (ii) corporate guarantees given by the Company as at 30 June 2026.

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 has established a credit risk management policy under which 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.

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. Significant concentrations of credit risk primarily arise when the Group has significant exposure to individual customers. As at 30 June 2026, approximately 53% (2025: 49%) of the total gross trade receivables and contract assets was due from the Group's largest customer and approximately 99% (2025: 99%) of the total gross trade receivables and contract assets were due from the Group's five largest 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 30 June 2026 and 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

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Group is exposed to fair value interest rate risk in relation to the Group's fixed-rate short-term 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 short-term 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 seeks 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 the circular of the Company dated 19 July 2022, the announcements of the Company dated 18 November 2025, 22 January 2026, 29 January 2026, 31 March 2026, 17 April 2026 and 8 May 2026, and this announcement, the Group did not hold any significant investments during the year ended 30 June 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

Save as disclosed in the prospectus of the Company dated 25 April 2019 (the "**Prospectus**"), circular of the Company dated 19 July 2022, the announcements of the Company dated 18 November 2025, 22 January 2026, 29 January 2026, 31 March 2026, 17 April 2026 and 8 May 2026, and this announcement, the Group did not have other plans for material investments and capital assets as at 30 June 2026.

MATERIAL ACQUISITIONS AND DISPOSALS

Save as disclosed in the announcements of the Company dated 18 November 2025, 22 January 2026, 29 January 2026, 31 March 2026, 17 April 2026 and 8 May 2026, and this announcement, the Group did not have any material acquisitions and disposals of subsidiaries, associates or joint ventures during the year ended 30 June 2026.

EVENTS AFTER THE REPORTING PERIOD

Save as disclosed in this announcement, there were no other important events affecting the Group that have occurred since 30 June 2026 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 30 June 2026 for the expansion of the business activities.

The Group determines the remuneration of its employees with reference 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 jurisdictions.

PROSPECTS

During the year ended 30 June 2026, 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; (ii) a building and infrastructure contract of a new ultra-modern 5-storey court complex in Johor; and (iii) project management services of flood mitigation infrastructure works with original contract sum in aggregate of approximately RM0.5 billion in Malaysia. The marine transportation works in Singapore continue to generate stable income to the Group.

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. Considering the strong macroeconomic indicators and the PRC’s policy support for the convenience store and supply chain sectors, such acquisition gives us investment opportunity to enter the convenience stores industry with easier entry, accompanied by its relatively comprehensive operating system, including its mature “Warehousing + Distribution” supply chain, an active network of suppliers, and the established brand presence in the Sichuan market. Therefore, the Group can rely on 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, 29 January 2026, 31 March 2026, 17 April 2026 and 8 May 2026.

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

In terms of the construction industry development, ongoing investments in renewable energy, transport infrastructure, data centers and digital infrastructure driven by rising demand for artificial intelligence and the expertise in technology manufacturing are expected to remain a key growth driver of Malaysia’s construction market. The solar plant project to be developed by our joint venture and the project management services of flood mitigation infrastructure works align with the Malaysian Government’s policies. However, the US-Iran war continues to choke the global fuel supplies and so the fluctuation in the fuel prices. The Group actively discussed with customers to obtain the compensation on fuel price for our subcontractors in order to reduce the impact of project execution. Taking into account of the economic situations and uncertainties faced by the Group, the Group will pursue the opportunities should the business and financial situation allowed.

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 keeps optimising its business models and portfolios to solidify its market competitiveness. 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 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)^(Note 1), 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 30 June 2026:

	Percentage of net proceeds (Note 2)	Original allocation of the net proceeds (Note 1)	Revised allocation of the unutilised net proceeds (Note 3)	Amount utilised as at 30 June 2026	Unutilised net proceeds balance as at 30 June 2026	Expected timeline on utilising the remaining proceeds (Note 4)
Use of net proceeds as at 30 June 2026	%	RM million	RM million	RM million	RM million	
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)	–	N/A
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	(2.1)	–	N/A
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)	–	N/A
	<u>100.0</u>	<u>62.6</u>	<u>62.6</u>	<u>(62.5)</u>	<u>0.1</u>	

As at 30 June 2026, approximately RM0.1 million (representing approximately 0.2% of the net proceeds from the global offering) had not yet been utilised. The unutilised portion of the net proceeds was 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.

CLOSURE OF REGISTER OF MEMBERS

For the purpose of determining the right to attend and vote at the annual general meeting, the register of members of the Company will be closed from 13 November 2026 to 18 November 2026, both days inclusive, during which no transfer of Shares will be registered. In order to be entitled to attend and vote at the annual general meeting, unregistered holders of Shares should ensure that all transfers of Shares accompanied by the relevant share certificates and appropriate transfer forms must be lodged with the office of the Company’s share registrar in Hong Kong, Tricor Investor Services Limited, at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong for registration not later than 4:30 p.m. on 12 November 2026. The record date for determining the right to attend and vote at the annual general meeting is 18 November 2026.

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

During the year ended 30 June 2026 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**”), save and except the deviation set out below:

Pursuant to code provision C.1.5 of the CG Code, independent non-executive Directors and other non-executive Directors should attend general meetings to gain and develop a balanced understanding of the views of the shareholders of the Company. Ms. Chan Pui Kwan, an independent non-executive Director, was unable to attend the annual general meeting of the Company held on 18 November 2025 due to other business commitments.

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 year ended 30 June 2026 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 (including sale of treasury shares) during the year ended 30 June 2026.

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. As at 30 June 2026, 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. On 23 July 2026, Mr. Chan Tsun Choi, Arnold resigned as the independent non-executive director of the Company and ceased to be the member of the audit committee. Mr. Tam Ka Hei Raymond was appointed as the independent non-executive director of the Company and the member of the audit committee on the same date.

The audit committee of the Company had reviewed the accounting principles and policies adopted by the Group and the financial reporting matters including annual results and the audited consolidated financial statements of the Group for the year ended 30 June 2026.

SCOPE OF WORK OF INDEPENDENT AUDITORS

The figures in respect of the Group's consolidated statement of financial position, consolidated statement of profit or loss and other comprehensive income and the related notes thereto for the year ended 30 June 2026 as set out in the preliminary results announcement have been agreed by the Group's external auditors, Crowe Malaysia PLT, to the amounts set out in the Group's audited consolidated financial statements for the year ended 30 June 2026.

The work performed by Crowe Malaysia PLT in this respect did not constitute an assurance engagement in accordance with International Standards on Auditing, International Standards on Review Engagements or International Standards on Assurance Engagements issued by the International Accounting Standards Board and consequently no assurance has been expressed by Crowe Malaysia PLT on this preliminary results announcement.

PUBLICATION OF ANNUAL 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) and the Company (www.jbb.com.my). The annual report for the year ended 30 June 2026 containing all the information required by the Listing Rules will be available on the above websites and despatched to shareholders of the Company 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 September 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, Ms. Chan Pui Kwan and Mr. Tam Ka Hei Raymond as independent non-executive Directors.