

mobilia®

MOBILIA HOLDINGS BERHAD

Registration No. 202001004249 (1360569-P)



ANNUAL REPORT

2025

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CORPORATE PROFILE

Mobilia Holdings Berhad (“Mobilia Holdings” or the “Company”) was incorporated in Malaysia on 6 February 2020 under Companies Act 2016 (“the Act”) as a private company limited by shares under the name of Mobilia Holdings Sdn. Bhd. and converted into a public limited company and assumed our present name as Mobilia Holdings Berhad on 11 June 2020. Mobilia Holdings had successfully listed its shares on the ACE Market of Bursa Malaysia Securities Berhad (“Bursa Securities”) on 23 February 2021, and subsequently transferred to the Main Market of Bursa Securities on 3 November 2022.

Mobilia Holdings and its subsidiaries (“Mobilia” or the “Group”) are principally involved in investment holding, design, manufacturing and sale of furniture and furniture parts. Our furniture operations are based in Muar, Johor and our products are sold locally and overseas countries in Asia, America, Europe, Australasia and Africa.



CORPORATE INFORMATION

BOARD OF DIRECTORS

Datin Siah Li Mei
(Independent Non-Executive Chairman)

Quek Wee Seng
(Managing Director)

Quek Wee Seong
(Executive Director)

Tajul Arifin Bin Mohd Tahir
(Independent Non-Executive Director)

Lim See Tow
(Independent Non-Executive Director)

Yap Ee Ling
(Independent Non-Executive Director)

Quek Yan Song
(Alternate Director to Quek Wee Seng)

AUDIT AND RISK MANAGEMENT COMMITTEE

Chairman	Members
Lim See Tow	Tajul Arifin Bin Mohd Tahir Yap Ee Ling

REMUNERATION COMMITTEE

Chairman	Members
Tajul Arifin Bin Mohd Tahir	Lim See Tow Yap Ee Ling

NOMINATING COMMITTEE

Chairman	Members
Yap Ee Ling	Tajul Arifin Bin Mohd Tahir Lim See Tow

COMPANY SECRETARIES

Ng Mei Wan
SSM Practicing Certificate No.:
201908000801
MIA Member No.: 28862

Tan Hui Khim
SSM Practicing Certificate No.:
201908000859
License Secretary No.: LS 0009936

REGISTERED OFFICE

No. 7 (1st Floor)
Jalan Pesta 1/1
Taman Tun Dr. Ismail 1
Jalan Bakri
84000 Muar, Johor
Tel. No. : (606) 954 1705
Fax. No. : (606) 954 1707
Email : lsca-muar@lsca.com.my

HEAD/MANAGEMENT OFFICE

Lot 2782, GRN 92507
Jalan Kempas 1
Mukim Jalan Bakri
84200 Muar, Johor
Tel. No. : (606) 989 2075
Fax. No. : (606) 986 2076
Email : investor@mobiliainternational.com
mobiliainternational.com
Website : www.mobiliainternational.com

PRINCIPAL BANKERS

HSBC Bank Malaysia Berhad
HSBC Amanah Malaysia Berhad
Maybank Islamic Berhad
AmBank Islamic Berhad
Hong Leong Bank Berhad

AUDITORS

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA)
& AF1018
8, Jalan Pesta 1/1,
Taman Tun Dr. Ismail 1
Jalan Bakri,
84000 Muar, Johor
Tel. No. : (606) 9524 328
Fax. No. : (606) 9527 328

SHARE REGISTRAR

Aldpro Corporate Services Sdn Bhd
202101043817 (1444117-M)
B-21-1, Level 21, Tower B
Northpoint Mid Valley City
No. 1 Medan Syed Putra Utara
59200 Kuala Lumpur
Tel. No. : (603) 9770 2200
Fax. No. : (603) 9770 2239
Email : admin@aldpro.com.my

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia
Securities Berhad
Stock Name : MOBILIA
Stock Code : 0229

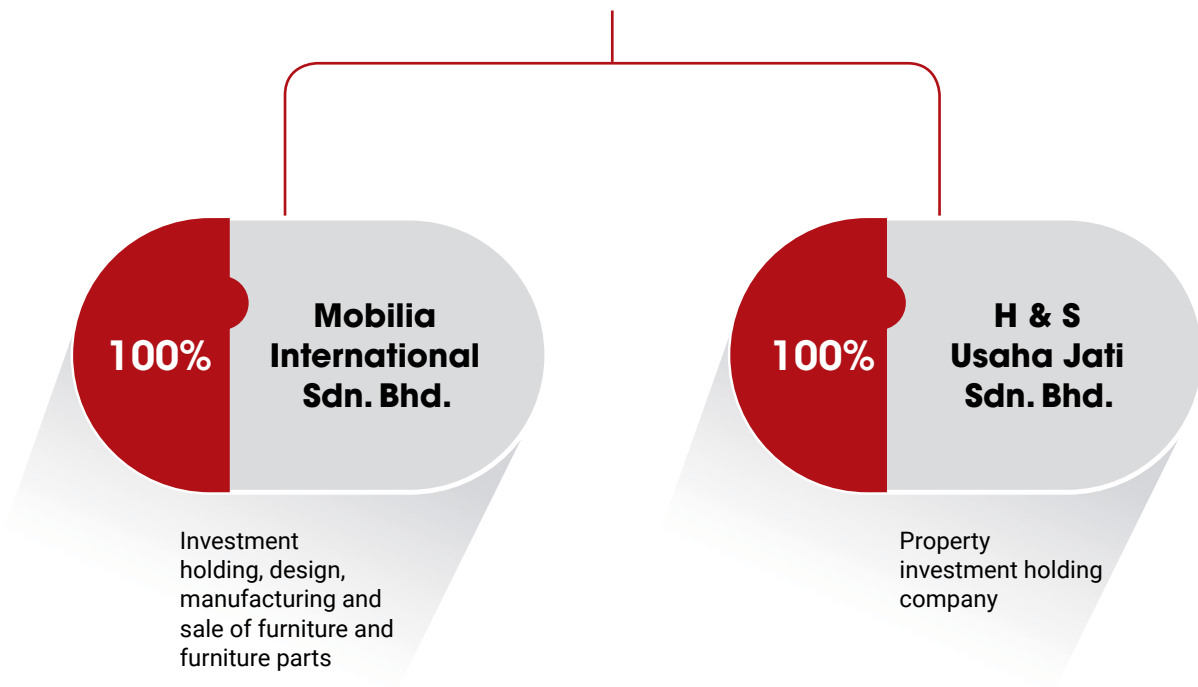


CORPORATE
STRUCTURE



MOBILIA HOLDINGS BERHAD

Investment holding and provision of management services



MANAGEMENT DISCUSSION AND ANALYSIS

1. OVERVIEW OF OUR GROUP'S BUSINESS AND OPERATIONS

Mobilia is one of the leading home furniture manufacturers in Malaysia, principally involved in the design and manufacturing of home furniture, including wooden and upholstered furniture. Our product range can be categorised into three main categories:

Dining room furniture

Dining tables, dining chairs, bar chairs and bar tables



Living room furniture

Sofas, television cabinets, cabinets, sideboards, shelves, benches, stools, study desks and table sets



Bedroom furniture

Bed frames, night stands, dressers, chest drawers and mirrors



Our manufacturing facilities are strategically located in Muar, Johor, covering a total built-up area of approximately 440,698 square feet, including office showrooms and four manufacturing blocks. The layout of our facilities has been designed to ensure operational efficiency, from showcasing our products to overseeing every stage of production.

MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

1. OVERVIEW OF OUR GROUP'S BUSINESS AND OPERATIONS (CONT'D)

In 2025, Mobilia expanded its Factory Transformation Program to incorporate the Quick Response Quality Culture (QRQC) Program across the Group, encouraging a proactive, quality-driven culture focused on timely problem resolution and effective root cause management. The programme has been systematically deployed across operations, supported by daily monitoring of key performance data to enable prompt identification and response to operational variances, thereby enhancing process stability and overall operational discipline.

These initiatives resulted in Mobilia being recommended for the Best Practices Recognition Scheme for Lean Management under SIRIM 12:2023, reflecting the Group's structured approach to lean transformation and its ongoing commitment to operational excellence and continuous improvement.

Mobilia exports to over 60 countries across America, Asia, Europe, Australasia, and Africa, catering primarily to agents, distributors, and retailers. Our diversified global presence allows us to access a broader customer base while mitigating risks associated with dependence on any single market or region.

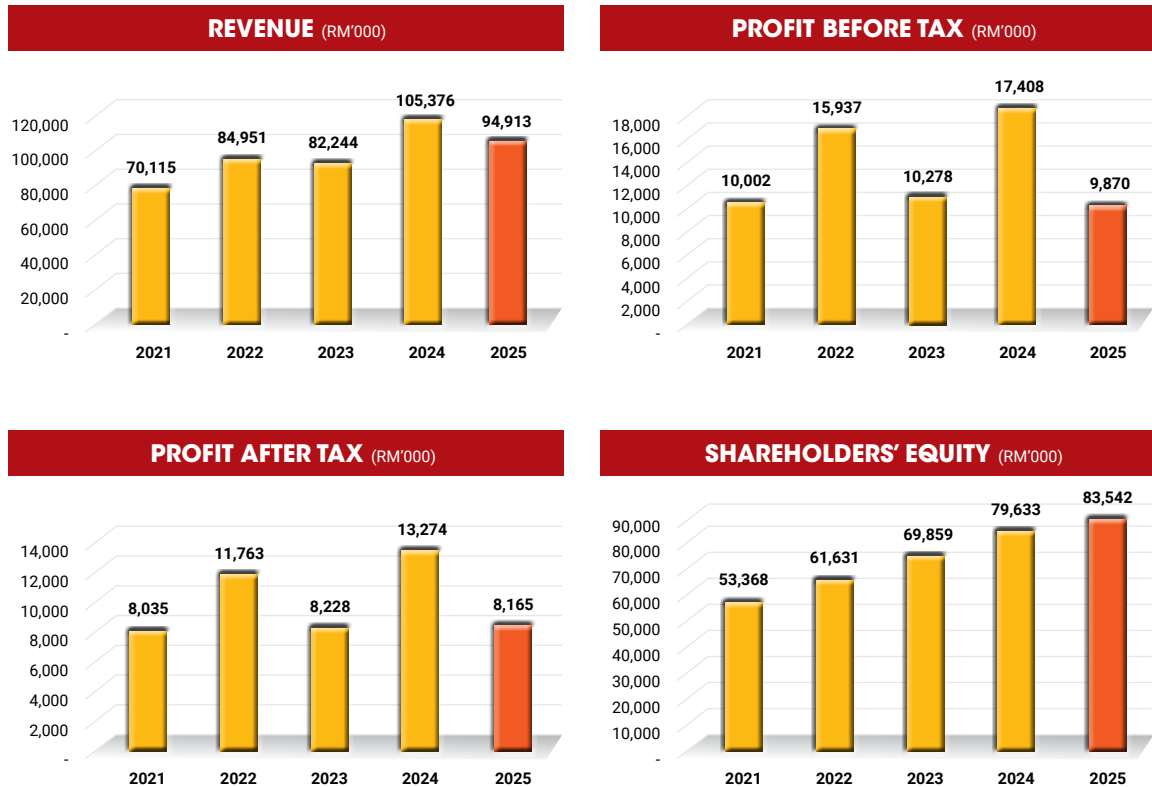
2. GROUP FINANCIAL HIGHLIGHTS

Financial Year Ended 31 December ("FYE")	2021 RM'000	2022 RM'000	2023 RM'000	2024 RM'000	2025 RM'000
Revenue	70,115	84,951	82,244	105,376	94,913
Profit before tax	10,002	15,937	10,278	17,408	9,870
Profit after tax	8,035	11,763	8,228	13,274	8,165
Shareholders' equity	53,368	61,631	69,859	79,633	83,542
Net Profit Attributable to Equity Holders	8,035	11,763	8,228	13,274	8,165
Weighted average number of shares in issue after excluding treasury shares ('000) *	691,288	700,000	700,000	700,000	694,380
Basic earnings per share (sen) *	1.16	1.68	1.18	1.90	1.18

* For comparative purpose, the basic earnings per share of the Group for the financial year 2021 have been retrospectively adjusted to reflect the bonus issue of 3 for every 4 existing ordinary shares which was completed on 5 November 2021.

MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

2. GROUP FINANCIAL HIGHLIGHTS (CONT'D)



Revenue

In FYE 2025, our Group recorded a decrease in total revenue of approximately RM10.46 million or 9.93% to approximately RM94.91 million as compared to RM105.38 million in FYE 2024. This decline was primarily driven by the weakening of the weighted average of United States Dollar ("USD") against the Ringgit Malaysia ("RM") by approximately 6.08% compared to FYE 2024.

During FYE 2025, revenue from overseas markets accounted for approximately RM69.21 million or 72.92% of total revenue while revenue from domestic markets contributed the remaining RM25.70 million or 27.08%. The American market was the primary revenue generator, contributing approximately RM38.96 million. Asia excluding Malaysia ranked as the second largest export market, contributing 21.32% of total revenue, followed by Europe, Australasia and Africa.

MANAGEMENT DISCUSSION AND ANALYSIS
(CONT'D)**2. GROUP FINANCIAL HIGHLIGHTS (CONT'D)****Profit Before Tax ("PBT")**

Our PBT decreased by approximately RM7.54 million or 43.30% from RM17.41 million in FYE 2024 to RM9.87 million in FYE 2025. This decline was primarily attributable to lower sales revenue and the weakening of the weighted average of USD against the RM, which resulted in the foreign exchange losses in FYE 2025 compared to foreign exchange gains recorded in the previous year.

Profit After Tax ("PAT")

Our PAT decreased by approximately RM5.11 million or 38.49% from RM13.27 million in FYE 2024 to RM8.17 million in FYE 2025. The effective tax rate of approximately 17.27% in FYE 2025 was lower than the statutory tax rate.

Financial Position and Liquidity

Our financial position remained healthy alongside business expansion. The average trade receivables turnover period as at 31 December 2025 was 32 days, remaining consistent with 30 days as at 31 December 2024, which was within the credit terms granted to customers, ranging from cash term to 90 days.

The average trade payables turnover period increased from 41 days as at 31 December 2024 to 47 days as at 31 December 2025. The increase in average trade payable was mainly attributable to the higher closing trade payable balances as at 31 December 2025, resulting from increased purchases in anticipation of higher sales order in the following months.

The average inventory turnover period as at 31 December 2025 improved slightly to 63 days, compared to 68 days as at 31 December 2024.

Our cash and cash equivalents as at 31 December 2025 increased by approximately RM4.60 million to approximately RM35.54 million compared to the previous year. Our total bank borrowings decreased by approximately RM2.89 million to RM22.18 million as at 31 December 2025 compared to FYE 2024. The decrease was primarily due to the net repayment term loan of approximately RM1.18 million and trade bills of approximately RM1.15 million. Hence, we recorded a gearing ratio 0.27 times as at 31 December 2025 as compared to 0.31 times as at 31 December 2024.

For cash flow movement, the net cash used for the purchase of property, plant and equipment amounted to RM5.03 million in FYE 2025. The capital expenditure incurred in the FYE 2025 was mainly for the installation of solar photovoltaic system and purchase of plant and machinery amounting to RM2.44 million and RM1.46 million respectively. Additionally, the cash used for financing activities included repayment of banker's acceptance, term loans and hire purchase which amounted to RM8.32 million.

Our Group remains prudent in maintaining a healthy financial position that will enable us to execute our strategic plans and maximise our shareholders' value.

MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

3. ANTICIPATED OR KNOWN RISKS

Fluctuations of foreign exchange rate

For the FYE 2025, approximately 97.30% of our Group's total revenue were denominated in USD. As majority of our sales are denominated in USD, any significant change in foreign currency exchange rate may affect our Group's financial results.

We maintain foreign currency accounts to receive proceeds of our sales and payment for imports in USD. To a certain extent, we may also enter into foreign currency option forward contracts with banking institutions to sell the USD received from our customers at agreed exchange rates to RM for fixed periods of time to reduce the foreign currency exposure risk.

Fluctuation in the prices of direct materials

Our main raw materials consist of rubberwood and other wood materials such as laminated boards, veneer boards, medium density boards and particle boards. The prices of these raw materials may fluctuate according to the level of demand and supply at that point in time. Such fluctuation may affect our financial performance.

It is our practice to look for multiple sources of supply to maintain competitive prices. Some of our purchases of raw materials are made upon receipt of confirmed orders from our customers to minimise the impact of any adverse price fluctuations in our main raw materials. Our suppliers regularly keep us abreast of the supply condition and price trend of our raw materials to ensure that we are aware and are prepared for any price fluctuation of the raw materials.

Changes in political, economic and regulatory conditions

We have exported our products to countries in America, Asia, Europe, Australasia and Africa. As we continue to expand our business and export markets, our business operations are expected to be increasingly affected by political, economic, legal and social conditions in Malaysia as well as countries that we export our furniture to. Risks that we are exposed to include, among others, changes in government or regulatory policies such as tax rates and interest rates, uncertainties in economic conditions, global inflationary issues, changes in political leadership and wars.

Although we will continue to comply with the legal and regulatory frameworks in Malaysia and the countries in which our customers operate, there is no assurance that future introduction of new law or other economic, political and regulatory conditions will not have adverse effect on our business, operation achievement and financial performance.

MANAGEMENT DISCUSSION AND ANALYSIS (CONT'D)

3. ANTICIPATED OR KNOWN RISKS (CONT'D)

Dependence on availability of foreign workers

The manufacturing works for furniture is labour intensive. As it is increasingly difficult to hire local manufacturing workers, our Group is reliant on foreign workers to carry out the manufacturing activities. Our foreign workers mainly originate from Bangladesh, Myanmar and Nepal.

Any changes to foreign worker visa policies in Malaysia or in the countries which our foreign workers are from or any suspension on the intake of foreign workers in Malaysia may result in difficulties for our Group to maintain a sufficient foreign labour workforce which, may affect our manufacturing operations and in turn, adversely affect our overall financial performance. In addition, our Group's anticipated business growth is also subject to the expansion in our manufacturing operations, which would require a subsequent increase in foreign labour to meet increased manufacturing activities. Further, the costs of foreign labour may continue to increase in the future. Any increase in the levy rate for foreign workers will increase our cost for labour which consequently may increase our cost of sales.

Presently, our Group has not faced any difficulties in renewing the working permits for our existing foreign workers, and we are not aware of any changes to the general validity of the working permits issued lately. Further, we also have adopted automated equipment and machinery in our manufacturing process in order to reduce the dependence on manual labour.

4. FUTURE PROSPECTS AND OUTLOOK OF OUR GROUP

The Group will place a key focus on strengthening operational efficiency and market presence in the financial year 2026. Efficiency enhancement initiatives will aim to optimise production processes, reduce costs, and enhance scalability. Product development and design innovation will also remain a focus to ensure responsiveness to market preferences and thereby strengthen the Group's market position.

Amid ongoing economic uncertainties, global inflation, and fluctuations in foreign exchange rates, particularly the weakening of the USD against the RM, the Group will continue to monitor and revise its pricing structure, exercise prudent cost management, and implement strategic measures to mitigate financial and operational risks.

Sustainability remains an important focus, with ongoing efforts to improve energy efficiency and enhance overall cost effectiveness across operations.

Barring any unforeseen circumstances, the Group expects to maintain stable performance in the financial year 2026.

5. DIVIDEND POLICY

Our Group does not have a fixed dividend policy. Our Group's ability to distribute dividend is subject to various factors, such as profit recorded, availability of adequate reserves and cash flows, operating cashflow requirements and financial commitments.

On 8 July 2025, the Company paid a dividend of approximately 0.50 sen per ordinary share to its shareholders amounting to RM3.47 million.

BOARD OF DIRECTORS' PROFILES



DATIN SIAH LI MEI

Independent Non-Executive Chairman

Nationality	Age
Malaysian	59
Gender	Board meetings' attendance in FYE 2025:
Female	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

Chairman of the Board of Director

MEMBERSHIP OF BOARD COMMITTEES

Nil

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

Bachelor of Laws (Hons) from University of Buckingham, England in 1989

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

N/A

WORKING EXPERIENCE

In 1990, she was admitted as an Advocate and Solicitor of the High Court of Malaya. She was the chairperson of the Conveyancing Practice Sub-Committee for the 2014/2015 term and thereafter a member of Conveyancing Practice Sub-Committee from 2015 to 2018 and 2020 to 2021 on the Malacca Bar Committee.

She began her career in 1990 by joining Nik Hussain & Partners (now known as Chee Siah Le Kee & Partners) as Legal Assistant and was appointed as Managing Partner of Chee Siah Le Kee & Partners in 2015, a position she assumes to present date. To date, she has around 35 years of working experience in legal practice, where her legal expertise spans across the areas of banking and finance, real estate, property development as well as corporate and business. She is an external examiner for the Faculty of Law for Multimedia University, Melaka for the years of 2021/2022 until 2023/2024.

She does not have any family relationship with any director and/or major shareholder of the Company and has no conflict of interest with the Company.

She has not been convicted of any offences within the past five (5) years and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)


QUEK WEE SENG

Managing Director

Nationality	Age
Malaysian	56
Gender	Board meetings' attendance in FYE 2025:
Male	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

N/A

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

N/A

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

N/A

WORKING EXPERIENCE

He oversees the overall business operations as well as the formulation and implementation of our Group's strategic direction and business expansion strategies.

With his in-depth valuable experience in furniture industry over the years, he has led to the co-founding of Sern Kou Furniture Industries Sdn Bhd ("Sern Kou Industries") in year 1992, a furniture manufacturing company. He was also the Executive Director of Sern Kou Resources Berhad when it was listed on the Second Board of Malaysia Securities Exchange Berhad (now known as Bursa Securities), overseeing the productions operations and product development activities. On 3 February 2010, he resigned from the Board of Directors of Sern Kou Resources Berhad with the intention to pursue his own business interest.

He and his brother, Quek Wee Seong completed the acquisition of equity stake in Mobilia International Sdn. Bhd. ("Mobilia International") through Nutracraft Sdn. Bhd. ("Nutracraft") on 6 April 2015 and became a Director in Mobilia Design Sdn. Bhd. ("Mobilia Design") in year 2017. In 2020, he was re-designated as our Group's Managing Director and assumed his current responsibilities.

Quek Wee Seng is the father of Quek Yan Song, who is our Business Development Manager and also an Alternate Director to Quek Wee Seng. He is also the brother to Quek Wee Seong who is our Executive Director and a substantial shareholder of Mobilia. Quek Wee Seng is also a director and major shareholder of Exelient Sdn. Bhd. ("Exelient"), a major shareholder of Mobilia.

He has not been convicted of any offences within the past five (5) years other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)


QUEK WEE SEONG

Executive Director

Nationality	Malaysian	Age	54
Gender	Male	Board meetings' attendance in FYE 2025:	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

N/A

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

N/A

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

N/A


WORKING EXPERIENCE

He oversees the entire manufacturing operations of our Group, from wood preparation to assembly of furniture, as well as functions associated to manufacturing operations such as machining, purchasing and warehousing.

Over the years, he accumulated extensive experience and knowledge in managing the company spanning a wide ranging of industries. He and his brother, Quek Wee Seng completed the acquisition of equity stake in Mobilia International through Nutracraft on 6 April 2015 and became a Director in Mobilia Design in year 2017. He was then appointed as Director of Mobilia International on 6 April 2015 and assumed his current responsibilities.

Quek Wee Seong is the brother to Quek Wee Seng who is our Managing Director and a substantial shareholder of Mobilia. He is also the uncle to Quek Yan Song who is our Business Development Manager and also an Alternate Director to Quek Wee Seng. Quek Wee Seong is also a director and substantial shareholder of Exelient, a major shareholder of Mobilia.

He has not been convicted of any offences within the past five (5) years other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)


TAJUL ARIFIN BIN MOHD TAHIR

Independent Non-Executive Director

Nationality	Age
Malaysian	59
Gender	Board meetings' attendance in FYE 2025:
Male	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

- Chairman of Remuneration Committee
- Member of Nominating Committee
- Member of Audit and Risk Management Committee

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

Bachelor of Science in Business Administration from Saint Louis University, USA in 1989.

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

- 5 Pillars Capital Berhad
- Space Capital Berhad

WORKING EXPERIENCE

Upon graduation, he worked as a freelancer for part time jobs in the fields of hospitality and food and beverage in USA between 1989 and 1991.

He joined MIDF Consultancy and Corporate Services Sdn Bhd (now known as Tricor Investor & Issuing House Services Sdn Bhd) as Public Issue Officer in 1991 and was promoted to Assistant Manager in 1996 and Manager in 2002 where he was involved in managing a team of public issue officers in carrying out the daily operational activities.

In 2008, he was further promoted to Associate Director where he was responsible for the company's business growth.

In 2016, he left Tricor Investor & Issuing House Services Sdn Bhd and has been providing freelance consulting services on marketing matters since then. In 2018, he co-founded 5 Pillars Ventures Sdn Bhd, a venture capital management company licensed and registered by the Securities Commission Malaysia, to undertake venture capital activities in Malaysia. As a co-founder, he manages the overall business operations of the company.

He does not have any family relationship with any director and/or major shareholder of the Company and no conflict of interest with the Company.

He has not been convicted of any offences within the past five (5) years other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)**LIM SEE TOW**

Independent Non-Executive Director

Nationality	Age
Malaysian	51
Gender	Board meetings' attendance in FYE 2025:
Female	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

- Chairman of Audit and Risk Management Committee
- Member of Remuneration Committee
- Member of Nominating Committee

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

- Advanced Diploma in Commerce (Financial Accounting) from Tunku Abdul Rahman College, Malaysia in 1999
- Obtained Association of Chartered Certified Accountants ("ACCA") accreditation in 2000
- Member of the Malaysian Institute of Accountants ("MIA") since 2003

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

- Yew Lee Pacific Group Berhad
- Seng Fong Holdings Berhad
- Cloudpoint Technology Berhad

WORKING EXPERIENCE

In 1999, she began her career as Audit Assistant in Deloitte PLT and was involved in financial audit for companies spanning various industries before she left in 2003.

In 2004, she joined TAP Partners Sdn Bhd as a Consultant. Over the years, she held several positions in TAP Partners Sdn Bhd and was involved in project management for corporate exercises and advised on improvements of their operational management and corporate governance practices. In 2005, she was seconded to Antah Holding Berhad as Head of Finance and Special Project, where she was in charge of the restructuring exercise of Antah Holding Berhad prior to the reverse takeover by Sino Hua-An International Berhad in 2007. She was an Associate Director in TAP Partners Sdn Bhd before she left in 2006.

Upon leaving TAP Partners Sdn Bhd in 2006, she joined Clear Water Developments Sdn Bhd as Chief Operating Officer, a position she assumes till December 2022. Her responsibilities include overall operations management and planning of property development projects.

In October 2023, she joined Arrow Systems Sdn Bhd, a subsidiary of ASM Automation Group Berhad as Chief Financial Officer, a position she continues to hold to-date.

She does not have any family relationship with any director and/or major shareholder of the Company and no conflict of interest with the Company.

She has not been convicted of any offences within the past five (5) years other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)


YAP EE LING

Independent Non-Executive Director

Nationality	Age
Malaysian	50
Gender	Board meetings' attendance in FYE 2025:
Female	5/5

DATE OF APPOINTMENT AS DIRECTOR:

17 August 2022

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

3 years and 8 months

BOARD COMMITTEE(S) MEMBERSHIP:

- Chairman of Nominating Committee
- Member of Audit and Risk Management Committee
- Member of Remuneration Committee

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

Bachelor of Laws (Hons) from University of Glamorgan

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:


- Cloudpoint Technology Berhad
- 1 Doc International Berhad

WORKING EXPERIENCE

She was called to the Malaysian Bar and admitted as an Advocate and Solicitor of the High Court of Malaya in 2000. She began her career with Lee Hishammuddin (now known as Lee Hishammuddin Allen & Gledhill) as Legal Assistant in 2001. During her tenure there, her main areas of practice included corporate, conveyancing and banking. In 2004, she left Lee Hishammuddin and joined Mazlan & Associates as Legal Assistant, and subsequently in 2009, she was made a Partner. During this time, her main areas of practice consisted of corporate and commercial laws including restructuring, initial public offerings, mergers and acquisitions, joint ventures, carrying out due diligence audits and drafting commercial contracts. In 2014, she left Mazlan & Associates and co-founded Ilham Lee in 2015, a law firm, and subsequently retired from legal practice in September 2025. In October 2025 she joined Getstarted Sdn Bhd as a consultant.

She does not have any family relationship with any director and/or major shareholder of the Company and has no conflict of interest with the Company.

She has not been convicted of any offences within the past five (5) years, other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

BOARD OF DIRECTORS' PROFILES
(CONT'D)


QUEK YAN SONG

Alternate Director to Managing Director

Nationality	Age
Malaysian	31
Gender	Board meetings' attendance in FYE 2025:
Male	5/5

DATE OF APPOINTMENT AS DIRECTOR:

15 June 2020

LENGTH OF SERVICE AS DIRECTOR SINCE APPOINTMENT:

5 years 10 months

BOARD COMMITTEE(S) MEMBERSHIP:

N/A

ACADEMIC/PROFESSIONAL QUALIFICATION(S):

- Bachelor of Business (Marketing) at RMIT University, Australia in 2017

PRESENT DIRECTORSHIP(S) IN OTHER PUBLIC AND/OR LISTED COMPANIES:

N/A

WORKING EXPERIENCE

He is mainly responsible for managing the overall sales and marketing and business development activities of our Group, including the design and development ("D&D") of new home furniture.

Upon completing his studies in RMIT University, he joined Mobilia International as Management Trainee in various departments. In the same year, he was promoted to Business Development Executive focusing on sales and marketing activities and D&D activities, including conceptualising and developing new furniture designs based on feedbacks received from customers and through participation in trade exhibitions and events.

In 2019, he was promoted to Business Development Manager, a position he assumes to present date. He continues to be groomed by Quek Wee Seng and the key senior management to gradually undertake the overall leadership of our Group in the future. In 23 February 2021, he was appointed as an Alternate Director to Managing Director Mr Quek Wee Seng.

Quek Yan Song is the son to Quek Wee Seng who is our Managing Director and a substantial shareholder of Mobilia. He is also the nephew to Quek Wee Seong who is our Executive Director and a Substantial shareholder of Mobilia.

He has not been convicted of any offences within the past five (5) years other than traffic offences, if any, and has not been imposed of any public sanction or penalty by the relevant regulatory bodies during the financial year.

KEY MANAGEMENT'S PROFILE

TAN LEY WUN

Group Accountant

Malaysian

Female

Age 46

Working experience:

She began her career as Audit Assistant in SC Lim & Co in 2000 and joined Wang Nutrition (M) Sdn. Bhd. in 2004 as Finance Manager covering financial reporting, budgeting and cash flow management.

In 2006, she joined T.A. Furniture Industries Sdn. Bhd. (a wholly-owned subsidiary of TAFI Industries Berhad, a company listed on the Main Market of Bursa Securities) as Internal Auditor and undertook the role as Assistant Business Development Manager in year 2010. She continued her journey as the Accountant of Vitally Sdn. Bhd. in year 2010 before joining Mobilia International Sdn. Bhd. ("Mobilia International"). She was responsible for accounting and finance functions, including financial reporting and planning, taxation, treasury management, corporate affairs and internal audit and control.

Date of appointment to current position:

1 March 2020

Length of service in the group of companies:

8 years 9 months

Committee(s) Membership :

Member of Risk Management Committee
Member of Internal Audit Control Committee

Academic/Professional Qualification(s):

Bachelor of Arts in Accounting from University of Hertfordshire, United Kingdom in 2000

Member of the ACCA in 2005 and fellow member of ACCA in 2010 and member of MIA in 2017

Present Directorship(s) in other Public and/or Listed Companies:

N/A

Notes:

- She has no family relationship with any Director and/or major shareholder of Mobilia.
- She does not have any conflict of interest with Mobilia.
- She has not been convicted for any offences within the past five (5) years. There were no public sanctions or penalties imposed on her by any regulatory bodies during the financial year.

KHOO AI LEE

Human Resource and Administration Director

Malaysian

Female

Age 59

Working experience:

She began her career in 1993 as Marketing Manager in Seng Fong Trading Sdn. Bhd. and promoted as Finance Manager in 1997. In 2000, she left Seng Fong Trading Sdn. Bhd. and took a career break.

In 2002, she resumed her career as Administration Manager in Sern Kou Industries Sdn. Bhd. ("Sern Kou Industries") and left as Group Senior Manager, where she supervises the implementation of quality control and human resource functions in 2008 for another career break. Her last position was Corporate Mass Communication Manager of Perspektif Masa Sdn. Bhd., managing internal and external communications with stakeholders as well as public relation in 2010.

In 2011, she joined Mobilia International as Manager and continued her career journey in Mobilia prior promoted as Human Resource and Administration Director in 2020, a position she assumes to present. She is responsible for all matters pertaining to human resource, including recruitment and managing employees' welfare and relations. She also works closely with our key senior management to establish and maintain our Group's organisational structure to ensure communication efficiency within our Group.

Date of appointment to current position:

1 January 2020

Length of service in the group of companies:

14 years 8 months

Committee(s) Membership :

Chairman of ISO committee
Chairman of Risk Management committee
Chairman of Internal Audit Control committee
Member of Safety & Health committee

Academic/Professional Qualification(s):

Bachelor of Art in Management from Walsh University, Ohio, United States of America in 1993

Present Directorship(s) in other Public and/or Listed Companies:

N/A

Notes:

- She has no family relationship with any Director and/or major shareholder of Mobilia.
- She does not have any conflict of interest with Mobilia.
- She has not been convicted for any offences within the past five (5) years. There were no public sanctions or penalties imposed on her by any regulatory bodies during the financial year.

KEY MANAGEMENT'S PROFILE
(CONT'D)**KU YONG YEE**

Manager

Malaysian

Male

Age 49

Working experience:

He is responsible for our Group's purchasing and inventory management.

Upon completing his tertiary education, he joined Chongee Enterprise Sdn. Bhd. as Senior Purchasing Executive. In 2004, he joined Gold Wheel Industries Supply Sdn. Bhd. as General Manager where he was tasked to oversee the daily operations of the company, and also responsible for the company's business transition from trading to manufacturing of industrial spare parts.

He was the Purchasing Manager of Sern Kou Industries for 10 years before joining Best-Beteck Furniture Sdn. Bhd. as Senior Manager where he oversaw the daily operations of the company covering matters related to sales and marketing, purchasing and human resource.

In 2017, he left Best-Beteck Furniture Sdn. Bhd. and joined Mobilia International as Manager, a position he assumes to present.

Date of appointment to current position:

9 October 2017

Length of service in the group of companies:

8 years 4 months

Committee(s) Membership :

Member of ISO committee
Member of Risk Management committee
Member of Internal Audit Control committee
Member of Safety & Health committee

Academic/Professional Qualification(s):

Bachelor of Commerce in Management and Marketing from Curtin University of Technology, Australia in 2000

Present Directorship(s) in other Public and/or Listed Companies:

N/A

Notes:

- He has no family relationship with any Director and/or major shareholder of Mobilia.
- He does not have any conflict of interest with Mobilia.
- He has not been convicted for any offences within the past five (5) years. There were no public sanctions or penalties imposed on him by any regulatory bodies during the financial year.

WONG ENG CHUAN

Factory Manager

Malaysian

Male

Age 55

Working experience:

He oversees the overall factory operations including, amongst others, production schedule and workforce management, and machinery and equipment maintenance.

With around 6 years of working experience since 1987 in the furniture manufacturing industry, he acquired extensive knowledge on furniture manufacturing workflows and factory management. In 1994, he joined Sern Kou Industries as Supervisor and with 14 years of employment with Sern Kou Industries, he was promoted to Factory Manager in 2008 where he oversaw the overall factory operations.

In 2010, he joined Mobilia International as Production Supervisor and promoted as Factory Manager in 2011 and assumed his current responsibilities.

Date of appointment to current position:

1 January 2011

Length of service in the group of companies:

15 years 7 months

Committee(s) Membership :

Member of ISO committee
Member of Risk Management committee
Member of Internal Audit Control committee
Member of Safety & Health committee

Academic/Professional Qualification(s):

N/A

Present Directorship(s) in other Public and/or Listed Companies:

N/A

Notes:

- He has no family relationship with any Director and/or major shareholder of Mobilia.
- He does not have any conflict of interest with Mobilia.
- He has not been convicted for any offences within the past five (5) years. There were no public sanctions or penalties imposed on him by any regulatory bodies during the financial year.

SUSTAINABILITY STATEMENT

1. Our Path to a Sustainable Future

Mobilia Holdings Berhad (“Mobilia” or “the Group”) is pleased to present its Sustainability Statement (“SS”) for the financial year ended 31 December 2025 (“FY 2025”). This statement outlines the Group’s approach to managing economic, environmental, social, and governance (“ESG”) matters, and highlights our key achievements, as well as the risks and opportunities arising from our operations. The SS should be read together with the Group’s Financial Statements.

In FY 2025, we enhanced the depth and clarity of our sustainability disclosures to provide greater transparency on how sustainability considerations are embedded into our governance, strategy and risk management processes. We recognise that sustainable development requires a balanced approach to economic performance, environmental responsibility and social accountability. This principle guides the Group’s approach to resource management, operational discipline and long-term resilience.

By integrating ESG considerations into our strategy and decision-making processes, Mobilia is better positioned to identify and manage sustainability-related risks, improve operational efficiency and respond to evolving regulatory requirements and market expectations. This approach strengthens our competitiveness within the Malaysian furniture industry and supports long-term value creation for our stakeholders.

Our Principal Business Activities

The Group is headquartered in Malaysia and is principally engaged in investment holding, as well as the design, manufacturing and sale of furniture and furniture parts.

Operating within Malaysia’s regulatory, economic and social environment, Mobilia recognises the importance of managing the environmental and social impacts of our manufacturing operations, safeguarding the health and wellbeing of our employees, and maintaining positive relationships with the communities in which we operate.

By embedding ESG considerations into our risk management and operational processes, we strengthen operational discipline, improve efficiency and enhance our ability to respond to sustainability-related risks and opportunities. This supports our ability to attract and retain customers, business partners and employees who value responsible business practices and long-term resilience.

Our Value Chain

Building on our principal business activities, the Group has mapped its value chain to support the identification of financially material sustainability-related risks and opportunities, the measurement of greenhouse gas (“GHG”) emissions, and the development of our sustainability strategy.

Our value chain encompasses upstream supplier activities (including timber and material sourcing), core manufacturing operations and downstream distribution and customer engagement activities.

This structured mapping enables Mobilia to:

- Identify key sustainability-related risks and dependencies across our operations;
- Assess emissions sources within our operational and value chain boundaries;
- Prioritise data collection and monitoring efforts; and
- Determine appropriate management responses aligned with regulatory requirements and stakeholder expectations.

The outcomes of this process inform the Group’s sustainability risk assessment, support disclosures under the National Sustainability Reporting Framework (“NSRF”) and the IFRS Sustainability Disclosure Standards, and guide the integration of sustainability considerations into business strategy and operational decision-making.

SUSTAINABILITY STATEMENT
(CONT'D)

1. Our Path to a Sustainable Future (cont'd)

Value Chain Overview

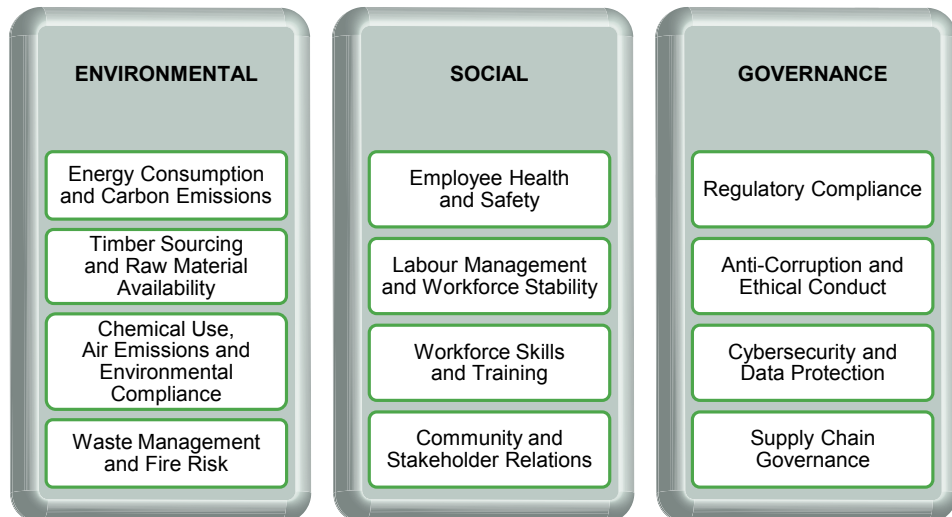
Value Chain Stage	Key Activities	Key ESG Considerations
Upstream	Timber sourcing, hardware & fittings suppliers, chemical suppliers (adhesive, coatings), packaging suppliers, and logistics providers.	Land use and planning, supplier standards, environmental impacts of materials, ethical business practices.
Core Operations	Furniture design, wood processing & assembly, surface finishing, quality control, energy use & emissions, waste generation, and occupational safety.	Energy use, GHG emissions, waste management, occupational health and safety, quality control.
Downstream	Distribution & export logistics, customer relationship management, after-sales support, and product compliance documentation.	Product quality, customer satisfaction, community impact, and long-term asset performance.

Identifying Key Areas to Drive Our Sustainability Strategy

The Group has identified sustainability-related topics that give rise to risks and opportunities across its operations and value chain. Among these, climate-related risks and opportunities have been assessed as financially material and are disclosed in accordance with the mandatory requirements of IFRS S2. Other ESG topics are disclosed on a voluntary basis, taking into consideration the expectations of Bursa Malaysia and the NSRF.

These topics were identified through a structured assessment of the Group’s business activities, value chain and operating environment in Malaysia. This assessment considered the potential impact of sustainability-related risks and opportunities on the Group’s financial performance, financial position and long-term prospects.

For each identified topic, the Group has established an appropriate management approach to address the associated risks and opportunities, taking into account their relevance to the Group’s operations and strategy. A summary of these topics and management approaches is presented below, with detailed disclosures provided in this SS. Sustainability-related matters disclosed on a voluntary basis do not form part of the Group’s mandatory disclosures under the IFRS Sustainability Disclosure Standards for the reporting period.



SUSTAINABILITY STATEMENT
(CONT'D)

1. Our Path to a Sustainable Future (cont'd)

ENVIRONMENTAL

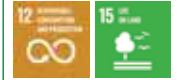
Energy Consumption and Carbon Emissions

Mobilia is exposed to climate-related physical and transition risks, including rising electricity costs, potential carbon pricing and evolving regulatory and customer expectations. At the same time, improvements in energy efficiency and renewable energy adoption present opportunities to stabilise operating costs and strengthen competitiveness. The Group manages these risks through rooftop solar and solar lights installations, structured energy management practices, emissions monitoring and internal greenhouse gas reduction targets, integrating climate considerations into operational and capital planning decisions.



Timber Sourcing and Raw Material Availability

Dependence on timber and wood-based materials exposes Mobilia to supply disruptions, price volatility and regulatory developments relating to sustainable sourcing. However, strengthening supplier oversight and responsible sourcing practices enhances supply stability and market positioning. The Group mitigates these risks by sourcing from approved suppliers, conducting regular evaluations and maintaining diversified sourcing strategies to support long-term material availability and operational continuity.



Chemical Use, Air Emissions and Environmental Compliance

Manufacturing processes involving chemicals and air emissions may create regulatory, operational and reputational risks if not effectively managed. Conversely, improved emission controls and responsible chemical handling practices enhance compliance and workplace safety. Mobilia addresses these risks through structured chemical management procedures, spill containment systems, scheduled waste controls and periodic air emission monitoring in accordance with applicable environmental regulations.



Waste Management and Fire Risk

Wood waste, dust accumulation and improper storage may increase fire risk and operational disruption, while effective waste reuse initiatives improve resource efficiency and cost control. Mobilia reduces risk through reuse of wood offcuts, sale of wood dust for secondary use, structured waste handling procedures and fire prevention controls, complemented by stormwater infrastructure that strengthens resilience against heavy rainfall and flooding.



SOCIAL

Employee Health and Safety

Manufacturing operations involve machinery, dust and chemical exposure, which may result in workplace incidents and operational disruption if not properly managed. Strong safety practices also present opportunities to improve productivity and workforce morale. Mobilia mitigates these risks through regular safety training, emergency drills, workplace inspections and oversight by a Safety Committee to promote continuous improvement in safety performance.








SUSTAINABILITY STATEMENT
(CONT'D)

1. Our Path to a Sustainable Future (cont'd)

SOCIAL	
Labour Management and Workforce Stability	
<p>Workforce instability or high turnover may disrupt production and increase recruitment costs, whereas strong employee engagement supports operational continuity and productivity. Mobilia promotes stability through structured leave entitlements, healthcare benefits, employee engagement initiatives and performance-based remuneration practices designed to enhance retention and workforce resilience.</p>	
	
Workforce Skills and Training	
<p>Inadequate skills or insufficient training may affect product quality and operational efficiency, while capability development enhances innovation and competitiveness. Mobilia implements structured training plans, performance appraisals and post-training assessments to align workforce competencies with evolving business requirements and support long-term operational improvement.</p>	
 	
Community and Stakeholder Relationships	
<p>Weak stakeholder engagement or declining customer satisfaction may impact revenue stability and brand reputation, whereas strong customer relationships present opportunities for repeat business and market expansion. Mobilia maintains structured customer feedback mechanisms, quality control processes and responsive issue resolution systems to strengthen trust and support long-term commercial relationships.</p>	
  	
GOVERNANCE	
Regulatory Compliance	
<p>Non-compliance with environmental, labour or industry regulations may result in financial penalties or operational disruption, while strong compliance systems enhance predictability and stakeholder confidence. Mobilia integrates sustainability-related risks into its enterprise risk management framework and maintains oversight through Board governance and regulatory engagement.</p>	
	
Anti-Corruption and Ethical Conduct	
<p>Bribery, corruption or conflicts of interest may expose the Group to legal and reputational risks, whereas strong ethical practices reinforce trust and long-term sustainability. Mobilia enforces its Anti-Bribery and Corruption Policy through regular training, conflict-of-interest declarations and whistleblowing mechanisms to promote integrity across its operations.</p>	
	

SUSTAINABILITY STATEMENT
(CONT'D)

1. Our Path to a Sustainable Future (cont'd)

GOVERNANCE
Cybersecurity and Data Protection
<p>Cybersecurity breaches may disrupt operations and damage stakeholder trust, while strong IT controls enhance operational resilience. Mobilia manages these risks through structured access controls, firewall protections, password management protocols and regular system monitoring to safeguard business information.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
Sustainable Supply Chain Management
<p>Weak supplier governance may result in quality failures or supply disruptions, whereas structured supplier oversight strengthens reliability and compliance assurance. Mobilia conducts supplier evaluations, prioritises key suppliers for assessment and maintains diversified sourcing strategies to enhance supply chain resilience and long-term stability.</p> <div style="display: flex; justify-content: space-around; align-items: center;">    </div>

Mobilia's Key Sustainability Achievements

Environmental

- ☀ Installed rooftop solar panels and solar lights to reduce reliance on grid electricity
- ♻ Reused wood offcuts for finger-joint production to reduce material waste
- ♻ Sold wood dust for secondary industrial use
- 🏠 Built employee hostel adjacent to facility to reduce commuting emissions

Social

- 👤 Conducted regular safety training and emergency drills
- 🎓 Implemented structured employee training programmes across departments
- 🏆 Introduced employee recognition initiatives and long service awards
- 🤝 Maintained customer engagement through satisfaction surveys and buyer visits

Governance

- 📖 Strengthened Anti-Bribery & Corruption training and policy communication
- 🛡 Implemented conflict-of-interest declarations for directors and employees
- 🔒 Strengthened cybersecurity controls and access management procedures
- 🔍 Conducted supplier evaluations and monitoring for key suppliers
- 🏆 Recommended for SIRIM Best Practices Recognition Scheme – Lean Management (SIRIM 12:2023)

SUSTAINABILITY STATEMENT
(CONT'D)**2. Basis of Preparation****Statement of Compliance and Transitional Arrangements**

Mobilia has prepared this SS for FY 2025 in accordance with the IFRS Sustainability Disclosure Standards issued by the International Sustainability Standards Board ("ISSB"), comprising:

- IFRS S1 – General Requirements for Disclosure of Sustainability-related Financial Information; and
- IFRS S2 – Climate-related Disclosures,

as adopted in Malaysia under the NSRF.

As this is the Group's first year of applying the IFRS Sustainability Disclosure Standards, Mobilia has applied the transitional reliefs available under IFRS S1 and IFRS S2, including the "climate-first" approach. Accordingly, for the current reporting period, the Group's mandatory disclosures under the IFRS Sustainability Disclosure Standards are limited to climate-related sustainability risks and opportunities within the scope of IFRS S2.

Disclosures relating to other ESG matters are presented on a voluntary basis, taking into account Bursa Malaysia Main Market Listing Requirements and the Common Sustainability Matters under the NSRF. These voluntary disclosures do not form part of the Group's mandatory compliance under IFRS S1 and IFRS S2 for the reporting period.

This Sustainability Statement covers the same reporting entity and reporting period as the Group's consolidated Financial Statements, which are prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") and the Companies Act 2016 of Malaysia.

First-time Adoption of IFRS Sustainability Disclosure Standards

The Group has officially adopted the IFRS Sustainability Disclosure Standards in its SS for the financial year ended 31 December 2025.

In accordance with the transitional reliefs available on initial adoption, the Group has not presented comparative sustainability information for prior reporting periods where such information was not previously prepared on a basis consistent with IFRS S1 and IFRS S2.

Notwithstanding the above, where relevant and reliable historical data are available, the Group has included selected sustainability information from prior years, generally covering the preceding two to three years, to provide contextual information on trends and performance. Such information is not prepared in accordance with IFRS S1 or IFRS S2, is presented on a non-comparative basis, and is intended solely to support users' understanding of the Group's sustainability-related performance and developments, rather than to serve as IFRS-comparable information.

SUSTAINABILITY STATEMENT (CONT'D)

2. Basis of Preparation (cont'd)

Structure of the Statement

The Group manages sustainability-related risks and opportunities on an integrated basis. Accordingly, governance and risk management disclosures are presented in consolidated sections to reflect how sustainability matters are overseen at an enterprise level.

The SS is structured as follows:

Topic	Description	Reference
Governance	Description of governance arrangements for overseeing sustainability-related risks and opportunities, including the roles and responsibilities of the Board, Board Committees and management.	Section 6
Strategy	Description of sustainability-related topics identified, including associated risks and opportunities and the Group's strategic response.	Section 7
Risk Management	Description of processes used to identify, assess, prioritise and manage sustainability-related risks and opportunities and how these are integrated into the Enterprise Risk Management ("ERM") framework.	Section 8
Metrics and Targets	Disclosure of metrics and targets used to monitor sustainability-related risks and opportunities, including climate-related metrics under IFRS S2.	Section 9

Directors' Statement

The Directors acknowledge their responsibility for overseeing sustainability-related disclosures and for ensuring that appropriate governance structures, systems and internal controls are in place to support the preparation of this SS. This SS has been reviewed and approved by the Board of Directors in accordance with the Group's governance practices and the Bursa Malaysia Main Market Listing Requirements.

Selected sustainability information disclosed in this Statement has been subject to independent limited assurance, as described in Section 10.

Inventory boundary for GHG emissions (Organisational boundary and Operational boundary)

Organisational Boundary

The Group applies the equity share approach in defining its organisational boundary for GHG emissions reporting. The equity share approach was selected as it reflects the Group's economic exposure and aligns with the proportional recognition of sustainability-related risks and opportunities. Under this approach, emissions are accounted for in proportion to the Group's equity interest in relevant entities, reflecting the Group's economic exposure to sustainability-related risks and opportunities arising from its investments. Accordingly, the Group reports emissions attributable to its subsidiaries, joint arrangements and associates based on its equity ownership in these entities.

SUSTAINABILITY STATEMENT (CONT'D)

2. Basis of Preparation (cont'd)

Inventory boundary for GHG emissions (Organisational boundary and Operational boundary) (cont'd)

Operational Boundary and Scope 3 Disclosures

For FY 2025, the Group has limited its Scope 3 disclosures to employee commuting and business travel. These categories were prioritised based on data availability, reliability and relevance to the Group's operations, consistent with IFRS S2 transitional provisions and NSRF guidance.

Other Scope 3 categories have not been disclosed for the current reporting period due to data limitations and proportionality considerations. The Group intends to progressively enhance its Scope 3 data collection and reporting processes in future reporting periods.

Timber sourcing emissions are expected to be significant but currently excluded due to supplier data limitations.

As this is the Group's official first year of reporting under IFRS S1 and IFRS S2, there were no changes to measurement approaches, inputs or key assumptions relating to the inventory boundary during the reporting period.

3. Materiality Assessment

In accordance with IFRS S1 – General Requirements for Disclosure of Sustainability-related Financial Information, Mobilia applies a financial materiality lens in identifying sustainability-related risks and opportunities. Sustainability-related information is considered material if its omission, misstatement or obscuring could reasonably be expected to influence the decisions of users of the Group's general-purpose financial reports.

Mobilia's materiality assessment focuses on identifying sustainability-related risks and opportunities that could reasonably be expected to affect the Group's cash flows, financial performance, financial position or access to capital over the short, medium or long term. These include risks and opportunities arising from:

Energy consumption and GHG emissions associated with manufacturing operations, including exposure to rising electricity costs and potential future carbon pricing mechanisms;

Raw material sourcing, particularly the availability, cost stability and responsible sourcing of timber, boards and related inputs;

Environmental compliance risks arising from chemical use, air emissions, scheduled waste management and other environmental aspects of manufacturing operations;

Labour availability, workforce capability, employee welfare and workplace health and safety within production facilities;

Product quality, customer trust and compliance with export market standards and customer specifications;

Supply chain governance risks, including supplier reliability, ethical conduct and compliance with regulatory and customer sustainability requirements; and

Regulatory developments relating to environmental protection, labour practices, emissions management and responsible business conduct.

SUSTAINABILITY STATEMENT (CONT'D)

3. Materiality Assessment (cont'd)

This assessment is integrated into the Group's ERM framework and strategic planning processes to ensure that sustainability-related considerations are incorporated into operational, risk management and financial decision-making.

In performing the assessment, Mobilia also considered principles from the Integrated Reporting Framework, including the interdependencies between financial, manufactured, human, social and natural capital. These considerations support the Group's understanding of how sustainability-related risks and opportunities may influence long-term value creation. Notwithstanding this broader context, financial materiality remains the primary basis for determining the nature and extent of disclosures included in this Sustainability Statement.

Assessment Process

The Sustainability Team, in coordination with senior management and relevant operational personnel, identified sustainability-related risks and opportunities across Mobilia's operations and value chain. This includes upstream supplier activities, core manufacturing operations and downstream distribution and customer engagement.

The assessment considers both quantitative and qualitative factors, including:

- The magnitude of potential financial impact on operating costs, revenue, assets, liabilities or capital expenditure;
- The likelihood of occurrence, taking into account current operating conditions, historical experience and external trends;
- The expected time horizon over which the risk or opportunity may materialise; and
- The Group's operational dependencies, including reliance on electricity, timber and other raw materials, skilled labour and supply chain stability.

This process is aligned with Mobilia's ERM framework, which is guided by the principles of ISO 31000 Risk Management. This ensures consistency between sustainability-related risk assessment and the Group's broader enterprise risk management processes.

As part of the materiality assessment, the Sustainability Team:

Identified sustainability-related risks and opportunities relevant to Mobilia's manufacturing and commercial activities, including climate-related transition risks, supply chain disruption risks, environmental compliance risks, workforce-related risks and product quality risks;

Evaluated the potential financial implications of these risks and opportunities, including their possible effects on operating costs, production efficiency, capital allocation, revenue stability and competitiveness in export markets; and

Determined the nature and extent of sustainability-related disclosures included in this SS, based on their assessed financial materiality.

In supporting this process, Mobilia also considered the perspectives of key stakeholder groups, including the Board of Directors, senior management, employees, customers, suppliers, regulators and financial stakeholders. These perspectives were obtained through existing governance, operational and business engagement channels and provided relevant contextual inputs. However, consistent with IFRS S1, the determination of material matters was based primarily on their potential financial impact on the Group.

SUSTAINABILITY STATEMENT
(CONT'D)**3. Materiality Assessment (cont'd)****Use of Judgement and Information Sources**

The materiality assessment involved the exercise of judgement by the Sustainability Team, supported by senior management and relevant operational personnel.

In forming these judgements, Mobilia considered both external and internal information sources, including:

- External information, such as furniture industry developments, timber supply trends, energy market conditions, regulatory developments in Malaysia and key export markets, and sustainability disclosures of peer manufacturing companies;
- Internal information, including operational performance reports, energy consumption data, workforce statistics, safety performance records, risk registers and strategic planning materials presented to senior management, the Audit and Risk Management Committee (“ARMC”) and the Board of Directors;
- Considerations relating to Mobilia’s value chain, including dependencies on timber suppliers, hardware vendors, logistics providers, distributors and customers; and
- Applicable and emerging regulatory requirements, including environmental regulations, labour standards and product-related compliance requirements relevant to Mobilia’s manufacturing and export activities.

These information sources enabled Mobilia to identify and evaluate sustainability-related risks and opportunities that could reasonably be expected to affect the Group’s financial performance, financial position or long-term value creation.

Governance and Review

The outcomes of the materiality assessment, including the identification of financially material sustainability-related risks and opportunities and the corresponding disclosures, were reviewed by the Audit and Risk Management Committee and approved by the Board of Directors.

Mobilia will review its materiality assessment periodically, or earlier if there are significant changes to the Group’s operating environment, business model, regulatory landscape, supply chain structure or overall risk profile. This ensures that the Group’s sustainability disclosures remain relevant, reliable and decision-useful, and aligned with IFRS Sustainability Disclosure Standards, Bursa Malaysia requirements and stakeholder expectations.

SUSTAINABILITY STATEMENT (CONT'D)

4. Judgement and Measurement Uncertainty

Significant Judgements

In preparing this SS, Mobilia has exercised judgement in determining the scope, assumptions and methodologies used in measuring and disclosing sustainability-related information. These judgements, other than those relating to the materiality assessment described in Section 3, have a significant effect on the disclosures presented.

The key areas involving significant judgement are outlined below.

Scope 3 GHG Emissions Disclosure

For the current reporting period, Mobilia has limited its Scope 3 GHG emissions disclosures to employee commuting and business travel, in accordance with the transitional reliefs permitted under IFRS S2 and the NSRF.

In determining the scope of Scope 3 disclosures, management exercised judgement by considering:

- The nature of the Group's furniture manufacturing operations, which are primarily conducted at owned manufacturing facilities in Malaysia;
- The availability and reliability of emissions data from upstream suppliers, particularly timber, boards, hardware and packaging suppliers;
- The practicality, cost and feasibility of collecting accurate emissions data across the Group's supply chain; and
- The relative significance of various Scope 3 emission categories to the Group's overall emissions profile.

While upstream raw material sourcing, outsourced transportation and downstream distribution may represent potentially significant sources of Scope 3 emissions, current limitations in supplier data availability and system maturity restrict the ability to measure these emissions reliably. The Group intends to progressively expand its Scope 3 disclosures in future reporting periods as data collection processes and supplier engagement improve.

Determining the Organisational and Operational Boundary for GHG Emissions

Judgement was applied in defining Mobilia's organisational and operational boundaries for GHG emissions reporting.

The Group has applied the equity share approach in determining its organisational boundary, reflecting the Group's economic exposure to sustainability-related risks and opportunities arising from its investments.

In addition, judgement was exercised in determining the treatment of outsourced manufacturing and logistics activities. As Mobilia does not hold equity interest in, nor exercise operational control over, these third-party entities, emissions arising from such activities are excluded from Scope 1 and Scope 2 emissions and may be considered under Scope 3 disclosures in future reporting periods.

4. Judgement and Measurement Uncertainty (cont'd)

Significant Judgements (cont'd)

Determining the Scope of the Value Chain

Judgement was applied in defining Mobilia’s value chain for the purpose of identifying sustainability-related risks and opportunities and determining the extent of disclosures included in this SS.

This assessment considered:

Upstream suppliers of timber, boards, veneers, hardware and packaging materials;	Third-party service providers, including logistics and transportation providers;
Core manufacturing operations at Mobilia’s production facilities; and	Downstream distributors and export customers.

The Group focused its disclosures on areas where sustainability-related risks and opportunities could reasonably be expected to affect financial performance, operational continuity or long-term competitiveness.

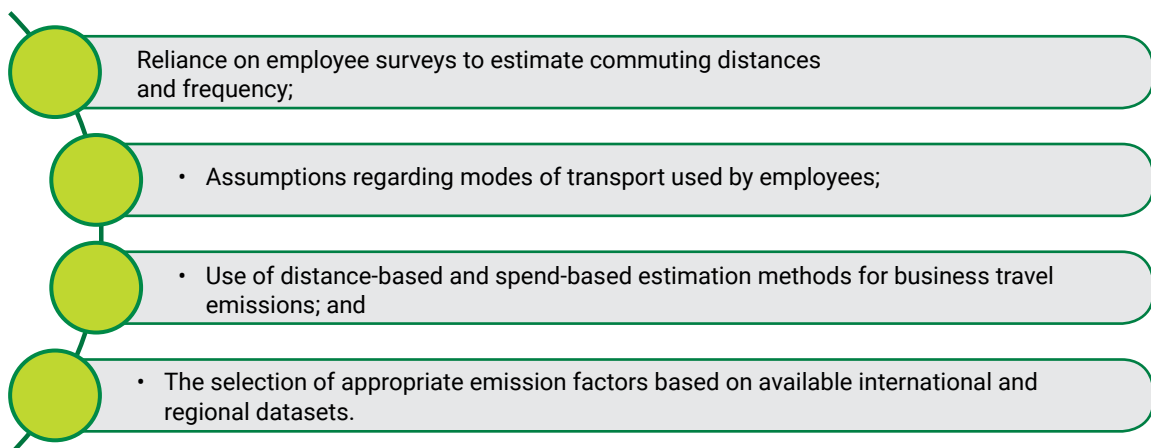
Measurement Uncertainty

In preparing this SS, Mobilia identified areas where measurement uncertainty exists due to limitations in data availability, reliance on estimates and assumptions, and the forward-looking nature of certain climate-related disclosures.

The principal areas of measurement uncertainty are described below.

Scope 3 Greenhouse Gas Emissions

Measurement uncertainty exists in the calculation of Scope 3 GHG emissions relating to employee commuting and business travel. This uncertainty arises due to:



Accordingly, reported Scope 3 emissions represent reasonable estimates based on the best information available during the reporting period. Actual emissions may differ as the Group enhances its data collection systems and methodologies.

SUSTAINABILITY STATEMENT
(CONT'D)

4. Judgement and Measurement Uncertainty (cont'd)

Measurement Uncertainty (cont'd)

Estimation of Climate-Related Financial Effects

Measurement uncertainty also exists in estimating the anticipated financial effects of climate-related risks and opportunities, particularly those relating to energy consumption and raw material sourcing.

These estimates depend on assumptions regarding:

Future electricity tariffs and energy cost trends in Malaysia;	Potential implementation of carbon pricing or emissions-related regulations;	Timber and raw material price volatility;
Future capital investments in energy efficiency initiatives, including solar energy systems and energy-efficient equipment; and	Changes in customer sustainability expectations, particularly in export markets.	

Actual financial impacts may differ from these estimates as regulatory, economic and market conditions evolve.

Supply Chain and Value Chain Data Limitations

Measurement uncertainty also arises from limitations in supplier-provided sustainability data, particularly in relation to:

Emissions associated with timber sourcing and raw material production;	Emissions arising from outsourced logistics and transportation; and	Lifecycle emissions associated with furniture products.
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These emissions are not currently measured directly due to limitations in data availability and system maturity. Mobilia is progressively strengthening its supplier engagement and sustainability data collection processes to improve the accuracy and completeness of future disclosures.

Mobilia remains committed to improving the quality, accuracy and reliability of sustainability-related information by strengthening internal controls, enhancing data collection systems and progressively expanding its disclosures in line with IFRS Sustainability Disclosure Standards and the NSRF.

SUSTAINABILITY STATEMENT (CONT'D)

5. Sustainability-Related Risks and Opportunities

Mobilia has identified sustainability-related risks and opportunities that are assessed to be material for management and stakeholder reporting purposes. Of these, only climate-related risks and opportunities fall within the scope of mandatory disclosures under IFRS S2 for the current reporting period.

For clarity and coherence, information relating to the identified sustainability-related risks and opportunities is presented across this SS as follows:

Section 6: Governance

Describes the governance arrangements for overseeing sustainability-related risks and opportunities, including the roles and responsibilities of the Board of Directors, the ARMC and management.

Section 7: Strategy

Outlines the Group's strategic response to sustainability-related risks and opportunities, structured as follows:

- o Environmental topics
- o Social topics
- o Governance topics

Section 8: Risk Management

Explains the processes used to identify, assess, manage, and monitor sustainability-related risks and opportunities, and how these processes are integrated into the Group's ERM framework.

Section 9: Metrics and Targets

Discloses the metrics and targets used to monitor sustainability-related risks and opportunities, structured as follows:

- o Environmental metrics
- o Social metrics
- o Governance metrics

The sustainability-related risks and opportunities identified by the Group are discussed below, with cross-references to the relevant sections to provide a connected and comprehensive view of how these matters are governed, managed, addressed strategically and monitored.

Sustainability-Related Risks

Mobilia has identified sustainability-related risks across environmental, social and governance areas that could reasonably be expected to affect its financial performance, financial position, cash flows and long-term prospects. These risks are assessed and monitored through the Group's Enterprise Risk Management framework.

ENVIRONMENTAL RISKS	
Energy Consumption and Carbon Emissions	Timber Sourcing and Raw Material Availability
Chemical Use, Air Emissions and Environmental Compliance	Waste Management and Fire Risk

SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

Sustainability-Related Risks (cont'd)

Energy Consumption and Carbon Emissions

Mobilia’s manufacturing operations are energy-intensive and depend on stable electricity supply. Rising electricity tariffs, potential carbon pricing mechanisms and evolving regulatory requirements may increase operating costs and reduce margins. In addition, failure to manage emissions effectively may result in regulatory non-compliance or reputational impact, particularly in export markets where sustainability expectations are increasing.

Timber Sourcing and Raw Material Availability

Timber and wood-based materials are critical inputs in Mobilia’s production processes. Supply shortages, price volatility or climate-related disruptions affecting suppliers may result in increased production costs, operational delays or reduced competitiveness. Dependence on specific suppliers may also increase exposure to supply chain disruption risks.

Chemical Use, Air Emissions and Environmental Compliance

Mobilia uses chemicals, adhesives and coatings in its manufacturing processes. Improper handling, storage or disposal of hazardous materials may result in environmental pollution, regulatory penalties or workplace health risks. Non-compliance with environmental laws such as the Environmental Quality Act 1974 could result in financial penalties and operational disruption.

Waste Management and Fire Risk

Manufacturing operations generate wood dust, offcuts and scheduled waste. Inadequate waste management practices may lead to regulatory non-compliance, increased disposal costs or reputational damage. The presence of flammable materials also exposes the Group to fire risks, which could result in production downtime, asset damage and financial losses.

SOCIAL RISKS	
Employee Health and Safety	Labour Management and Workforce Stability
Workforce Skills and Training	Community and Stakeholder Relations

Employee Health and Safety

Manufacturing operations involve machinery, chemicals and physical labour, exposing employees to occupational risks. Workplace incidents may result in injury, operational disruption, compensation costs and reputational impact. Failure to maintain a safe working environment may affect workforce morale and productivity.

Labour Management and Workforce Stability

Mobilia relies on a stable workforce, including skilled production employees. Labour shortages, high turnover or ineffective workforce management may disrupt production schedules, increase recruitment and training costs and reduce operational efficiency.

SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

Sustainability-Related Risks (cont'd)

Workforce Skills and Training

Insufficient employee training or skills gaps may affect product quality, production efficiency and innovation capability. Failure to invest in workforce development may weaken the Group's ability to adapt to technological changes and evolving market requirements.

Community and Stakeholder Relations

Mobilia's operations may affect local communities through environmental and operational impacts. Failure to maintain positive relationships with stakeholders, including customers and local communities, may result in reputational risk, regulatory scrutiny or loss of business opportunities.

GOVERNANCE RISKS

Regulatory Compliance	Anti-Corruption and Ethical Conduct
Cybersecurity and Data Protection	Supply Chain Governance

Regulatory Compliance

Mobilia operates within a regulated environment and is subject to environmental, labour, safety and corporate governance requirements. Non-compliance may result in financial penalties, operational restrictions or reputational damage.

Anti-Corruption and Ethical Conduct

Exposure to bribery, corruption or unethical conduct may result in legal sanctions, financial losses and reputational harm. Weak internal controls may undermine stakeholder confidence.

Cybersecurity and Data Protection

Mobilia relies on information systems for operational and commercial activities. Cybersecurity breaches may disrupt operations, compromise sensitive information and result in financial or reputational damage.

Supply Chain Governance

Dependence on external suppliers exposes Mobilia to risks relating to supplier misconduct, quality failures or non-compliance with regulatory and customer requirements. Weak supplier oversight may result in operational disruption and reputational impact.

Sustainability-Related Opportunities

Mobilia has identified opportunities arising from effective management of sustainability-related matters that may improve operational efficiency, strengthen resilience and support long-term value creation.

ENVIRONMENTAL OPPORTUNITIES

Energy Consumption and Carbon Emissions	Timber Sourcing and Raw Material Availability
Chemical Use, Air Emissions and Environmental Compliance	Waste Management and Fire Risk

SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

Sustainability-Related Opportunities (cont'd)

Energy Consumption and Carbon Emissions

While rising energy costs and transition risks present financial exposure, improvements in energy efficiency and renewable energy adoption present opportunities to reduce operating costs and improve long-term margin stability. The installation of rooftop solar panels, energy monitoring practices and operational optimisation measures may lower electricity consumption and reduce exposure to future carbon-related costs. Strengthened emissions management also enhances regulatory compliance and strengthens Mobilia’s positioning with customers who value climate responsibility.

Timber Sourcing and Raw Material Availability

Although reliance on timber and wood-based materials exposes the Group to supply volatility, responsible sourcing and supplier diversification create opportunities to enhance supply chain resilience. Strengthened supplier engagement and monitoring may improve reliability, reduce disruption risk and support long-term cost stability. Responsible sourcing practices also enhance Mobilia’s reputation in export markets where sustainability considerations are increasingly important.

Chemical Use, Air Emissions and Environmental Compliance

Effective management of chemicals, air emissions and environmental controls presents opportunities to improve operational discipline and reduce regulatory risk exposure. Investments in dust collection systems, low-VOC materials and emissions monitoring improve compliance certainty and reduce the likelihood of penalties or disruption. Strong environmental management systems also strengthen stakeholder confidence and support long-term operational continuity.

Waste Management and Fire Risk

Improved waste management and resource reuse practices, including the reuse of wood offcuts and sale of wood dust for recycling, reduce disposal costs and enhance resource efficiency. Fire prevention controls and structured environmental procedures reduce the likelihood of production downtime and asset damage. Strengthening these systems improves operational resilience and cost predictability.

SOCIAL OPPORTUNITIES	
Employee Health and Safety	Labour Management and Workforce Stability
Workforce Skills and Training	Community and Stakeholder Relations

Employee Health and Safety

Maintaining a strong workplace safety culture presents opportunities to improve workforce morale, reduce absenteeism and enhance productivity. Structured safety training, monitoring and compliance with occupational safety standards reduce the likelihood of workplace incidents and associated costs. A safe working environment supports operational continuity and strengthens employee engagement.

SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

Sustainability-Related Opportunities (cont'd)

Labour Management and Workforce Stability

Effective workforce planning and employee welfare programmes support retention and reduce recruitment and training costs. Structured leave entitlements, healthcare benefits and recognition programmes enhance employee satisfaction and workforce stability. Stable labour conditions support production consistency and reduce operational disruption.

Workforce Skills and Training

Investing in structured training and development programmes enhances employee capability, improves productivity and strengthens product quality. Performance appraisal systems and training needs assessments enable Mobilia to align workforce competencies with business requirements. Productivity initiatives such as automation investments and structured quality control systems further improve operational efficiency without proportionate increases in headcount.

Community and Stakeholder Relations

Maintaining positive relationships with local communities and stakeholders supports Mobilia's social licence to operate. Internship programmes and community contributions strengthen local engagement and enhance the Group's reputation. Strong customer relationship management practices, including structured feedback mechanisms and quality monitoring, improve customer trust and support revenue stability.

GOVERNANCE OPPORTUNITIES

Regulatory Compliance	Anti-Corruption and Ethical Conduct
Cybersecurity and Data Protection	Supply Chain Governance

Regulatory Compliance

Strong compliance systems and internal monitoring processes reduce the risk of penalties and operational restrictions. Proactive compliance management enhances business stability and supports investor confidence. Maintaining alignment with environmental, labour and corporate governance requirements strengthens long-term sustainability.

Anti-Corruption and Ethical Conduct

Robust ethical conduct policies, anti-bribery frameworks and whistleblowing mechanisms enhance transparency and stakeholder trust. Strong governance practices reduce legal exposure and strengthen Mobilia's reputation with customers, suppliers and financial stakeholders.

Cybersecurity and Data Protection

Strengthened cybersecurity controls and internal management systems improve operational resilience and protect sensitive business information. Effective data protection safeguards support business continuity and reduce financial and reputational risks.

Supply Chain Governance

Structured supplier due diligence and monitoring enhance supply chain reliability and reduce the likelihood of supplier-related disruption or misconduct. Strong supplier governance supports regulatory compliance and strengthens customer confidence in Mobilia's responsible business practices.

SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

How We View Short-, Medium- and Long-Term Risks and Opportunities

In assessing sustainability-related risks and opportunities, Mobilia considers the expected timing over which these risks and opportunities may affect the Group's business model, financial performance, financial position and cash flows. These time horizons are aligned with those applied in the Group's internal risk management and strategic planning processes to ensure consistency in risk evaluation and decision-making.

Mobilia defines its time horizons as follows:

Short Term	<ul style="list-style-type: none"> Refers to risks and opportunities expected to Short Term materialise within 0-12 months
Medium Term	<ul style="list-style-type: none"> Refers to a 2-5 year horizon
Long Term	<ul style="list-style-type: none"> Refers to period beyond 5 years

These time horizons reflect the Group's operational planning cycle, capital investment considerations and long-term strategic objectives. References throughout this SS to short-, medium- or long-term risks and opportunities should be interpreted based on these defined timeframes.

How We Assess the Likelihood of Sustainability-Related Events

Mobilia assesses sustainability-related risks and opportunities by considering both their potential financial impact and the likelihood of occurrence. This assessment supports the Group in identifying, evaluating, and prioritising sustainability-related matters that could reasonably be expected to affect its business model, financial performance, financial position or cash flows over the short, medium, or long term.

The Group applies a qualitative likelihood assessment framework to support consistent evaluation and comparison across different sustainability-related risks and opportunities. This approach enables Mobilia to prioritise risks and opportunities and determine appropriate management responses, mitigation measures and disclosures.

The likelihood of sustainability-related events is assessed based on management judgment, taking into consideration a range of internal and external factors, including:



SUSTAINABILITY STATEMENT
(CONT'D)

5. Sustainability-Related Risks and Opportunities (cont'd)

How We Assess the Likelihood of Sustainability-Related Events (cont'd)

This assessment is conducted as part of the Group's ERM framework, which is aligned with the principles of ISO 31000 Risk Management. The results of the likelihood assessment are considered together with the magnitude of potential financial impact to determine the overall significance of sustainability-related risks and opportunities and to support strategic planning and risk management.

Mobilia applies the following qualitative likelihood scale:

Likelihood Level	Description	Definition
Very High	Expected to occur	The event is expected to occur in most circumstances or has occurred frequently in the past.
High	Likely to occur	The event is likely to occur under normal operating conditions.
Moderate	Possible	The event may occur under certain conditions but is not expected to occur frequently.
Low	Unlikely	The event is not expected to occur under normal circumstances but remains possible.
Very Low	Rare	The event is highly unlikely to occur and would only arise under exceptional circumstances.

This structured approach supports Mobilia in identifying financially material sustainability-related risks and opportunities and ensures that sustainability considerations are integrated into the Group's risk management, strategic planning and sustainability reporting processes, in accordance with IFRS Sustainability Disclosure Standards.

6. Governance



SUSTAINABILITY STATEMENT (CONT'D)

6. Governance (cont'd)

Board of Directors

The Board of Directors has overall responsibility for the governance of Mobilia and oversees the Group's strategic direction, long-term objectives and sustainability agenda. The Board is accountable for ensuring that sustainability-related risks and opportunities are appropriately identified, assessed and managed, and that these considerations are integrated into the Group's strategy, risk management framework and decision-making processes.

In discharging its responsibilities, the Board:

- Sets the Group's strategic direction and long-term objectives, taking into consideration sustainability-related risks and opportunities;
- Oversees the management of principal business and sustainability-related risks, including environmental, social and governance matters;
- Ensures compliance with applicable laws, regulations and relevant listing and reporting requirements;
- Monitors the Group's financial performance, operational effectiveness and organisational resilience;
- Oversees the development and implementation of the Group's sustainability strategy and priorities; and
- Safeguards the interests of shareholders and other key stakeholders.

The Board appoints and oversees senior management and monitors their performance. In reviewing and approving significant strategies, capital investments and operational initiatives, the Board considers the potential financial implications of sustainability-related risks and opportunities, including environmental and social impacts, to support Mobilia's long-term value creation and business sustainability.

Audit and Risk Management Committee

The ARMC assists the Board in overseeing the effectiveness of Mobilia's risk management framework, internal controls and sustainability-related governance. The ARMC support the Board in reviewing the identification, assessment and management of sustainability-related risks and opportunities that may affect the Group's financial performance, financial position and long-term resilience.

In discharging its responsibilities, the ARMC:

- Reviews the effectiveness of the Group's ERM framework, including sustainability-related risks and opportunities;
- Monitors the adequacy of internal controls supporting sustainability-related processes and disclosures;
- Reviews sustainability-related risks, performance and compliance matters reported by management; and
- Reports significant sustainability-related matters and risk management issues to the Board of Directors.

Through these responsibilities, the ARMC supports the Board in ensuring that sustainability-related risks and opportunities are appropriately managed and integrated into Mobilia's overall governance and risk management processes.

SUSTAINABILITY STATEMENT
(CONT'D)**6. Governance (cont'd)****Remuneration Committee**

The Remuneration Committee assists the Board in overseeing the Group's remuneration policies and practices, ensuring that they are aligned with Mobilia's strategic objectives, risk profile and long-term business sustainability.

The Committee considers how remuneration structures support responsible business conduct and effective management of sustainability-related risks and opportunities. The Board, with the support of the Remuneration Committee, periodically evaluates the appropriateness of incorporating sustainability-related considerations into senior management performance assessments, where relevant, to strengthen accountability and support the Group's long-term sustainability objectives.

Nomination Committee

The Nomination Committee assists the Board in ensuring that the Board and its Committees maintain an appropriate balance of skills, experience, independence and diversity to effectively oversee Mobilia's strategy, governance and sustainability-related matters.

The Committee is responsible for reviewing Board composition, evaluating the effectiveness of the Board and its Committees, and overseeing succession planning for Directors and key leadership positions. This supports continuity of governance, effective oversight of sustainability-related risks and opportunities, and the Group's long-term strategic resilience.

Management's Role in Sustainability Governance

Management is responsible for the day-to-day implementation of Mobilia's sustainability strategy and for managing sustainability-related risks and opportunities across the Group's operations and value chain.

Senior Management has overall management accountability for sustainability and provides leadership and oversight to ensure that sustainability considerations are appropriately integrated into business planning, operational decision-making and risk management processes. This includes overseeing the identification, assessment and management of sustainability-related risks that could reasonably be expected to affect the Group's financial performance, financial position and long-term prospects.

The Sustainability Team, comprising members of senior management and relevant operational personnel, supports the Management in fulfilling these responsibilities. The Sustainability Team is responsible for:

- Identifying, assessing and monitoring sustainability-related risks and opportunities across the Group's operations and value chain;
- Monitoring environmental and climate-related risks, including energy consumption, emissions and resource efficiency;
- Overseeing product quality, customer requirements and responsible business practices;
- Monitoring supply chain risks, including supplier reliability and responsible sourcing considerations;
- Monitoring workplace health, safety and employee-related risks;
- Coordinating sustainability-related data collection, measurement, monitoring and reporting; and
- Reporting sustainability-related matters, including material risks, opportunities and performance updates, to senior management, the Audit and Risk Management Committee and the Board of Directors.

Management regularly reviews sustainability-related risks and opportunities as part of the Group's ERM framework and strategic planning processes. This ensures that sustainability considerations are appropriately managed and integrated into Mobilia's overall business strategy and operations, in accordance with IFRS Sustainability Disclosure Standards and Bursa Malaysia sustainability reporting requirements.

SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy

This section outlines Mobilia's strategy and management's approach to managing sustainability-related risks and opportunities that have been identified as financially material to the Group. It describes how these risks and opportunities are identified, assessed and managed as part of the Group's overall business strategy, operational planning and risk management processes.

Mobilia's strategy aims to support the Group's long-term business resilience, operational efficiency and value creation, while ensuring that sustainability-related considerations are integrated into decision-making and daily operations.

For clarity, Mobilia's sustainability strategy is organised under key ESG topics, reflecting the sustainability-related matters most relevant to the Group's operations and value chain.

Environmental Strategy

Mobilia's environmental strategy focuses on managing energy consumption, carbon emissions, raw material sourcing, chemical use and waste management across its manufacturing operations, while promoting resource efficiency and pollution prevention through operational initiatives and employee awareness programmes. These initiatives support regulatory compliance, operational efficiency, cost stability and long-term business resilience. The Group recognises that environmental management is closely linked to climate-related physical and transition risks, particularly in relation to energy costs, raw material availability, regulatory developments and evolving customer expectations.

Energy Consumption and Carbon Emissions

Mobilia's manufacturing operations rely on electricity and controlled production processes, making energy consumption and carbon emissions key areas of focus. Rising electricity tariffs, potential carbon pricing mechanisms and climate transition policies may increase operating costs over time.

To manage energy-related risks, the Group has installed rooftop solar panels and solar-powered lighting systems at its facilities to reduce reliance on grid electricity. Operational controls, including structured power shutdown procedures during non-operating hours, are implemented to minimise unnecessary energy use. These measures improve energy efficiency and reduce exposure to rising energy costs.



SUSTAINABILITY STATEMENT
(CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Energy Consumption and Carbon Emissions (cont'd)



Mobilia also implements operational initiatives aimed at reducing indirect transport-related emissions associated with employee commuting. A staff hostel has been constructed adjacent to the manufacturing facility to reduce daily commuting distances for employees, thereby lowering transport-related emissions and improving workforce accessibility. In addition, electric vehicle (“EV”) charging facilities have been installed at the premises to support the gradual adoption of lower-emission transportation options among employees and visitors. These initiatives contribute to reducing the Group’s overall carbon footprint while supporting more sustainable commuting practices.

Emissions management is supported through the installation and maintenance of dust collection systems and Local Exhaust Ventilation (“LEV”) equipment. Periodic air emission monitoring

is conducted to ensure compliance with the Environmental Quality (Clean Air) Regulations 2014. Low volatile organic compound (“VOC”) chemicals are used where practicable to reduce harmful emissions.

While no material financial impact has been recognised in the reporting period, energy price volatility and transition-related regulatory developments remain ongoing risks. Investments in renewable energy systems and operational efficiency initiatives are expected to improve long-term cost stability, reduce regulatory exposure and strengthen operational resilience.

Timber Sourcing and Raw Material Availability

Timber and wood-based materials are essential inputs in Mobilia’s manufacturing processes. Supply chain disruptions, price volatility or climate-related events affecting suppliers may impact production continuity and cost structures.

Mobilia procures timber and related materials from approved suppliers and maintains supplier oversight processes to ensure compliance with applicable regulatory and customer requirements. The Group evaluates supplier performance and considers diversification strategies to mitigate concentration and disruption risks.

Through responsible sourcing practices and supplier engagement, Mobilia aims to maintain supply stability, reduce operational disruption risk and enhance long-term resource availability. Strengthened supply chain oversight also supports competitiveness in export markets where sustainability considerations are increasingly important.

Chemical Use, Air Emissions and Environmental Compliance

Mobilia utilises chemicals, adhesives and coatings in its production processes. Improper handling or non-compliance with environmental regulations could result in regulatory penalties, operational disruption or reputational impact.

The Group implements structured procedures for chemical handling, storage and disposal, including the use of spill containment systems and spillage kits to prevent environmental contamination. Hazardous chemicals and scheduled waste are managed in accordance with regulatory requirements and disposed of through licensed waste contractors.

SUSTAINABILITY STATEMENT
(CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Chemical Use, Air Emissions and Environmental Compliance (cont'd)

Air emission monitoring and ventilation controls support compliance with environmental regulations and workplace safety requirements. These measures reduce environmental risk exposure and strengthen compliance assurance.

Over time, continued enhancement of environmental monitoring systems and internal controls is expected to reduce regulatory risk and support operational continuity.

Waste Management and Fire Risk

Manufacturing operations generate wood offcuts, dust and scheduled waste, which may pose operational, environmental and fire risks if not properly managed. Ineffective waste management or inadequate fire prevention controls could lead to operational disruption, increased disposal costs or damage to assets.

Mobilia promotes resource efficiency by maximising the reuse of production by-products. Wood offcuts generated during manufacturing are reused in secondary production processes such as finger-joint manufacturing, while wood dust produced during operations is sold to suppliers for reuse. These initiatives reduce waste disposal volumes and improve overall material utilisation.



Dust Collector

The Group also encourages responsible resource consumption within its facilities through operational awareness initiatives. Water conservation signage has been installed in washrooms to promote responsible water use among employees, while hand dryers have replaced tissue paper in selected washroom facilities to reduce paper waste and improve resource efficiency. These measures complement the Group's broader waste management practices and support the reduction of operational environmental impacts.



SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Waste Management and Fire Risk (cont'd)

Mobilia has further strengthened its operational efficiency through the implementation of Lean Management practices across its manufacturing operations. In FY 2025, Mobilia was recommended for recognition under the SIRIM Best Practices Recognition Scheme for Lean Management (SIRIM 12:2023) following an assessment of the Group's production processes and continuous improvement initiatives. The Lean Management programme focuses on improving production flow, reducing operational waste and optimising resource utilisation through initiatives such as value stream mapping, workplace organisation practices, process optimisation and automation enhancements.

To strengthen resilience against physical climate risks such as heavy rainfall, the Group has a stormwater detention pond with a capacity of approximately 2,672 cubic metres. This infrastructure supports effective stormwater management, reduces flood risk and enhances business continuity.

In addition, fire prevention and environmental control measures are implemented across manufacturing facilities to minimise operational risks associated with combustible materials such as wood dust. These measures enhance operational resilience, improve cost predictability and reduce the likelihood of production disruptions.

Current and Anticipated Financial Effects and Effects on Strategy

Climate change presents both physical and transition risks that may affect Mobilia's operations, supply chain and cost structure. Physical risks include extreme weather events that may disrupt timber supply or logistics. Transition risks include rising electricity tariffs, potential carbon pricing mechanisms and evolving customer expectations relating to climate responsibility.

Mobilia's climate strategy focuses on strengthening operational resilience, managing energy cost exposure and improving emissions performance. Climate-related considerations are integrated into capital allocation and operational planning decisions. Investments in solar energy systems, environmental control equipment and stormwater management infrastructure reflect the Group's efforts to manage both transition and physical climate risks.

While no material financial impact has been recognised in the reporting period, rising energy costs and potential transition-related requirements remain ongoing risks. Investments in renewable energy systems, operational efficiency initiatives and environmental management controls are expected to improve long-term cost stability, reduce regulatory exposure and strengthen operational resilience.

SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Strategic Outlook

Looking ahead, Mobilia will continue strengthening its environmental management practices with a focus on improving energy efficiency, enhancing emissions monitoring and reinforcing responsible sourcing practices. The Group intends to progressively optimise energy consumption across its facilities, including evaluating further renewable energy adoption where commercially viable and proportionate to operational needs.

Mobilia will continue refining its data collection processes for greenhouse gas emissions and environmental performance metrics to improve measurement accuracy and disclosure quality. As regulatory expectations and customer requirements evolve, the Group will assess the feasibility of expanding Scope 3 emissions disclosures and strengthening supplier environmental oversight.

In the medium to long term, the Group aims to enhance supply chain resilience by maintaining diversified sourcing strategies and reinforcing environmental compliance controls. These initiatives are expected to improve operational stability, reduce exposure to cost volatility and support long-term competitiveness in export markets.

Risk/ Opportunity	Type	Likelihood & Time Horizon	Potential Impact on Business Model and Value Chain	Current Financial Effect	Our Response	Anticipated Financial Effects After Considering Our Response
Increased energy costs due to climate transition policies	Transition risk (regulatory & market)	Likely – Short to medium term	Higher operating costs from rising electricity tariffs and potential carbon-related charges	No material impact recognised	Installation of rooftop solar panels and solar lights; energy efficiency measures; power management practices	Mitigation measures expected to partially offset cost increases over time
Physical climate events affecting supply chain reliability	Physical risk (acute)	Possible – Medium term	Disruption to timber supply, logistics delays, production interruptions	No material impact recognised	Supplier diversification; supplier monitoring; stormwater detention pond to mitigate flooding risk	Improved resilience expected to reduce disruption severity

SUSTAINABILITY STATEMENT
(CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Climate-Related Risks and Opportunities Summary (cont'd)

Risk/ Opportunity	Type	Likelihood & Time Horizon	Potential Impact on Business Model and Value Chain	Current Financial Effect	Our Response	Anticipated Financial Effects After Considering Our Response
Changing customer expectations on climate responsibility	Transition risk (market)	Likely – Medium to long term	Reduced competitiveness if operations are perceived as misaligned with sustainability expectations	No material impact recognised	Improved environmental performance; enhanced sustainability disclosures; responsible sourcing practices	Supports revenue stability and brand positioning
Improved resource and energy efficiency	Opportunity (operational efficiency)	Likely – Short to medium term	Reduced operating costs and improved margin stability	Initial capital investment incurred	Solar installations; waste reuse; energy monitoring systems	Gradual cost savings expected over time
Product innovation using more sustainable materials	Opportunity (market & innovation)	Possible – Medium to long term	Opportunity to develop environmentally preferable products and packaging using certified or lower-impact materials, supporting customer sustainability expectations and export market requirements.	No material financial impact recognised during the reporting period, although potential impacts may arise in the future.	Evaluate commercially viable sustainable materials, including FSC-certified inputs, and assess supplier capabilities and cost implications.	Potential revenue growth from sustainable product offerings and improved competitiveness in markets with stronger environmental requirements.

Overall Financial Implications

Climate-related initiatives require capital expenditure on renewable energy systems, environmental monitoring equipment and infrastructure improvements. While these investments involve upfront costs, management expects long-term financial benefits through improved energy efficiency, cost stability and reduced regulatory exposure. No material adverse financial impact has been recognised during the reporting period.

SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy (cont'd)

Environmental Strategy (cont'd)

Resilience of Climate Strategy – Scenario Analysis

Mobilia assessed the resilience of its strategy and business model through qualitative climate scenario analysis, which is considered appropriate given the Group's size, operational profile and current maturity of climate-related data. Quantitative temperature-aligned modelling was not applied in the current reporting period.

The Group evaluated potential impacts under varying levels of climate mitigation and physical climate severity to assess the resilience of its operations, supply chain and cost structure over the short, medium and long term.

Scenario Analysis Approach

Scenario Type	Application Status	Explanation
1.5°C Paris-aligned scenario	Not applied	Quantitative modelling not performed due to proportionality and data maturity considerations
2°C scenario	Not applied	Quantitative modelling not performed
>2°C high warming scenario	Not applied	Quantitative modelling not performed
Qualitative climate scenario analysis	Applied	Used to assess operational, supply chain and financial resilience under different climate pathways

Due to data maturity and proportionality considerations, the Group currently applies qualitative scenario analysis rather than temperature-aligned quantitative modelling.

Under a strong mitigation scenario, regulatory pressure and energy transition requirements may accelerate capital investments in renewable energy and production upgrades. Under a partial mitigation scenario, which represents the Group's base case, risks remain manageable and investments can be implemented progressively. Under a low mitigation scenario, physical climate risks may increase supply chain disruption and raw material costs, requiring greater sourcing flexibility and cost management.

Mobilia's existing initiatives, including solar energy adoption, supplier monitoring and stormwater infrastructure, strengthen resilience across all scenarios. The Group will continue refining its climate risk assessment approach as data quality and regulatory clarity improve.

Social Strategy

Mobilia's social strategy focuses on safeguarding employee well-being, strengthening workforce capability, promoting stable labour practices and maintaining strong relationships with customers and stakeholders. These initiatives support operational continuity, productivity stability and long-term business sustainability. The Group recognises that effective management of social-related matters directly influences workforce performance, customer confidence, cost efficiency and revenue stability.

SUSTAINABILITY STATEMENT
(CONT'D)**7. Strategy (cont'd)****Social Strategy (cont'd)****Employee Health and Safety**

Mobilia is committed to providing a safe and healthy workplace in accordance with the Occupational Safety and Health Act 1994 and related regulatory requirements. Safety policies, procedures and monitoring mechanisms are implemented to minimise workplace risks across manufacturing operations.

Clear safety signage, visual reminders and hazard labels are displayed throughout the facility to reinforce awareness of safety practices, restricted zones and proper use of personal protective equipment ("PPE"). Employees undergo structured safety training programmes covering general workplace safety, machine operation, chemical handling, scheduled waste management, emergency response procedures and fire safety. These programmes are conducted periodically to ensure continuous awareness and compliance.

Emergency preparedness is reinforced through regular evacuation drills, search and rescue exercises and fire response simulations. These exercises familiarise employees with emergency procedures and strengthen organisational readiness.

Managers and supervisors actively monitor workplace practices, provide feedback and implement corrective actions where necessary to ensure adherence to safety protocols. A Safety Committee oversees safety matters, reviews incidents and promotes continuous improvement in safety performance.

Through these measures, Mobilia strengthens workplace safety performance, enhances employee confidence and supports stable operations.

Labour Management and Workforce Stability

Mobilia promotes workforce stability through structured leave entitlements, healthcare benefits and employee engagement initiatives designed to support employee well-being and retention.

Employees are entitled to various forms of leave, including annual leave, medical and hospitalisation leave, emergency leave, marriage leave, maternity and paternity leave and compassionate leave, in accordance with internal policies. Healthcare benefits include access to panel clinics and medical claim provisions, supporting employee health and reducing absenteeism risk.

Employee engagement initiatives, including annual company dinners, festive celebrations, appreciation events and recreational activities, strengthen workplace cohesion and morale. Recognition programmes such as long service awards and annual employee recognition awards acknowledge employee contributions and reinforce a performance-driven culture.

SUSTAINABILITY STATEMENT
(CONT'D)

7. Strategy (cont'd)

Social Strategy (cont'd)

Labour Management and Workforce Stability (cont'd)



Annual Dinner

Remuneration practices are aligned with individual qualifications, experience, responsibilities and performance, supporting fairness and retention. The Group monitors workforce turnover and implements engagement measures to maintain employee satisfaction and operational continuity.

These initiatives support stable production performance, reduce recruitment and training costs and enhance long-term workforce resilience.

SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy (cont'd)

Social Strategy (cont'd)

Workforce Diversity

Mobilia also maintains a diverse workforce that reflects the multicultural environment in which the Group operates. The Group promotes fair employment practices and provides equal opportunities to employees regardless of background. A diverse workforce supports collaboration, operational effectiveness and balanced decision-making across the organisation.

The workforce composition reflects the operational requirements of the Group's manufacturing activities, which involve a significant number of general workers. Mobilia remains committed to maintaining fair employment practices and fostering an inclusive workplace environment.

Workforce Skills and Training

Mobilia invests in structured training and development programmes to enhance technical competency, operational knowledge and professional skills across all employee categories.

Training needs are identified through multiple channels, including feedback from Heads of Department, behavioural observations by managers and supervisors, performance appraisal outcomes and annual departmental training plans. Employees are encouraged to take ownership of their professional development through self-directed learning initiatives.

Each department prepares an annual training plan outlining required skill development areas. Post-training assessments are conducted to evaluate effectiveness and identify areas for refinement. Major training programmes are reviewed by senior management to ensure alignment with evolving business requirements and operational challenges.

Operational enhancement initiatives, including automation investments and structured quality control systems such as Quick Response Quality Control ("QRQC"), complement workforce development efforts by improving efficiency and reinforcing technical capability.

Through these measures, Mobilia strengthens workforce capability, improves productivity and supports innovation while reducing operational inefficiencies.

Training and Development Performance

In FY 2025, Mobilia continued to prioritise workforce capability development through structured training programmes covering operational skills, workplace safety and compliance requirements. These programmes were delivered to employees across both operational and administrative functions to support productivity, enhance workplace safety and regulatory compliance.

The training initiatives focused on areas such as workplace safety awareness, machine operation procedures, chemical handling and emergency preparedness, reinforcing a safe and efficient working environment.

During the year, there was some workforce movement, including employees who had participated in training programmes. Despite this, Mobilia remains committed to continuous employee development to support operational continuity and maintain workforce competency across its operations.

SUSTAINABILITY STATEMENT
(CONT'D)**7. Strategy (cont'd)****Social Strategy (cont'd)****Community and Stakeholder Relations**

Mobilia recognises that maintaining strong stakeholder relationships, particularly with customers, is critical to revenue stability and brand reputation.

The Group implements structured customer engagement and feedback mechanisms to continuously improve product quality and service performance. An annual Customer Satisfaction Survey is conducted to assess performance in areas such as product quality, delivery reliability, service responsiveness and overall customer experience. Survey results are reviewed by management to identify improvement opportunities.

Sample products are submitted to customers for evaluation, and iterative improvements are made based on feedback until specifications meet customer expectations. This structured engagement process strengthens customer confidence and reduces the risk of quality-related disputes.

Mobilia participates in international furniture exhibitions to maintain relationships with long-term customers, explore new markets and understand evolving market expectations. Buyer visits conducted by the Marketing Manager further strengthen collaboration and align strategic priorities.

Customer feedback is collected through multiple communication channels, including email, telephone, messaging platforms and post-delivery follow-ups. Weekly internal review meetings monitor quality performance and delivery schedules, and action items are documented to ensure accountability.

The Group supports customer audits covering quality management, ESG, safety and operational standards. Corrective and Preventive Action ("CAPA") processes are implemented to address non-conformances, and compensation or replacement arrangements are provided where appropriate to maintain customer trust.

Relevant certifications, audit results and product improvements are communicated transparently to customers to reinforce trust and demonstrate commitment to continuous improvement.

Beyond customer engagement, Mobilia supports community development through internship programmes and selected contributions, strengthening its social licence to operate.

Through structured stakeholder engagement and disciplined issue resolution practices, Mobilia enhances customer loyalty, protects revenue stability and strengthens its long-term competitive position.

SUSTAINABILITY STATEMENT
(CONT'D)**7. Strategy (cont'd)****Social Strategy (cont'd)****Current and Anticipated Financial Effects and Effects on Strategy**

Social-related matters may affect Mobilia's operational continuity, cost structure, productivity levels, customer relationships and long-term competitiveness. The Group's exposure to risks relating to employee health and safety, labour management, workforce capability and stakeholder relationships may result in increased operating costs, disruption to production activities, reputational impact or revenue instability if not effectively managed.

During the reporting period, no material adverse financial impacts were recognised arising directly from social-related risks. However, workplace incidents, high employee turnover, inadequate workforce skills or declining customer satisfaction could reasonably be expected to increase recruitment and training costs, disrupt production schedules, result in compensation expenses or weaken revenue stability over time.

Mobilia's strategy therefore focuses on proactive risk management and capability strengthening. Investments in workplace safety programmes, employee welfare initiatives and structured training systems are intended to reduce operational disruption risk and support productivity. Stable workforce conditions contribute to consistent production output and reduce cost volatility associated with recruitment and retraining.

In relation to customer and stakeholder management, structured feedback mechanisms, quality control systems and responsive issue resolution processes support customer confidence and protect long-term revenue streams. Effective management of customer relationships may also present opportunities for repeat orders, stronger buyer partnerships and market expansion.

Over the medium to long term, continued investment in workforce development, employee well-being and customer relationship management is expected to enhance operational resilience, support margin stability and strengthen Mobilia's competitive position in both domestic and export markets.

Strategic Outlook

Mobilia will continue prioritising workforce stability, safety performance and employee capability development to support operational resilience and productivity. The Group intends to strengthen training programmes, refine workforce planning processes and enhance employee engagement initiatives to reduce turnover and support talent retention.

Workplace safety practices will be continuously reviewed and improved through regular monitoring, training updates and reinforcement of safe operating procedures. The Group also intends to further strengthen customer relationship management processes by enhancing feedback mechanisms and quality monitoring systems to protect revenue stability and brand reputation.

Over time, Mobilia aims to build a resilient workforce supported by structured development programmes, fair employment practices and strong stakeholder relationships, contributing positively to operational continuity and long-term value creation.

SUSTAINABILITY STATEMENT
(CONT'D)**7. Strategy (cont'd)****Governance Strategy**

Mobilia's governance strategy focuses on strengthening regulatory compliance, ethical business conduct, cybersecurity resilience and supply chain oversight. Strong governance supports operational stability, stakeholder trust and long-term business sustainability. The Group recognises that effective governance reduces exposure to legal, regulatory and reputational risks while enhancing investor confidence and competitive positioning.

Governance considerations are integrated into the Group's risk management framework, internal control systems and Board oversight processes to ensure sustainability-related risks and opportunities are appropriately managed. These governance practices are implemented across regulatory compliance, ethical conduct, cybersecurity management and supply chain oversight, as described below.

Regulatory Compliance

Mobilia maintains active engagement with relevant industry bodies and regulatory institutions to ensure alignment with industry standards, regulatory developments and responsible sourcing expectations. The Group is registered with and subject to oversight by the Malaysian Timber Industry Board ("MTIB") and aligns its practices with recognised certification frameworks such as the Forest Stewardship Council ("FSC"), where applicable. Participation in industry associations including the Malaysian Wood Moulding & Joinery Council ("MWMJC"), the Muar Furniture Association ("MFA") and the Associated Chinese Chamber of Commerce and Industry of Malaysia ("ACCCIM") supports knowledge sharing, industry benchmarking and regulatory awareness.

These engagements strengthen compliance assurance, improve industry alignment and enhance the Group's ability to anticipate regulatory or market developments. Strong governance oversight reduces the likelihood of regulatory breaches and supports long-term operational continuity.

Anti-Corruption and Ethical Conduct

Mobilia adopts a zero-tolerance approach to bribery and corruption. The Group has established an Anti-Bribery and Corruption ("ABC") Policy and Code of Conduct, which outline expectations regarding the prohibition of bribery, facilitation payments, conflicts of interest and improper inducements.

The ABC Policy is communicated to all employees during onboarding and remains accessible through internal channels and the Group's website. Periodic training sessions are conducted to reinforce awareness of bribery risks, appropriate handling of gifts and hospitality, conflict-of-interest management and reporting procedures. Refresher training is provided when policies are updated, and attendance is recorded to ensure coverage and accountability.

Board members and Key Management Personnel are required to complete quarterly Conflict of Interest declarations, while employees complete annual declarations or as and when potential conflicts arise. Whistleblowing procedures are communicated clearly, allowing employees to report suspected misconduct confidentially and without fear of retaliation.

Visual communication materials, including workplace posters, reinforce the Group's ethical standards. Through structured policy communication, training and declaration processes, Mobilia strengthens its ethical culture and reduces exposure to legal and reputational risks.

SUSTAINABILITY STATEMENT
(CONT'D)**7. Strategy (cont'd)****Governance Strategy (cont'd)****Cybersecurity and Data Protection**

Mobilia recognises the importance of safeguarding operational and commercial information. The Group maintains cybersecurity controls designed to protect systems, data integrity and business continuity.

Access to systems is controlled through unique login credentials, periodic password updates and authorised access protocols. Network protections, including firewall systems and antivirus software, are maintained and updated regularly. Software license management and equipment tracking procedures are implemented to ensure system integrity.

The server room is restricted and monitored, and critical data is backed up regularly to minimise disruption risks. Internal IT personnel oversee system maintenance, troubleshooting and cybersecurity awareness initiatives, supported by documented procedures and periodic internal reviews.

These measures reduce exposure to operational disruption, data breaches and financial or reputational damage arising from cybersecurity incidents.

Supply Chain Governance

Mobilia's supply chain consists primarily of timber-based raw materials, hardware components, packaging materials and logistics services sourced from a network of approved suppliers. Supplier selection is based on quality, reliability, pricing, regulatory compliance and alignment with long-term business requirements.

The Group implements structured due diligence procedures according to the risk level in procurement, including verification of supplier legal registration, operational capacity, compliance certifications and performance history. Where appropriate, site visits and material test reports are reviewed to ensure compliance with safety and regulatory requirements, including certifications such as CARB and SGS test reports.

New suppliers undergo formal evaluation prior to approval, and existing suppliers are subject to periodic performance assessments. The Group prioritises assessment of its top 20 suppliers based on total purchase value to manage concentration risk and ensure oversight of high-impact relationships.

To enhance supply chain resilience, Mobilia maintains multiple qualified suppliers for key materials and monitors market conditions to anticipate disruptions. Safety stock levels are maintained for essential inputs to reduce operational interruption risk.

Local sourcing remains the primary strategy to support shorter lead times, cost efficiency and supply stability, while international suppliers are engaged selectively for specialised requirements.

Through structured supplier governance, monitoring and diversification practices, Mobilia reduces operational disruption risk, strengthens compliance assurance and enhances long-term supply reliability.

SUSTAINABILITY STATEMENT (CONT'D)

7. Strategy (cont'd)

Governance Strategy (cont'd)

Current and Anticipated Financial Effects and Effects on Strategy

Governance-related matters may affect Mobilia's legal exposure, operational continuity, access to capital, stakeholder confidence and long-term business sustainability. Risks relating to regulatory non-compliance, unethical conduct, cybersecurity breaches or supply chain governance weaknesses could result in financial penalties, operational disruption, contractual losses or reputational damage.

During the reporting period, no material adverse financial impacts were recognised arising directly from governance-related risks. However, failure to maintain effective compliance systems, anti-corruption controls, cybersecurity safeguards or supplier oversight could reasonably be expected to result in regulatory sanctions, litigation costs, business interruption or loss of customer confidence over time.

Mobilia's governance strategy therefore focuses on strengthening internal controls, policy communication, oversight mechanisms and structured due diligence processes. Active engagement with regulatory and industry bodies supports regulatory alignment and industry awareness. Anti-bribery and corruption training, conflict-of-interest declarations and whistleblowing mechanisms reinforce ethical standards and reduce misconduct risk.

Cybersecurity controls, access management procedures and system monitoring practices are intended to protect operational systems and sensitive data, reducing exposure to financial and reputational damage arising from cyber incidents. Structured supplier evaluation and monitoring processes strengthen supply chain resilience and compliance assurance, thereby reducing disruption risk.

Over the medium to long term, continued enhancement of governance frameworks is expected to strengthen stakeholder trust, reduce legal and regulatory exposure, improve operational predictability and support sustainable access to markets and financing.

Strategic Outlook

Mobilia will continue enhancing its governance framework to ensure robust oversight, regulatory compliance and ethical business conduct across all operations. The Group intends to strengthen internal control mechanisms, reinforce policy communication and expand governance-related training where appropriate.

Cybersecurity systems and data protection measures will be periodically reviewed to address evolving technological risks. Supplier due diligence processes will also be refined to enhance transparency, performance monitoring and compliance assurance within the supply chain.

In the medium to long term, the Group aims to further integrate governance considerations into strategic planning and risk management processes to enhance stakeholder confidence, reduce regulatory exposure and support sustainable business growth.

SUSTAINABILITY STATEMENT
(CONT'D)**8. Risk Management**

This section describes Mobilia's approach to managing sustainability-related risks and identifying sustainability-related opportunities, and how these processes are integrated into the Group's overall ERM framework.

Mobilia does not treat sustainability-related matters as standalone considerations. Instead, sustainability-related risks and opportunities are embedded within the Group's broader risk governance and strategic planning processes to ensure consistency, oversight and informed decision-making.

Approach to Risk Management

The Board of Directors has overall responsibility for overseeing the identification, assessment and management of risks within Mobilia, including sustainability-related risks. The Board is supported by the ARMC, which assists in reviewing the effectiveness of the Group's risk management framework, internal controls and governance processes.

Sustainability-related risks are managed as an integral component of the Group's ERM framework, which is aligned with the principles of ISO 31000 Risk Management. Risks arising from environmental, social and governance matters are assessed using the same methodology and evaluation criteria applied to other principal business risks. This ensures consistency in risk prioritisation, comparability across risk categories and integration into strategic decision-making.

Identified risks are evaluated based on their nature, likelihood of occurrence, potential impact on the Group's operations, financial performance and reputation, and the expected time horizon over which the risk may materialise (short, medium or long term). Both qualitative judgement and available quantitative information are considered in assessing risk exposure. While quantitative metrics are used where reliable data exists, the Group has not established rigid quantitative thresholds for risk classification, allowing for proportionality and management judgement.

Responsibility for monitoring and managing identified risks, including sustainability-related risks, is assigned to relevant members of senior management through the Sustainability Management Team. Each designated risk owner is accountable for monitoring developments, implementing mitigation measures and reporting on risk status.

The Sustainability Team provides annual updates to senior management and reports significant sustainability-related risk matters to the ARMC. The ARMC, in turn, escalates key matters to the Board for oversight and strategic consideration. The frequency and format of reporting remained consistent during the reporting period.

Approach to Identifying Sustainability-Related Risks and Opportunities

Mobilia recognises that sustainability-related matters may give rise to both risks and opportunities that could reasonably be expected to affect the Group's business model, value chain, financial performance and long-term prospects. Accordingly, the identification of sustainability-related risks and opportunities is embedded within the Group's ERM and strategic planning processes.

The Sustainability Team is responsible for identifying sustainability-related risks and opportunities across the Group's operations and value chain, including upstream suppliers, manufacturing activities and downstream customer relationships. Consideration is given to environmental, social and governance factors that may influence cost structures, operational continuity, regulatory compliance, market positioning and stakeholder confidence.

SUSTAINABILITY STATEMENT (CONT'D)

8. Risk Management (cont'd)

Approach to Identifying Sustainability-Related Risks and Opportunities (cont'd)

In identifying sustainability-related risks and opportunities, the Group considers both internal and external information sources. Internal sources include operational performance data, compliance reviews, incident reports, workforce statistics, supplier assessments and management evaluations. External sources include regulatory developments in Malaysia and export markets, industry trends within the furniture sector, energy market developments, stakeholder expectations and peer disclosures.

Scenario analysis is applied, where appropriate, to support the identification and assessment of sustainability-related risks, particularly in relation to climate-related physical and transition risks. As described in Section 7, the Group currently applies qualitative climate scenario analysis to evaluate resilience under different potential climate pathways, consistent with the maturity of available data and proportionality considerations.

The identification of sustainability-related opportunities is undertaken concurrently with risk identification. Opportunities may arise from improvements in operational efficiency, adoption of renewable energy, strengthened supplier governance, enhanced workforce capability, evolving customer preferences or regulatory developments. Identified opportunities are evaluated in terms of feasibility, strategic alignment and potential financial implications before being incorporated into business planning and capital allocation decisions.

Sustainability-related risks and opportunities are not assessed in isolation. They are integrated within the Group's overall ERM framework to ensure consistent oversight, prioritisation and reporting. This integration enables the Board and management to consider sustainability-related matters alongside other strategic, operational and financial risks when making decisions that affect Mobilia's long-term value creation.

9. Metrics and Targets

The sustainability-related topics identified by Mobilia include climate-related matters that are financially material and fall within the scope of mandatory disclosure under IFRS S2, as well as other environmental, social and governance matter that are monitored in response to regulatory requirements, stakeholder expectations and business priorities.

In accordance with the climate-first transitional approach permitted under IFRS S1 and the NSRF, only climate-related risks and opportunities form part of Mobilia's mandatory IFRS Sustainability Disclosure Standards disclosures for the reporting period.

Climate Metrics

Greenhouse Gases Emissions

Mobilia's GHG emissions have been measured in accordance with the Greenhouse Gas Protocol: Corporate Accounting and Reporting Standard, to the extent consistent with the IFRS Sustainability Disclosure Standards.

Disclosures are prepared with reference to the NSRF guidance applicable to issuers listed on Bursa Malaysia. Where differences arise, IFRS Sustainability Disclosure Standards requirements take precedence.

The Group applies a hybrid emission factor methodology. Malaysian grid emission factors are used for Scope 2 emissions to reflect local electricity generation. For Scope 1 and selected Scope 3 categories where Malaysian-specific factors are unavailable, emission factors published by the Department for Energy Security & Net Zero (UK) are applied. These factors are internationally recognised; however, they may not fully reflect Malaysian conditions. The Group will progressively adopt localised emission factors as they become available.

SUSTAINABILITY STATEMENT
(CONT'D)**9. Metrics and Targets (cont'd)****Climate Metrics (cont'd)****Scope 1 emission (tCO₂e)**

	2025
Diesel (Company car and equipment)	107.05
Fuel (company car)	7.32
Fugitive emission	55.85
Total emissions	170.22

Primary fuel consumption data is used where available to measure emissions from mobile and stationary combustion sources.

Fugitive emissions from refrigerants arise from leakage during the operation and maintenance of air-conditioning systems across the Group's facilities. In the absence of direct leakage measurement, emissions are estimated using the annual quantity of refrigerant refilled (top-up) during servicing as a proxy for leakage. The calculation is based on Global Warming Potential ("GWP") values obtained from the Department for Energy Security & Net Zero(UK), with key refrigerants including R32, and R410A (HFC-410A). While this approach is commonly adopted, the use of proxy data and internationally derived emission factors may not fully reflect Malaysian operating conditions and is therefore subject to estimation uncertainty.

Category	Emission source	Measurement methodology	Activity data	Emissions factor source
Mobile combustion	Petrol (company vehicles)	Fuel-based method	Litres purchased × emission factor	Department for Energy Security & Net Zero by fuel type (UK)
	Diesel (vehicles & machinery)	Fuel-based method	Litres purchased × emission factor	Department for Energy Security & Net Zero by fuel type (UK)
Stationary combustion	Diesel (equipment/generators, if applicable)	Fuel-based method	Litres purchased × emission factor	Department for Energy Security & Net Zero by fuel type (UK)
Fugitive emission	Refrigerants (e.g. air-conditioning systems)	Mass-balance method (preferred) or estimation method (top-up approach)	(Opening refrigerant stock + purchases – closing stock – recovered refrigerant) OR annual refrigerant top-up quantities	Department for Energy Security & Net Zero by fuel type (UK)

Scope 2 emission (tCO₂e)

Scope 2 emissions are calculated using the location-based method, based on electricity meter readings and published grid emission factors for Malaysia.

	2025
Grid-supplied Electrical	2,939.97
Total emissions	2,939.97

SUSTAINABILITY STATEMENT (CONT'D)

9. Metrics and Targets (cont'd)

Climate Metrics (cont'd)

Scope 2 emission (tCO₂e) (cont'd)

The Group has installed rooftop solar photovoltaic ("PV") panels at its facilities to supplement electricity consumption with renewable energy. In addition, solar-powered lighting is deployed at selected locations to support site operation. The associated emissions reduction is presented as avoided emissions, calculated based on the applicable grid emission factor. This contributes to lowering the Group's indirect Scope 2 greenhouse gas emissions. This initiative supports Mobilia's efforts to improve energy efficiency and reduce its overall carbon footprint.

	2025
Renewable electricity ¹ (Positive impact/Avoided emissions)	661.04

¹ On-site renewable electricity generation, including solar photovoltaic ("PV") systems and solar-powered lighting, reduces reliance on grid-supplied electricity. As the Group's electricity consumption is reported on a net basis (i.e. after accounting for self-generated solar energy), no further adjustment is made to Scope 2 emissions to avoid double counting.

The associated emissions reduction is therefore presented separately as avoided emissions, estimated based on the Malaysian grid emission factor. These avoided emissions are derived using a different calculation methodology and are not directly comparable to Scope 2 emissions.

Category	Emission source	Measurement methodology	Activity data	Emissions factor source
Purchased electricity (Grid-supplied)	Electricity consumption	Location-based method	Electricity meter readings (kWh) × grid emission factor	Malaysian grid emission factor (published by government authority)

Scope 3 emission (tCO₂e)

In accordance with transitional reliefs under IFRS S2 and the NSRF, Mobilia has limited Scope 3 disclosures to business travel and employee commuting.

	2025
Business travel (air travel and car / rail travel)	20.38
Employee commuting	45.23
Total emissions	65.61

Scope 3 disclosures are limited to business travel and employee commuting in accordance with transitional reliefs permitted under IFRS S2 and the National Sustainability Reporting Framework. Other Scope 3 categories will be progressively assessed as data systems mature.

Air travel emissions were calculated using route-specific emissions data from the International Civil Aviation Organisation ("ICAO") carbon emissions calculator, based on identified flight sectors and cabin classes.

Rail travel emissions were estimated using a distance-based method by multiplying the travel distance by the relevant rail emission factor. Taxi travel emissions were estimated using travelled distance and the applicable road transport emission factor. For routes where primary calculator data was unavailable, management applied a reasonable estimation method based on distance and transport mode, and concluded that the effect on the overall reported business travel emissions is not material.

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

Climate Metrics (cont'd)

Management has assessed that the use of this estimation approach does not materially affect the overall accuracy of reported business travel emissions.

Scope 3 emission (tCO₂e)

Category	Emission source	Measurement methodology	Activity data	Emissions factor source
Business travel	Air travel	Distance-based method	Distance travelled (km)	ICAO Carbon Emissions Calculator & Department for Energy Security & Net Zero by fuel type (UK)
	Car/rail travel	Distance-based method	Distance travelled (km)	Department for Energy Security & Net Zero by fuel type (UK)
Employee commuting	Commuting travel	Distance-based method	Employee survey (distance & mode)	Department for Energy Security & Net Zero by fuel type (UK)

Inventory Boundary

Mobilia applies the equity share approach to establish its GHG inventory boundary.

Emissions are included in proportion to Mobilia's equity ownership in subsidiaries and other investees. Outsourced manufacturing activities where Mobilia holds no equity interest are excluded from Scope 1 and Scope 2 and considered part of the value chain.

The measurement approach has been applied consistently during the reporting period.

Climate-Related Targets

Mobilia has established internal climate-related targets for:

1. Reduction in total absolute GHG emissions
2. Reduction in Scope 2 emissions

These targets are voluntary internal management targets and are not mandated by law.

Information	Target 1	Target 2
Metric	Total Scope 1, 2 & 3 emissions	Total Scope 2 emissions
Objective	Support long-term alignment with global climate transition objectives	Improve electricity-related emissions performance
Coverage	Consolidated Group	
Target Period	5 years	
Target Level	3% reduction	3% reduction
Base Year	2025	
Third-party Validation	No	
Carbon Credits Usage	Not planned	
Process for reviewing target	Reviewed annually by the board of directors as part of its approval of the sustainability report.	

SUSTAINABILITY STATEMENT (CONT'D)

9. Metrics and Targets (cont'd)

Climate Metrics (cont'd)

Achievement of these targets depends on:

Continued renewable energy adoption

Energy efficiency improvements

Strengthened operational controls

Enhanced emissions data quality

Mobilia does not intend to rely on carbon credits to meet its targets.

Climate-Related Transition Risks

Mobilia is exposed to transition risks arising from:

- Environmental regulations affecting manufacturing processes
- Potential carbon pricing mechanisms
- Packaging material regulations
- Customer sustainability requirements

Certain packaging equipment may be affected by future regulatory changes relating to recyclable materials and sustainable packaging standards. While no impairment has been recognised, management continues to monitor regulatory developments that may require equipment upgrades or replacement.

Climate-Related Physical Risks

Mobilia's manufacturing facilities in Malaysia are not currently located in areas identified as highly exposed to severe climate-related events.

However, physical climate risks may indirectly affect:

- Timber and wood-based raw material availability
- Supplier operations
- Logistics networks

Extreme weather events may disrupt suppliers and increase raw material costs. These risks are addressed through supplier diversification and inventory management practices.

Climate-Related Opportunities

Mobilia continues to explore opportunities arising from:

- Energy efficiency improvements
- Increased use of renewable energy
- Responsible timber sourcing
- Product enhancements aligned with customer sustainability expectations

While certain initiatives are under evaluation, no capitalised assets or material revenue have been recognised in relation to climate-related product innovation during the reporting period.

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

ESG Metrics

Mobilia Holdings Berhad
IFRS S1

Date & Time: 2026-04-17 10:13:28
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Environmental	Total volume of water used	Megalitres	13.43	-	No assurance
Social	Age Group – Management Under 30	Percentage	0.00	-	No assurance
Social	Age Group – Management Between 30-50	Percentage	43.00	-	No assurance
Social	Age Group – Management Above 50	Percentage	57.00	-	No assurance
Social	Age Group – Executive Under 30	Percentage	19.00	-	No assurance
Social	Age Group – Executive Between 30-50	Percentage	69.00	-	No assurance
Social	Age Group – Executive Above 50	Percentage	12.00	-	No assurance
Social	Age Group – Non-executive/Technical Staff Under 30	Percentage	36.00	-	No assurance
Social	Age Group – Non-executive/Technical Staff Between 30-50	Percentage	55.00	-	No assurance
Social	Age Group – Non-executive/Technical Staff Above 50	Percentage	9.00	-	No assurance
Social	Age Group – General Workers Under 30	Percentage	39.00	-	No assurance
Social	Age Group – General Workers Between 30-50	Percentage	61.00	-	No assurance
Social	Age Group – General Workers Above 50	Percentage	0.00	-	No assurance
Social	Gender Group – Management Male	Percentage	71.40	-	No assurance
Social	Gender Group – Management Female	Percentage	28.60	-	No assurance
Social	Gender Group – Executive Male	Percentage	56.60	-	No assurance

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

ESG Metrics (cont'd)

Mobilia Holdings Berhad IFRS S1		Date & Time: 2026-04-17 10:13:28 FYE 31/12/2025			
Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Social	Gender Group - Executive Female	Percentage	41.40	-	No assurance
Social	Gender Group - Non-executive/Technical Staff Male	Percentage	90.90	-	No assurance
Social	Gender Group - Non-executive/Technical Staff Female	Percentage	9.10	-	No assurance
Social	Gender Group - General Workers Male	Percentage	100.00	-	No assurance
Social	Gender Group - General Workers Female	Percentage	0.00	-	No assurance
Social	Male Directors	Percentage	50.00	-	No assurance
Social	Female Directors	Percentage	50.00	-	No assurance
Social	Directors Under 30	Percentage	0.00	-	No assurance
Social	Directors Between 30-50	Percentage	17.00	-	No assurance
Social	Directors Above 50	Percentage	83.00	-	No assurance
Social	Number of work-related fatalities	Number	0	-	No assurance
Social	Lost time incident rate ("LTIR")	Rate	0	-	No assurance
Social	Number of employees trained on health and safety standards	Number	373	-	No assurance
Social	Management Training Hours	Hours	444	-	Internal
Social	Executive Training Hours	Hours	3,453	-	Internal
Social	Non-executive/Technical Staff Training Hours	Hours	1,950	-	Internal
Social	General Workers Training Hours	Hours	11,608	-	Internal

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

ESG Metrics (cont'd)

Mobilia Holdings Berhad
IFRS S1Date & Time: 2026-04-17 10:13:28
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Social	Percentage of employees that are contractors or temporary staff	Percentage	0.00	-	No assurance
Social	Total number of employee turnover – Management	Number	0	-	Internal
Social	Total number of employee turnover – Executive	Number	14	-	Internal
Social	Total number of employee turnover – Non-executive/Technical Staff	Number	5	-	Internal
Social	Total number of employee turnover – General Workers	Number	41	-	Internal
Social	Number of substantiated complaints concerning human rights violations	Number	0	-	No assurance
Social	Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	65,000.00	-	No assurance
Social	Total number of beneficiaries of the investment in communities	Number	9	-	No assurance
Governance	Percentage of Management who have received training on anti-corruption by employee category	Percentage	100.00	-	Internal
Governance	Percentage of Executive who have received training on anti-corruption by employee category	Percentage	100.00	-	Internal
Governance	Percentage of Non-executive/Technical Staff who have received training on anti-corruption by employee category	Percentage	100.00	-	Internal

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

ESG Metrics (cont'd)

Mobilia Holdings Berhad
 IFRS S1

Date & Time: 2026-04-17 10:13:28
 FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Governance	Percentage of General Workers who have received training on anti-corruption by employee category	Percentage	100.00	-	Internal
Governance	Percentage of operations assessed for corruption-related risks	Percentage	100.00	-	Internal
Governance	Confirmed incidents of corruption and action taken	Number	0	-	Internal
Governance	Proportion of spending on local suppliers	Percentage	85.13	-	No assurance
Governance	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	-	Internal

SUSTAINABILITY STATEMENT
(CONT'D)

9. Metrics and Targets (cont'd)

ESG Metrics (cont'd)

Mobilia Holdings Berhad IFRS S2		Date & Time: 2026-04-17 10:13:28 FYE 31/12/2025				
Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	
Environmental	Total energy consumption	MWh	3,972.93	-	External (Limited)	
Environmental	Scope 1 emissions in tonnes of CO2e	Metric tonnes	170.22	-	External (Limited)	
Environmental	Scope 2 emissions in tonnes of CO2e	Metric tonnes	2,939.97	-	External (Limited)	
Environmental	Scope 3 emission in tonnes of CO2e (employee commuting)	Metric tonnes	45.23	-	External (Limited)	
Environmental	Scope 3 emission in tonnes of CO2e (business travel)	Metric tonnes	20.38	-	External (Limited)	

SUSTAINABILITY STATEMENT
(CONT'D)**10. External Assurance**

To enhance the credibility, reliability and transparency of selected sustainability information disclosed in this SS, Mobilia engaged ASAP Advisory PLT ("ASAP") as an independent sustainability assurance provider to perform a limited assurance engagement on selected sustainability indicators.

The assurance engagement was conducted in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information and was performed at a limited assurance level. The scope of work, procedures performed and the assurance conclusion are detailed in the Independent Assurance Report included in this SS.

ASAP was appointed solely to provide sustainability assurance services and operates independently of the Group's internal audit and management functions. The independence and objectivity of ASAP were assessed in accordance with the International Ethics Standards Board for Accountants ("IESBA") Code of Ethics, and appropriate safeguards were applied throughout the engagement to maintain professional integrity, objectivity and independence.

Mobilia remains committed to progressively strengthening the quality, accuracy and robustness of its sustainability data and disclosures over time.

11. Events After the Reporting Period

There were no material transactions, events or conditions occurring after the end of the reporting period and before the date of authorisation of this SS that require disclosure.

12. Stakeholder Feedback

Mobilia welcomes feedback from stakeholders to support the continuous improvement of its sustainability practices and sustainability-related disclosures. Stakeholder engagement plays an important role in enhancing the relevance, clarity and decision-usefulness of the information presented in this SS.

Feedback received is reviewed by management and, where appropriate, escalated to the ARMC for consideration.

Comments, enquiries or suggestions relating to this SS may be directed to: investor@mobilaiinternational.com

SUSTAINABILITY STATEMENT
(CONT'D)

ASAP ADVISORY PLT
No 17-04, Blok B, Austin V, Jalan Austin Perdana 3/2,
Taman Austin Perdana, 81100 Johor Bahru, Johor.
Tel: 07-3595983

INDEPENDENT LIMITED ASSURANCE STATEMENT

Independent Limited Assurance Statement to the Directors of Mobilia Holdings Berhad (“Mobilia”) on Sustainability Metrics within the Sustainability Report 2025.

Our Conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Subject Matter as presented in Mobilia’s Sustainability Statement 2025 have not been prepared and presented fairly, in all material respects, in accordance with the Criteria defined below.

Scope of Work

ASAP Advisory PLT (“ASAP” or “we”) was engaged by Mobilia to perform a ‘limited assurance engagement,’ as defined by the International Standard on Assurance Engagements (“ISAE”) 3000 Revised, Assurance Engagement other than Audits or Review of Historical Financial Information, on selected subject matters (“Subject Matter”) included in Mobilia’s 2025 Sustainability Statement (“SS 2025”) for the financial year ended 31st December 2025.

Subject Matter

Our limited assurance engagement was performed for the Subject Matter listed in the table below, as presented in the SS 2025:

Material Matters	Subject Matter	Scope
Climate Change	Total energy consumption	Operations assessed: Malaysia
	Scope 1 emissions in tonnes of CO ₂ e	
	Scope 2 emissions in tonnes of CO ₂ e	
	Scope 3 emissions in tonnes of CO ₂ e	

The scope of our work was limited to the Subject Matter presented in the SS 2025 and did not include coverage of data sets or information unrelated to the data and information underlying the Subject Matter and related disclosures; nor did it include information reported outside of the SS 2025, comparisons against historical data, or management’s forward-looking statements.

Criteria applied by Mobilia

In preparing the Subject Matter mentioned above, Mobilia applied the following criteria:

- IFRS Foundations - International Integrated Reporting Framework and Integrated Thinking Principles Task Force on Climate related Financial Disclosures (“TCFD”)
- Mobilia’s relevant policies and procedures

Mobilia’s Responsibilities

Mobilia’s management is responsible for selecting the Criteria, and for presenting the Subject Matter in accordance with that Criteria, in all material respects. This responsibility includes establishing and maintaining internal controls, maintaining adequate records, and making estimates that are relevant to the preparation of the Subject Matter, such that it is free from material misstatement, whether due to fraud or error.

SUSTAINABILITY STATEMENT (CONT'D)



ASAP ADVISORY PLT
No 17-04, Blok B, Austin V, Jalan Austin Perdana 3/2,
Taman Austin Perdana, 81100 Johor Bahru, Johor.
Tel: 07-3595983

ASAP's responsibilities

Our responsibility is to express our conclusion on whether anything has come to our attention that causes us to believe that the Subject Matter and related disclosures as presented in the SS 2025 are not prepared, in all material respects, in accordance with the Criteria.

We have performed our limited assurance engagement in accordance with the terms of reference for this engagement agreed with Mobilia, including performing the engagement in accordance with the ISAE 3000, issued by the International Auditing and Assurance Standards Board. This Standard requires that we plan and perform our engagement to obtain limited assurance about whether the Subject Matter and related disclosures as presented in the SS 2025 are free from material misstatement.

A limited assurance engagement undertaken in accordance with ISAE 3000 involves assessing the suitability in the circumstances of Mobilia's use of the criteria specified as the basis of preparation used for the selected Subject Matter and related disclosures presented in the SS 2025, assessing the risks of material misstatement thereof, whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of the Subject Matter and related disclosures in the SS 2025. We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

Our Independence and Quality Control

This assurance has been conducted at a limited level according to Global Internal Audit Standards from the IIA2, at a minimum the internal audit function should provide the following assurance over ESG reporting;

- 1) Review reporting metrics for relevancy, accuracy, timeliness and consistency;
- 2) Review reporting for consistency with formal financial disclosure filings;
- 3) Conduct materiality or risk assessments on ESG reporting;

including the Principles of the IFRS Foundation – International Integrated Reporting Council ("IIRC"), the TCFD, and IFRS Sustainability Disclosure Standards S1 and S2.

Statement of Independence and Competence

ASAP provides a range of services, including internal audit, internal control review, risk management, and environmental, social, and ethical auditing and training. Additionally, we offer assurance services for environmental, social, sustainability, and ESG reports.

We affirm our independence from Mobilia, ensuring objectivity, freedom from bias, and the absence of conflicts of interest with the organisation, its subsidiaries, and stakeholders. For this assurance engagement, a specialised team was carefully assembled based on their expertise, experience, and relevant qualifications, ensuring a thorough and credible review.

ASAP also serves as Mobilia's external internal auditor, primarily providing advisory on internal controls and risk governance. To mitigate any potential conflict of interest and ensure objectivity, a separate team within ASAP, independent from the internal audit engagement, was assigned to perform the sustainability assurance work reviewed by the Audit Committee to ensure compliance with ethical standards, and all assurance activities were conducted by personnel who were not involved in internal audit services.

SUSTAINABILITY STATEMENT (CONT'D)



ASAP ADVISORY PLT
No 17-04, Blok B, Austin V, Jalan Austin Perdana 3/2,
Taman Austin Perdana, 81100 Johor Bahru, Johor.
Tel: 07-3595983

ASAP's role and independence were assessed in accordance with professional ethical requirements, and adequate safeguards were implemented to preserve assurance integrity.

Description of Procedures Performed

Procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

A limited assurance engagement consists of making enquiries, primarily of persons responsible for preparing the Subject Matter and related information and applying analytical and other appropriate procedures.

Our procedures included:

- Gaining an understanding of Mobilia's business, internal processes and approach to sustainability
- Conducting interviews with key personnel and collating evidence to understand Mobilia's process for reporting performance indicators and disclosures, including inquiring regarding risks of misstatement and quality controls to address risks
- Conducting limited assurance procedures over the selected Subject Matter and disclosures, including:
 - ✓ Undertaking analytical procedures to support the reasonableness of the data
 - ✓ Checking that the calculation Criteria have been applied in accordance with the methodologies for the Subject Matter within the Statement
 - ✓ Identifying and testing assumptions supporting calculations
 - ✓ Testing, on a sample basis, underlying source information to check accuracy of the data
 - ✓ Performing recalculations of performance indicators using input data
 - ✓ Checking that measurements made at the end of the reporting period are timely entered in the records and the sustainability statement
 - ✓ Obtaining appropriate representations from management, in the form of a management representation letter addressed to us to confirm that the management believes that it has fulfilled its responsibilities

We also performed such other procedures as we considered necessary in the circumstances.

Inherent Limitations

Inherent limitations of assurance engagements include use of judgement and selective testing of data, which means that it is possible that fraud, error or non-compliance may occur and not be detected in the course of performing the engagement. Accordingly, there is some risk that a material misstatement may remain undetected. Further, our limited assurance engagement is not designed to detect fraud or error that is immaterial.

SUSTAINABILITY STATEMENT
(CONT'D)

ASAP ADVISORY PLT
No 17-04, Blok B, Austin V, Jalan Austin Perdana 3/2,
Taman Austin Perdana, 81100 Johor Bahru, Johor.
Tel: 07-3595983

There are additional inherent risks associated with assurance engagements performed for non-financial information given the characteristics of the subject matter and associated with the compilation of source data using definitions and methods for determining, calculating, and estimating such information that are developed internally by management. The absence of a significant body of established practice on which to draw, allows for the selection of different but acceptable measurement techniques which can result in materially different measurements and can impact comparability. The precision of different measurement techniques may also vary. Qualitative interpretations of relevance, materiality and the accuracy of data are subject to individual assumptions and judgements. In particular, where the information relies on factors derived by independent third parties, our assurance work has not included examination of the derivation of those factors and other third-party information.

Other Matters

Information relating to prior reporting periods has not been subject to assurance procedures. Our report does not extend to any disclosures or assertions relating to future performance plans and/or strategies disclosed in the SS 2025. The maintenance and integrity of Mobilia's website is the responsibility of Mobilia's management. Our procedures did not involve consideration of these matters and, accordingly we accept no responsibility for any changes to the Subject Matter and related disclosures, the SS 2025 or to our independent limited assurance report that may have occurred since the initial date of presentation on Mobilia's website.

Restriction of use

Our work has been undertaken to enable us to express a limited assurance conclusion on the matters stated above in our report provided to the directors of Mobilia in accordance with the terms of our engagement, and for no other purpose.

Our report is intended solely for the directors of Mobilia and should not be used by any other parties. To the fullest extent permitted by the law, we do not accept or assume liability to any party other than the directors of Mobilia, for our work, for this report, or for the conclusion we have reached.

We agree to the publication of this assurance report in Mobilia's SS 2025 for the financial year ended 31st December 2025, provided it is clearly understood by recipients of the SS 2025 that they enjoy such receipt for information only and that we accept no duty of care to them whatsoever in respect of this report.

ASAP Advisory PLT
201804000474 (LLP0014854-LGN)

Johor Bahru, Malaysia
13 April 2026

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Pursuant to Rule 15.25 of the Main Market Listing Requirements (“Listing Requirements”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and Practice Note 9 of Listing Requirements of Bursa Securities, the Board is pleased to present this Corporate Governance (“CG”) Overview Statement to provide shareholders and investors with an overview of the CG practices of the Group during the financial year ended 31 December 2025. This statement is to be read together with the Group’s Corporate Governance Report 2025 which is available on the corporate website at www.mobiliainternational.com.

This CG Overview Statement takes guidance from the three key principles as set out in the Malaysian Code on Corporate Governance issued on 28 April 2021 (“MCCG”), namely Board Leadership and Effectiveness, Effective Audit and Risk Management and Integrity in Corporate Reporting and Meaningful Relationship with Stakeholders.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

I. Board’s Roles and Responsibilities

The Group recognises the important role played by the Board in the stewardship of the Group’s direction and operations, and ultimately, the enhancement of long-term shareholders’ value. To fulfil this role, the Board is responsible for the overall corporate governance of the Group, including its strategic direction, establishing goals for management and monitoring the achievement of these goals.

The Board has adopted a Board Charter to clearly delineate the roles of the Board, Board Committees and Management in order to provide a structured guidance for Directors and Management regarding their responsibilities of the Board, its Committees and Management, including the requirements of Directors in carrying out their stewardship role and in discharging their duties towards the Group as well as boardroom activities.

The salient features of the Board Charter are also accessible by the public through the corporate website at www.mobiliainternational.com. The Board shall review the Board Charter periodically so as to ensure consistency with the prevailing regulations, Listing Requirements of Bursa Securities and the MCCG.

Various committees were established to assist the Board in discharging its duties and responsibilities effectively, namely Audit and Risk Management Committee (“ARMC”), Remuneration Committee (“RC”) and Nominating Committee (“NC”).

To ensure balance, accountability and a greater capacity for independent decision-making, the roles of the Board Chairman and the Managing Director (“MD”) are distinct and separated with a clear division of responsibilities between the Board Chairman and the MD.

The Board Chairman upholds the highest standards of integrity and provides coherent leadership in representing the Company’s vision and mission, while the MD is responsible for developing the Group’s objectives and strategies for approval by the Board having regard to the Group’s responsibilities to its various stakeholders. The role of the Executive Directors is to act as a steering committee and to collaborate with the Management in articulating the Group’s vision, mission, values and strategies; while the Management team are responsible for the implementation of the strategies and manage the day-to-day running of the business in line with the Company’s goals and policies.

The Independent Non-Executive Directors act independently of management and do not participate in any business dealings. They provide a broader view and independent assessment to the Board’s decision-making process by acting as an effective check and balance.

The Company Secretaries have the requisite credentials and is suitably qualified to act as Company Secretaries under Section 235(2) of the Companies Act 2016. The Company Secretaries play a significant role in supporting the Board to ensure that all governance matters and Board procedures are followed and that the applicable laws and regulations and the MCCG are complied with. These include obligations of Directors relating to disclosure of interests and disclosure of any conflicts of interest in transaction within the Group.

CORPORATE GOVERNANCE OVERVIEW STATEMENT
(CONT'D)**PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)****I. Board's Roles and Responsibilities (Cont'd)**

The Company Secretaries organise and attend all Board and Board Committees meetings. Meeting notice and agenda will be circulated to all Directors at least 7 days in advance. All pertinent issues discussed at Board meetings in arriving at the decisions and conclusions are properly recorded by the Company Secretaries by way of minutes of meetings and circulated to Board accordingly.

The Board and Board committees met five times during the FYE 2025, where it deliberated upon and considered a variety of matters including the Group's financial results, major investments and strategic decisions and the business plan and direction of the Group.

The members of the Board and Board Committees have fulfilled their roles and responsibilities in the FYE 2025, through their attendance at the meetings of the Company as set out in the table below: -

	Board	ARMC	NC	RC
Executive Directors				
Quek Wee Seng (Managing Director)	5/5	–	–	–
Quek Wee Seong (Executive Director)	5/5	–	–	–
Independent Non-Executive Directors				
Datin Siah Li Mei (Chairman)	5/5	–	–	–
Tajul Arifin Bin Mohd Tahir	5/5	5/5	1/1	1/1
Lim See Tow	5/5	5/5	1/1	1/1
Yap Ee Ling	5/5	5/5	1/1	1/1

Code of Conduct and Ethics

The Board has adopted a Code of Conduct and Ethics ("**the Code**") for Directors and employees towards their customers, business partners, communities and shareholders. The Management and employees are expected to observe high standards of integrity and fair dealing in carrying out day-to-day duties and operation of the Group.

The Code is accessible through the corporate website at www.mobiliainternational.com and it will be reviewed periodically to remain relevant and appropriate.

Anti-bribery and Corruption Policy

The Group has adopted a zero-tolerance approach to bribery and corruption and the Anti-Bribery and Corruption Policy was established to provide guidance on how to recognise and deal with bribery and corruption issues to ensure the Group's businesses are conducted in honest, ethical and transparent manner. This policy is accessible through the corporate website at www.mobiliainternational.com.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

I. Board's Roles and Responsibilities (Cont'd)

Whistle Blowing Policy

The Group has in place a Whistleblowing Policy to eradicate unethical behaviour in the workplace, and as an avenue for any person to raise concerns in good faith without fear of reprisal. It is available for download from the corporate website at www.mobiliainternational.com.

Governing Sustainability

The Board of the Company has taken steps to integrate sustainability issues as core of its strategic formulation. The Board is supported by the Management Support Team, which enables the Board to assess and ensure that sustainability governance is structured and functioning through the various level of management. The Board noted that the Company has adopted materiality assessment process, which is guided by Bursa Securities' Sustainability Reporting Guide and Toolkits and ensure that the stakeholder communication methods are regularly assessed, through information requests to ensure that the communication are transparent and effective.

The Group Risk Management Framework set out the approach to the identification, analysing, responding, monitoring, and reporting of risks. The Board will then regularly review performance against the risk tolerance limits. The Board is briefed by the ARMC on the risk highlighted and ensure that the Management has put in place actions to mitigate risks and controls to maintain the risk exposure within the acceptable levels as approved by Board.

The Sustainability Statement attached in this report provides an overview of our sustainability performance, our endeavours and commitment as well as the overall impact to the economic, environment and social.

Directors' Fit and Proper Policy

The Group has in place a Directors' Fit and Proper Policy to ensure that Directors possess the character, integrity, relevant range of skills, knowledge, experience, competence and time commitment to carry out their roles and responsibilities effectively in the best interest of the Company and its stakeholders. The Directors' Fit and Proper Policy is available on the corporate website at www.mobiliainternational.com.

II. Board Composition

The composition of the Board is in compliance with the Listing Requirements of Bursa Securities and the MCGG, whereby four out of six Directors are Independent Non-Executive Directors, accounting for 66.67% of the Board composition. In addition, the Board currently has three female Independent Non-Executive Directors, representing 50% of the Board, which meets the gender equality principles as set out in the MCGG.

The appointment of Directors and Key Management is based on objective criteria, merit and besides gender diversity, due regard is placed for diversity in skills, experience, age and cultural background. Collectively, the existing Board composition brings a wide range of business and financial experience from legal, business administration, corporate investor and advisory services, accounting and finance background relevant to the direction of the Group.

The NC conducts an annual review of its size and composition, mix of skills, experience, assessment of Independent Directors and succession plans; as well as the annual assessment of the effectiveness of the Board as a whole, its Committees and the performance, commitment, ability and contribution of each individual Director. The Board was satisfied and believes that the current composition of the Board brings the requisite mix of skills and core competencies required for the Board to discharge its duties effectively.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

II. Board Composition (Cont'd)

During the financial year under review and up to the date of this report, the Directors attended the following trainings programmes to ensure that they keep abreast of various issues faced in the challenging business environment which the Group operates in.

Directors	Courses / Training Programmes Attended
Datin Siah Li Mei	<ul style="list-style-type: none"> • Conflict of Interests in Family-Run Business • Company Constitution in Malaysia • Resolving Board Room and Shareholder Disputes • Twilight Talks – A Discussion On The Best Avenues To Approach Ageing • Virtual Conference on Corporate and Commercial Law 2025
Quek Wee Seng	<ul style="list-style-type: none"> • Implementation Quick Response Action Plan (QRAP) Programme • Code of Conduct, Ethics and Anti-Bribery and Corruption, Sexual Harassment Awareness • CTPAT Threat and Awareness
Quek Wee Seong	<ul style="list-style-type: none"> • Implementation Quick Response Action Plan (QRAP) Programme • Code of Conduct, Ethics and Anti-Bribery and Corruption, Sexual Harassment Awareness • CTPAT Threat and Awareness
Tajul Arifin Bin Mohd Tahir	<ul style="list-style-type: none"> • Implementation Quick Response Action Plan (QRAP) Programme • Code of Conduct, Ethics and Anti-Bribery and Corruption, Sexual Harassment Awareness • CTPAT Threat and Awareness
Lim See Tow	<ul style="list-style-type: none"> • Transfer Pricing Fundamental • Anti-Bribery and Corruption Awareness Policy • Guidelines on adequate procedures on Anti-Corruption Commission Act • PLC Leadership Engagement Session • Overview of the Third Edition of the IFRS • Stamp Duty - Impact of Emerging Issues on Accountants
Yap Ee Ling	<ul style="list-style-type: none"> • Climate Governance Malaysia Global Summit 2025 • Bar Council Corporate and Commercial Law Committee Conference 2025: The Rise of ESG and Climate Litigation • Bar Council Corporate and Commercial Law Committee Conference 2025: Corporate Sustainability and Governance

III. RC

The Board has in place a remuneration policy which aims to attract and retain Directors and Key Management in pursuing good corporate governance and hence ensuring sustainability of the Group.

The RC evaluates the remuneration package of Executive Directors and recommends for the Board's approval. Non-Executive Directors' fees are determined by the Board as a whole with the Directors concerned abstaining from deliberations and voting on decisions in respect of his/her fee. Directors who are shareholders are abstained from voting at Annual General Meeting ("AGM") to approve their fees.

CORPORATE GOVERNANCE OVERVIEW STATEMENT
(CONT'D)

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

III. RC (Cont'd)

For the FYE 2025, a summary remuneration of the Directors as set out below:

Directors' remuneration and material benefits in-kind

FYE 2025	Salaries RM'000	Director Fees RM'000	Bonus/ Ex gratia payment RM'000	EPF, SOCSO and EIS RM'000	Allowances and Benefits- in-kind RM'000	Total RM'000
Executive Directors						
Quek Wee Seng	360	–	187	67	32	646
Quek Wee Seong	354	–	107	57	32	550
Non-Executive Directors						
Datin Siah Li Mei	–	46	–	–	4	50
Tajul Arifin bin Mohd Tahir	–	46	–	–	4	50
Lim See Tow	–	46	–	–	4	50
Yap Ee Ling	–	46	–	–	4	50

Key Management's remuneration and benefits

The Board is in the opinion that it is not in the best interest of the Company to make such disclosure on the remuneration of the Key Management personnel due to the confidentiality and sensitivity of their remuneration package, and concerns over potential poaching by competitors and head hunters.

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

I. ARMC

The ARMC comprises of three Independent Non-Executive Directors and is chaired by an Independent Non-Executive Director, Ms Lim See Tow. She is a member of MIA and is in compliance with the Rule 15.09(1) (c)(i) of the Listing Requirements of Bursa Securities. The position of the Board Chairman and ARMC Chairman are held by different individuals, allowing the Board to objectively review the ARMC's findings and recommendations.

To assist the Board in reviewing the financial information and to ensure compliance with applicable financial reporting standards, all the ARMC members continuously undertake professional development to keep abreast of relevant developments in accounting and auditing standards, practices and rules.

Details of activities carried out by ARMC are disclosed on page 80 of this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

II. Risk Management and Internal Control

The Board fulfils its responsibilities in the risk governance and oversight functions through its ARMC in assessing and monitoring the efficacy of the risk management controls and measures taken, and the adequacy and effectiveness of the internal controls through internal audit function.

On-going reviews are performed by the Key Management on a yearly basis to identify, evaluate, monitor and manage significant risks affecting the business and ensure that adequate and effective controls are in place. Meanwhile, the Group's internal audit function is outsourced to an independent professional service provider to provide an independent appraisal over the system of internal control of the Group and reported to the ARMC.

The Board is of the view that the risk management and internal control systems that are in place is adequate and effective to safeguard shareholders' investment and the Group's assets, and the interest of customers, employees and other stakeholders. The details of the Risk Management and Internal Control framework and activities are set out in the Statement on Risk Management and Internal Control of this Annual Report.

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

I. Communication with Stakeholders

The Company recognises the importance of communicating with its shareholders through Annual Report, AGM, press conferences and announcements via Bursa Securities would enable comprehensive, timely and accurate disclosures of material information to the regulators, shareholders and other stakeholders.

The Alternate Director to MD is the designated spokesperson for all matters relating to the Group and dedicated personnel are tasked to prepare and verify material information for timely disclosure upon approval by the Board.

The Company has set up a website to facilitate dialogue with its investors and shareholders with the intention of giving investors and shareholders a clear and complete picture of the Company's performance and position, its policies on governance, the environment and social responsibilities. Investors and shareholders are welcomed to direct their concerns and queries to the designated person via call or email as stated in the corporate website.

An Investor Relations and Corporate Disclosure Policy was established to promote effective engagement, fair and accurate information disclosure to employees, stakeholders and the general public.

The Board will consistently consider various approaches to develop a strategic corporate reporting that presents a balanced assessment of the Group's position and prospects in various financial and non-financial information to shareholders, investors and regulatory authorities.

**CORPORATE GOVERNANCE OVERVIEW STATEMENT
(CONT'D)****PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP
WITH STAKEHOLDERS (CONT'D)****II. Conduct of General Meeting**

The AGM provides a principal forum for dialogue and interaction between the Board and its shareholders and investors. The Company dispatched its Notice of AGM to shareholders at least twenty-eight (28) days before the AGM. This will provide the shareholders sufficient time to consider the resolutions and make necessary arrangement to attend and participate either in person, by corporate representative, by proxy or by attorney.

The Company always makes sure that its meeting is held at an accessible location but not in remote areas in order to encourage shareholders to attend and participate in the meeting. The Board Chairman and Committee members including the ARMC, RC, NC, the external auditors, and other advisers (where applicable) of the Company would commit themselves to be present at the AGM. The shareholders are encouraged to raise their questions during the Question & Answer session in the AGM with regards to the Group's activities and prospects as well as to communicate their expectations and concerns. Due to the relatively small size of shareholder base of the Company, the Board is of the view that there is no immediate necessity for the Company to adopt technology to facilitate electronic poll voting and remote shareholder participation at this juncture.

COMPLIANCE STATEMENT

The Board believes that the Company has adopted the principles and recommendations of the MCCG in all material aspects, save as disclosed therein, for the FYE 2025.

This Corporate Governance Overview Statement was approved by the Board of Directors on 13 April 2026.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

1. COMPOSITION AND ATTENDANCE

The Audit and Risk Management Committee (“ARMC”) comprises three (3) members who are Independent Non-Executive Directors of our Company. The current composition of ARMC meets the requirement of Paragraph 15.09 and 15.10 of Main Market Listing Requirements (“Listing Requirements”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) as well as Practice Note 9.4 of the Malaysian Code Corporate Governance issued on 28 April 2021 (“MCCG”).

The ARMC held five meetings during the financial year ended 31 December 2025. The members of the ARMC and the record of attendance are as follows:

Name	Designation	Attendance
Lim See Tow <i>(Independent Non-executive Director)</i>	Chairman	5/5
Tajul Arifin Bin Mohd Tahir <i>(Independent Non-executive Director)</i>	Member	5/5
Yap Ee Ling <i>(Independent Non-executive Director)</i>	Member	5/5

The ARMC Charter will be reviewed from time to time to ensure its effectiveness and relevance to the Board’s objectives. The ARMC Charter is available on our corporate website: www.mobiliainternational.com.

2. SUMMARY OF ACTIVITIES

The main activities carried out by the ARMC are summarised as below:

2.1 Examine the Group’s financial reporting

- Review of unaudited quarterly financial results, audited financial statements and annual report of the Group and the Company to ensure that financial statements are prepared in compliance with applicable Malaysian Financial Reporting Standards.
- Review of significant adjustments arising from audit, changes in accounting policies and practices, compliance with applicable financial reporting standard, Listing Requirements of Bursa Securities and other legal requirements.

2.2 External Audit

- Review the audit plan, audit reports, external auditor’s evaluation of system of internal control, issues arising from interim and final external audits, external auditor’s management letter and management’s response, with the external auditors, and report the same to the Board.
- Assess the external auditor’s terms of engagement, independence, objectivity, remuneration and cost-effectiveness and to make recommendations to the Board for the appointment, re-appointment or termination of the external auditors, and to consider any questions of resignation or dismissal including whether there is reason (supported by grounds) to believe that the external auditors are not suitable for reappointment.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

2. SUMMARY OF ACTIVITIES (CONT'D)

The main activities carried out by the ARMC are summarised as below: (Cont'd)

2.3 Internal Control and Risk Management

- Review the adequacy of the audit scope and coverage, functions, competency and resources of the internal audit function, internal audit program, processes, the results of the internal audit program, processes or investigation undertaken, performance of the internal audit function and appointment, termination or resignation of the internal auditors.
- Review and assess the Company's policies, processes and procedures for the oversight and management of risks and internal control.
- Review of key risks and identification and assessment of new key risks which may affect the Group directly or indirectly, and relevant actions to mitigate such risks if necessary.
- Evaluate the adequacy and effectiveness of the enterprise risk management framework.

2.4 Related Party Transactions

- Review the related party transactions may arise within the Group or Company, including any transaction, procedure or course of conduct that arises questions of management integrity, and to consider the appropriateness of such transaction before recommending them to the Board for approval.

2.5 Others

- Review of application of Corporate Governance principles and ensure that the Group is in compliance with the best practices set out under the MCCG.
- Review and provide recommendation for Corporate Governance Overview Statements, Corporate Governance Report, ARMC Report, Statement on Risk Management and Internal Control, Management Discussion and Analysis Statement, and the Sustainability Statement to the Board for approval.
- Review the Anti-Bribery and Corruption Policy for Board's approval.
- Review the ARMC Charter from time to time.
- Review, monitor and report any conflict of interest ("COI") situations that involve directors and key senior management within the Group included those COI situations that arose, persist or may arise and the measures taken to resolve, eliminate or mitigate such COI situations. During the financial year, there were no COI situations that involved directors and key senior management within the Group.

Through the review and assessment by NC, the Board was satisfied that the ARMC has effectively discharged its duties, functions and responsibilities in accordance with the ARMC Charter.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT (CONT'D)

3. INTERNAL AUDIT FUNCTION

Internal audit function provides ARMC an independent review and assessment of the Group's approach in maintaining sound governance, risk management and internal control system as well as achieving effectiveness and efficiency in accordance with the Group's policies and prescribed laws and regulations. The Group has appointed an external independent internal auditor ("**Internal Auditor**" or "**IA**"), Atrium Advisory PLT to carry out the internal audit function. The Internal Auditor adopts a risk-based approach and performs its work as guided by the International Professional Practices Framework (IPPF) in all material respect.

The internal audit plan for financial year 2025 has taken into consideration the corporate risk profile, input from senior management of the Company and ARMC, and was approved by the ARMC. The scope of review carried out by the IA on internal control of group are as follows:

- Safety and health management, which included the review of compliance and safety management system, safety and health risk assessment, staff training and awareness, emergency response and incident reporting, health and safety policy as well as premise security and access control.
- Procurement function, which included the review of material cost planning and target, sourcing strategy for key materials, monitoring of material cost, detection, resolution and reporting to management as well as vendor management.

The professional fee incurred for the internal audit function for the financial year 2025 was RM25,000.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

INTRODUCTION

Pursuant to Rule 15.26(b) of the Main Market Listing Requirements (“Listing Requirements”) of Bursa Malaysia Securities Berhad (“Bursa Securities”), the Board is pleased to provide the following Statement of Risk Management and Internal Control of the Group, which has been prepared in accordance with the Statement on Risk Management and Internal Control (SORMIC): Guidelines for Directors of Listed Companies (“SORMIC Guide 2025”). This statement outlines the nature and scope of internal control and risk management of the Group for the financial year ended 31 December 2025.

BOARD RESPONSIBILITY

The Board acknowledges its overall responsibility to establish and maintain a sound system of risk management and internal control as well as review its adequacy and integrity to safeguard shareholders’ investment and the Group’s assets.

Notwithstanding that, in view of the inherent limitations in any system of risk management and internal control, this system is designed to manage the Group’s risks within an acceptable level, rather than eliminate the risk of failure to achieve the business objectives of the Group. Therefore, the system can only provide reasonable but not absolute assurance against material misstatement, financial loss or fraudulent activities.

The Board also recognises the importance of overseeing emerging and sustainability-related risks, including environmental, social and governance (“ESG”) considerations to support the long-term resilience and sustainability of the Group’s operations.

During the financial year under review, the Board has reviewed the adequacy and effectiveness of the risk management and internal control system of the Group and concluded that the system has been operating adequately and effectively, in all material aspects.

RISK MANAGEMENT FRAMEWORK

The Group recognises that effective risk management is integral to sound management practices and good corporate governance, as it enhances decision-making, improves performance outcomes, and strengthens accountability. The Group’s risk appetite is embedded within its risk management framework and is reflected in the processes for identifying, assessing, and managing risks across the organisation. Risks are systematically evaluated based on their likelihood and impact, enabling the Group to determine risk levels, prioritise key risks, and implement appropriate mitigation strategies. Management ensures that risk responses are aligned with the Group’s tolerance for risk in pursuit of its strategic and operational objectives.

The Group integrates material ESG related risks into the ERM framework. Periodic assessments are conducted to identify and prioritise material ESG risks that may impact long-term value creation, including climate-related risks, sustainable sourcing of raw materials, environmental compliance, occupational safety and health, and governance practices. Material ESG risks are incorporated into the Group’s risk register alongside strategic, operational, financial, and compliance risks.

The Group engages an external independent consultant, Axcelasia Sdn Bhd (“Consultant”), to provide independent opinion over the implementation and effectiveness of the ERM framework. The Consultant supports the development of ERM framework and risk assessment processes. Risk assessments are conducted across processes, systems, operations, and commercial activities, with identified risks and opportunities analysed and reported to Management for appropriate action.

A risk register is maintained and reviewed periodically, providing an overview of the Group’s risk profile and the status of mitigation measures. Continuous reviews monitor the effectiveness of risk management activities and promote a risk-aware culture across the Group.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

RISK MANAGEMENT FRAMEWORK (CONT'D)

The principal steps in managing the risks within the risk register include:

- (a) Identifying risks that may affect the achievement of strategic and operational objectives;
- (b) Assigning risk ownership to appropriate personnel;
- (c) Assessing the likelihood and impact of risks before considering existing controls (gross risk);
- (d) Identifying and evaluating the adequacy and effectiveness of existing controls;
- (e) Re-assessing the likelihood and impact after considering existing controls (residual risk); and
- (f) Determining and implementing additional mitigation measures or action plans to manage risks within acceptable levels.

The Group adopts a forward-looking approach in identifying emerging risks. Scenario analyses are performed on selected key risks, where appropriate, to assess potential financial and operational impacts.

The ARMC reviews and recommends ERM outcomes, as facilitated by the Consultant, for the Board's consideration. The Board reviews ERM reports quarterly, including updates on key risk exposures and emerging global and industry-specific risks to ensure alignment with the Group's strategic direction and evolving business environment.

The Board is satisfied that the Group's risk management and internal control processes are adequate and effective in identifying, evaluating, and managing significant risks during the financial year under review and up to the date of approval of this Statement. The Board will continue to review and enhance the framework to ensure its ongoing relevance and effectiveness in supporting the Group's objectives.

INTERNAL CONTROL FUNCTION

Internal audit function provides the ARMC independent review and assessment of the Group's approach in maintaining sound governance, risk management and internal control system as well as achieving effectiveness and efficiency in accordance with the Group's policies and prescribed laws and regulations. The responsibility for reviewing the adequacy and integrity of the internal control system has been delegated by the Board to the ARMC.

The Group has appointed an Internal Auditor, Atrium Advisory PLT to assist the ARMC in assessing the adequacy and effectiveness of the Group's internal control system.

The Internal Auditor adopt a risk-based approach and performs its work as guided by, in all material respect, the International Professional Practices Framework ("IPPF").

OTHER KEY ELEMENTS OF INTERNAL CONTROL

The other key elements of the Group's internal control system include:

- A well-defined organisational structure with clear reporting line and delegation of authorities.
- A clearly defined operating procedures that set out the policies, procedures and practices adopted by the Group are properly documented and communicated to staff in order to ensure clear accountabilities. The formal standard operating policies and procedures in place are reviewed regularly and updated to ensure that it continue to support the business activities in tandem with the growth of the Group.
- Financial results are reviewed by the Board and the ARMC on a quarterly basis.
- Executive directors and head of departments meet regularly to discuss on the operational and corporate issues.
- The Board oversee the Group's activities, operations and significant changes in the business and external environment which may result in significant risks on a quarterly basis.
- Controls over sustainability reporting are established in alignment with COSO Internal Control Framework including governance oversight, data validation process and management review to ensure the accuracy, completeness and reliability of ESG disclosures.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

Pursuant to Paragraph 15.23 of the Listing Requirements of Bursa Securities the external auditors have reviewed this statement on risk management and internal control in accordance with the Audit and Assurance Practice Guide (“AAPG”) 3 (Revised) issued by the MIA for inclusion in the Annual Report of the Group for the financial year ended 31 December 2025. AAPG 3 does not require the external auditors to consider whether the statement on risk management and internal control covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group’s risk management and internal control system including the assessment and opinion by the Board of Directors and management thereon. The auditor is also not required to consider whether the processes described to deal with material internal control aspects of any significant problems disclosed in the annual report will, in fact, remedy the problems.

Based on their review, the external auditors have reported to the Board that nothing has come to their attention that cause them to believe the Statement on Risk Management and Internal Control intended to be included in the Annual Report has not been prepared, in all material aspects, in accordance with the disclosures required by section 7 of the SORMIC Guide 2025, nor is the SORMIC factually inaccurate.

CONCLUSION

The Board is of the view that the Group’s risk management and internal control systems are satisfactory, and that there were no significant internal control deficiencies or weakness that has resulted in material losses or contingencies during the financial year under review. The Board has received assurance from the Executive Directors and Key Senior Management that the Group’s risk management and internal control system is operating adequately and effectively, in all material aspects.

The Group believes that the system must evolve continuously and will continuously monitor, and when necessary, put in place appropriate action plans to enhance the Group’s internal control and risk management system to meet the changing and challenging business environment.

This Statement on Risk Management Internal Control was approved by the Board of the Directors on 13 April 2026.

ADDITIONAL COMPLIANCE INFORMATION

1. UTILISATION OF PROCEEDS RAISED FROM CORPORATE PROPOSALS

There were no proceeds raised from any proposal during the financial year.

2. AUDIT AND NON-AUDIT FEES

The fees payable to the external auditors, Crowe Malaysia PLT in relation to the audit and non-audit services rendered to the Company and its subsidiaries for FYE 2025 are as follows:

	The Company RM ('000)	The Group RM ('000)
Audit fees	35	94
Non audit fees		
- Auditor of the Company	5	4
- Member firms of the auditor of the Company	4	18

3. MATERIAL CONTRACTS

There was no material contract entered into by the Group involving the interest of Directors and major shareholders, either still subsisting at the end of the financial year under review or entered into since the end of the previous financial year.

4. DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Paragraph 9.25A of the Main Market Listing Requirements, below are the financial data that are relevant for the purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

(a) Group Total Income and Total Assets

Total Income	Group	
	2025 RM	2024 RM
Revenue	94,913,192	105,376,309
Other income	182,903	1,244,007
Interest income	524,177	548,686
Dividend income	350,664	247,240
Total	95,970,936	107,416,242
Total Assets	121,484,102	118,577,705

ADDITIONAL COMPLIANCE INFORMATION
(CONT'D)

4. DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING (CONT'D)

(b) Business Activities

Shariah Non-Compliant Activities	Group	
	2025 RM	2024 RM
Interest income	544,808	637,381
Insurance income	–	479,092
Total	544,808	1,116,473

(c) Component of Financial Position

(i) Cash Component

Islamic Account/Instruments	Group	
	2025 RM	2024 RM
Cash at bank (exclude cash in hand)	1,294,380	341,458
Cash in hand	260,989	265,286
Deposits with licensed bank	1,000,000	–
Unit trust funds	13,493,066	7,664,472
Total	16,048,435	8,271,216

Conventional Account/Instruments		
	2025 RM	2024 RM
Cash at bank (exclude cash in hand)	11,654,146	10,882,791
Deposits with licensed bank	8,487,741	8,190,675
Unit trust funds	–	4,248,747
Total	20,141,887	23,322,213

(ii) Debt Component

Islamic Financing	Group	
	2025 RM	2024 RM
Current		
Term financing	2,439,119	2,664,941
Banker's acceptance	–	1,149,957
Non-Current		
Term financing	16,178,372	18,597,204
Total	18,617,491	22,412,102

ADDITIONAL COMPLIANCE INFORMATION
(CONT'D)

4. DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING (CONT'D)

(c) Component of Financial Position (Cont'd)

(ii) Debt Component (Cont'd)

Conventional Borrowing	Group	
	2025 RM	2024 RM
Current		
Term loans	449,913	416,386
Hire purchase payables	436,259	551,492
Non-Current		
Term loans	1,884,834	455,654
Hire purchase payables	788,982	1,229,072
Total	3,559,988	2,652,604

RESPONSIBILITY STATEMENT BY THE BOARD OF DIRECTORS

In the course of preparing the annual financial statements for the Group and the Company, the Directors are collectively responsible for ensuring that these financial statements are drawn up in accordance with the requirements of the applicable approved accounting standards in Malaysia, the provisions of the Companies Act 2016 (“the Act”) and the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

It is the responsibility of the Directors to ensure that the financial statements for each financial year present a true and fair view of the state of affairs of the Group and the Company at the end of the financial year and the results and cash flows of the Group and the Company for the financial year.

The Directors are responsible to ensure that the Group and the Company keep accounting records which disclose with reasonable accuracy the financial position of the Group and of the Company which enable them to ensure that the financial statements comply with the Act. The Directors are responsible for taking such steps as are reasonably open to them to safeguard the assets of the Group and of the Company, and to detect and prevent fraud and other irregularities.

The Board, after due consideration, is satisfied that the financial statements for the financial year ended 31 December 2025 have been prepared by adopting appropriate accounting policies which are applied consistently. Based on that, the Board are able to ensure the judgments and estimates made are reasonable and relevant to financial statements. The Board also considers that the relevant approved accounting standards have been followed and confirms that the financial statements have been prepared on a going concern basis.

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DIRECTORS' REPORT

The directors hereby submit their report and the audited financial statements of the Group and of the Company for the financial year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The Company is principally engaged in the business of investment holding and provision of management services.

The information on the name, place of incorporation, principal activities and percentage of issued share capital held by the holding company in each subsidiary company are set out in the 'Subsidiaries' section of this report.

There have been no significant changes in the nature of these principal activities during the financial year.

RESULTS

	The Group RM	The Company RM
Profit after tax for the financial year	8,165,018	4,501,728

DIVIDENDS

Dividends paid or declared by the Company since 31 December 2024 is as follows:

The Company paid an interim dividend of 0.5 sen per ordinary share amounting to RM 3,473,526 for the financial year ended 31 December 2025 on 8 July 2025.

The directors do not recommend the payment of any further dividends for the financial year.

RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year.

ISSUES OF SHARES AND DEBENTURES

During the financial year:

- (a) there were no changes in the issued and paid-up share capital of the Company; and
- (b) there were no issues of debentures by the Company.

TREASURY SHARES

During the financial year, the Company purchased 5,619,900 of its issued ordinary shares from the open market at an average price of RM 0.136 per share. The total consideration paid for the purchase was RM 781,753 including transaction costs. The shares purchased are being held as treasury shares in accordance with Section 127(6) of the Companies Act 2016 and are presented as a deduction from equity.

As at 31 December 2025, the Company held as treasury shares a total of 5,619,900 of its 699,999,992 issued and fully paid-up ordinary shares. The treasury shares are held at a carrying amount of RM 781,753.

DIRECTORS' REPORT (CONT'D)

OPTIONS GRANTED OVER UNISSUED SHARES

During the financial year, no options were granted by the Company to any person to take up any unissued shares in the Company except for the Warrants.

WARRANTS

As at the end of the financial year, the Company has the following outstanding warrants:

Warrants	Exercise price per ordinary share	Expiry date	Number of warrants outstanding as at 31 December 2025
Warrants B 2024/2027	RM 0.185	25 July 2027	174,999,220

Warrants B 2024/2027 were issued on 26 July 2024 pursuant to the bonus issue of 174,999,220 free warrants in the Company on the basis of one free warrant for every four existing ordinary shares in the Company. The warrants entitle the holders to subscribe for new ordinary shares in the Company on the basis of one new ordinary share for every warrant held at an exercise price of RM 0.185 per ordinary share within 3 years from the date of the issue of the warrants. The exercise price of the warrants is subject to adjustment from time to time accordance with the conditions stipulated in the Deed Poll created on 3 July 2024.

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were made out, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for impairment losses on receivables and satisfied themselves that there are no known bad debts and that no allowance for impairment losses on receivables is required.

At the date of this report, the directors are not aware of any circumstances that would require the writing off of bad debts, or the allowance for impairment losses on receivables in the financial statements of the Group and of the Company.

CURRENT ASSETS

Before the financial statements of the Group and of the Company were made out, the directors took reasonable steps to ensure that any current assets, which were unlikely to be realised in the ordinary course of business, including their value as shown in the accounting records of the Group and of the Company, have been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances which have arisen which render adherence to the existing methods of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

DIRECTORS' REPORT (CONT'D)

CONTINGENT AND OTHER LIABILITIES

At the date of this report, there does not exist:

- (a) any charge on the assets of the Group and of the Company that has arisen since the end of the financial year which secures the liabilities of any other person; or
- (b) any contingent liability of the Group and of the Company which has arisen since the end of the financial year.

No contingent or other liability of the Group and of the Company has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the directors, will or may substantially affect the ability of the Group and of the Company to meet their obligations when they fall due.

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF AN UNUSUAL NATURE

The results of the operations of the Group and of the Company during the financial year were not, in the opinion of the directors, substantially affected by any item, transaction or event of a material and unusual nature.

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors, to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

HOLDING COMPANY

The Company is a subsidiary of Exelient Sdn. Bhd., a company incorporated in Malaysia, which is also regarded by the directors as the ultimate holding company.

SUBSIDIARIES

- (a) The details of the Company's subsidiaries are as follows:

Name of subsidiaries	Place of incorporation	Percentage of issued share capital held by parent 2025 %	Principal activities
Subsidiaries of the Company			
Mobilia International Sdn. Bhd. ("MISB")	Malaysia	100	Investment holding, design, manufacturing and sale of furniture and furniture parts
H & S Usaha Jati Sdn. Bhd. ("H&S")	Malaysia	100	Property investment holding company

- (b) The available auditors' reports on the financial statements of the subsidiaries did not contain qualification.

DIRECTORS' REPORT (CONT'D)

DIRECTORS

The names of directors of the Company who served during the financial year and up to the date of this report are as follows:

Quek Wee Seng*
 Quek Wee Seong*
 Quek Yan Song (Alternate to Quek Wee Seng)
 Datin Siah Li Mei
 Lim See Tow
 Tajul Arifin Bin Mohd Tahir
 Yap Ee Ling

* Director of Mobilia International Sdn. Bhd. and H & S Usaha Jati Sdn. Bhd.

DIRECTORS' INTERESTS

According to the register of directors' shareholdings, the interests of directors holding office at the end of the financial year in shares, options over unissued shares or debentures of the Company and its related corporations during the financial year are as follows:

		Number of Ordinary Shares			
		At			At
		01.01.2025	Bought	Sold	31.12.2025
The Company					
Quek Wee Seng	- Direct	3,080,000	-	-	3,080,000
	- Indirect ⁽¹⁾	484,294,475	-	-	484,294,475
Quek Wee Seong	- Direct	3,080,000	-	-	3,080,000
	- Indirect ⁽²⁾	483,840,000	-	-	483,840,000

Holding company – Exelient Sdn. Bhd. ("ESB")

		Number of Ordinary Shares			
		At			At
		01.01.2025	Bought	Sold	31.12.2025
Quek Wee Seng		500,001	-	-	500,001
Quek Wee Seong		500,001	-	-	500,001

Notes:

- (1) Deemed interest by virtue of his wife, Leong Yok Moy, his father, Quek Gim Hong @ Keh Gim Hong, his brother Quek Wee Seong and his direct interests in ESB.
- (2) Deemed interest by virtue of his father, Quek Gim Hong @ Keh Gim Hong, his brother, Quek Wee Seng and his direct interests in ESB.

By virtue of their shareholdings in the Company and ESB, Quek Wee Seng and Quek Wee Seong are deemed to have interests in shares of the Company and its related corporations during the financial year to the extent that ESB has an interest, in accordance with Section 8 of the Companies Act 2016.

The other directors holding office at the end of the financial year had no interest in shares, options over unissued shares or debentures of the Company or its related corporations during the financial year.

DIRECTORS' REPORT (CONT'D)

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director has received or become entitled to receive any benefit (other than directors' remuneration as disclosed in the "Directors' Remuneration" section of this report) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest.

Neither during nor at the end of the financial year was the Group or the Company a party to any arrangements whose object is to enable the directors to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

DIRECTORS' REMUNERATION

The details of the directors' remuneration paid or payable to the directors of the Company during the financial year are as follows:

	The Group RM	The Company RM
Directors		
Executive directors:		
Salaries, bonuses and other benefits	1,174,063	7,000
Contributions to defined contribution benefits	139,548	-
	1,313,611	7,000
Non-executive directors:		
Fees	182,400	182,400
Salaries, bonuses and other benefits	14,000	14,000
	196,400	196,400
Total directors' remuneration	1,583,411	203,400
Estimated money value of benefits-in-kind	73,400	-

INDEMNITY AND INSURANCE COST

No indemnities were given to, nor insurance effected for, the directors, officers or auditors of the Group and of the Company.

DIRECTORS' REPORT
(CONT'D)**AUDITORS**

The auditors, Crowe Malaysia PLT, have expressed their willingness to continue in office.

The details of the auditors' remuneration for the financial year are as follows:

	The Group RM	The Company RM
Audit fees	93,500	35,000
Non-audit fees	5,000	5,000
	<hr/> 98,500	<hr/> 40,000

Signed in accordance with a resolution of the directors dated 13 April 2026.

Quek Wee Seng

Quek Wee Seong

**STATEMENT BY
DIRECTORS**

PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, Quek Wee Seng and Quek Wee Seong, being two of the directors of Mobilia Holdings Berhad, state that, in the opinion of the directors, the financial statements set out on pages 101 to 142 are drawn up in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 31 December 2025 and of their financial performance and cash flows for the financial year ended on that date.

Signed in accordance with a resolution of the directors dated 13 April 2026.

Quek Wee Seng**Quek Wee Seong****STATUTORY
DECLARATION**

PURSUANT TO SECTION 251(1)(B) OF THE COMPANIES ACT 2016

I, Tan Ley Wun, MIA membership number: 43087 being the officer primarily responsible for the financial management of Mobilia Holdings Berhad, do solemnly and sincerely declare that the financial statements set out on pages 101 to 142 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the declaration to be true, and by virtue of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by the abovementioned
Tan Ley Wun at Muar in the State of Johor Darul Takzim
on this 13 April 2026.

Tan Ley Wun

Before me

Lim Pei Ling (No. J 328)
Commissioner for Oaths

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MOBILIA HOLDINGS BERHAD

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Mobilia Holdings Berhad, which comprise the statements of financial position of the Group and of the Company as at 31 December 2025, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 101 to 142.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2025, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountant's *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matter described below to be the key audit matter to be communicated in our report.

Carrying Amount of Inventories Refer to Note 8 to the financial statements	
Key Audit Matter	How our audit addressed the Key Audit Matter
<p>The Group held inventories with carrying amount of RM 10,992,162 as at 31 December 2025.</p> <p>The carrying amount of inventories is stated at the lower of cost and net realisable value.</p> <p>We have considered carrying value of inventories as a key area of our audit as management periodically reviews the inventories for potential write-down by considering their aging profile, estimation of market price fluctuation and net realisable value. These reviews involve judgements and estimation uncertainty in forming expectations about future consumptions, sales and demands.</p>	<p>Our procedures included, amongst others:</p> <ul style="list-style-type: none"> • Reviewed the net realisable value of inventories. • Evaluated the reasonableness and adequacy of the allowances for obsolete and slow-moving inventories • Reviewed the ageing analysis of inventories and tested its reliability.

**INDEPENDENT AUDITORS' REPORT
(CONT'D)****Information Other than the Financial Statements and Auditors' Report Thereon**

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia. The directors are also responsible for such internal control as the directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatements, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intends to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

INDEPENDENT AUDITORS' REPORT (CONT'D)

Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:
(Cont'd)

- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public communication in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

OTHER MATTERS

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

Goh Siow Yen
03557/03/2027 J
Chartered Accountant

Muar, Johor Darul Takzim

Date: 13 April 2026

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2025

	Note	The Group		The Company	
		2025 RM	2024 RM	2025 RM	2024 RM
ASSETS					
NON-CURRENT ASSETS					
Investment in subsidiaries	6	–	–	32,843,720	32,843,720
Property, plant and equipment	7	63,896,157	62,331,292	–	–
		63,896,157	62,331,292	32,843,720	32,843,720
CURRENT ASSETS					
Inventories	8	10,992,162	14,234,979	–	–
Trade receivables	9	7,860,904	8,584,903	–	–
Other receivables, deposits and prepayments	10	2,317,760	1,833,102	2,223,757	4,992,480
Short-term investments	11	13,493,066	11,913,219	–	–
Current tax assets		226,797	–	–	–
Deposits with licensed banks	12	9,487,741	8,190,675	7,141,525	5,907,799
Cash and bank balances		13,209,515	11,489,535	1,322,237	208,453
		57,587,945	56,246,413	10,687,519	11,108,732
TOTAL ASSETS		121,484,102	118,577,705	43,531,239	43,952,452
EQUITY AND LIABILITIES					
EQUITY					
Share capital	13	36,696,001	36,696,001	36,696,001	36,696,001
Treasury shares	14	(781,753)	–	(781,753)	–
Re-organisation reserve	15	(22,496,000)	(22,496,000)	–	–
Retained profits		70,124,227	65,432,735	1,870,902	842,700
TOTAL EQUITY		83,542,475	79,632,736	37,785,150	37,538,701
NON-CURRENT LIABILITIES					
Borrowings	16	18,852,188	20,281,930	4,988,585	5,703,386
Deferred tax liabilities	17	3,147,556	3,147,556	–	–
		21,999,744	23,429,486	4,988,585	5,703,386
CURRENT LIABILITIES					
Trade payables	18	5,973,108	4,846,383	–	–
Other payables and accruals	19	6,634,065	5,741,183	41,339	42,989
Borrowings	16	3,325,291	4,782,776	706,746	663,919
Current tax liabilities		9,419	145,141	9,419	3,457
		15,941,883	15,515,483	757,504	710,365
TOTAL LIABILITIES		37,941,627	38,944,969	5,746,089	6,413,751
TOTAL EQUITY AND LIABILITIES		121,484,102	118,577,705	43,531,239	43,952,452

The annexed notes form an integral part of these financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	The Group		The Company	
		2025 RM	2024 RM	2025 RM	2024 RM
REVENUE	20	94,913,192	105,376,309	5,000,000	4,700,000
OTHER INCOME		533,567	1,491,247	–	–
CHANGES IN INVENTORIES OF FINISHED GOODS AND WORK-IN-PROGRESS		(2,786,185)	(1,805,915)	–	–
RAW MATERIALS USED		(43,159,698)	(47,056,009)	–	–
DEPRECIATION		(3,427,717)	(3,138,398)	–	–
STAFF COSTS	22	(24,467,490)	(25,372,674)	(203,400)	(227,040)
FINANCE COSTS	23	(985,430)	(1,189,951)	(249,722)	(284,319)
OTHER EXPENSES		(11,274,264)	(11,444,712)	(226,411)	(483,120)
RESULTS FROM OPERATING ACTIVITIES		9,345,975	16,859,897	4,320,467	3,705,521
INTEREST INCOME		524,177	548,686	234,849	241,796
PROFIT BEFORE TAX	24	9,870,152	17,408,583	4,555,316	3,947,317
INCOME TAX EXPENSE	25	(1,705,134)	(4,134,977)	(53,588)	(98,330)
PROFIT AFTER TAX AND TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ATTRIBUTABLE TO OWNERS OF THE COMPANY		8,165,018	13,273,606	4,501,728	3,848,987
EARNINGS PER SHARE (RM)	26				
Basic		0.01	0.02		
Diluted		N.A	N.A		

Note:

N.A - Not applicable. There are no dilutive potential equity instruments that would effect to the basic earnings per share.

The annexed notes form an integral part of these financial statements.

STATEMENT OF
CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Share capital RM	Treasury share RM	Non distributable Re-organisation reserve RM	Distributable Retained profits RM	Total equity RM
The Group					
Balance at 1 January 2024	36,696,001	-	(22,496,000)	55,659,127	69,859,128
Profit after tax and total comprehensive income for the financial year	-	-	-	13,273,606	13,273,606
Distributions to owners of the Company - Dividends	-	-	-	(3,499,998)	(3,499,998)
	27				
Balance at 31 December 2024 / 1 January 2025	36,696,001	-	(22,496,000)	65,432,735	79,632,736
Profit after tax and total comprehensive income for the financial year	-	-	-	8,165,018	8,165,018
Purchase of treasury shares	-	(781,753)	-	-	(781,753)
Distributions to owners of the Company - Dividends	-	-	-	(3,473,526)	(3,473,526)
	27				
Balance at 31 December 2025	36,696,001	(781,753)	(22,496,000)	70,124,227	83,542,475

The annexed notes form an integral part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
(CONT'D)

	Note	Share capital RM	Treasury share RM	<u>Distributable Retained profits RM</u>	Total equity RM
The Company					
Balance at 1 January 2024		36,696,001	–	493,711	37,189,712
Profit after tax and total comprehensive income for the financial year		–	–	3,848,987	3,848,987
Distributions to owners of the Company - Dividends	27	–	–	(3,499,998)	(3,499,998)
<hr/>					
Balance at 31 December 2024 / 1 January 2025		36,696,001	–	842,700	37,538,701
Profit after tax and total comprehensive income for the financial year		–	–	4,501,728	4,501,728
Purchase of treasury shares		–	(781,753)	–	(781,753)
Distributions to owners of the Company - Dividends	27	–	–	(3,473,526)	(3,473,526)
<hr/>					
Balance at 31 December 2025		36,696,001	(781,753)	1,870,902	37,785,150

The annexed notes form an integral part of these financial statements.

**STATEMENT OF
CASH FLOWS**

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	The Group		The Company	
		2025 RM	2024 RM	2025 RM	2024 RM
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES					
Profit before tax		9,870,152	17,408,583	4,555,316	3,947,317
Adjustments for:					
Depreciation of property, plant and equipment		3,427,717	3,138,398	–	–
Dividend income from a subsidiary		–	–	(5,000,000)	(4,700,000)
Gain on disposal of property, plant and equipment		(78,700)	–	–	–
Property, plant and equipment written off		35,945	3,018	–	–
Unrealised loss/(gain) on foreign exchange		647,681	(119,672)	–	–
Interest expenses		980,557	1,179,125	249,722	284,319
Interest income		(524,177)	(548,686)	(234,849)	(241,796)
OPERATING PROFIT/(LOSS) BEFORE WORKING CAPITAL CHANGES					
		14,359,175	21,060,766	(429,811)	(710,160)
Inventories		3,242,817	412,550	–	–
Trade receivables		469,143	267,444	–	–
Other receivables, deposits and prepayments		(235,053)	447,183	2,768,723	264,276
Trade payables		1,126,725	(962,437)	–	–
Other payables and accruals		950,045	(936,315)	(1,650)	6,989
CASH FROM/(FOR) OPERATIONS					
		19,912,852	20,289,191	2,337,262	(438,895)
Interest received		524,177	548,686	234,849	241,796
Tax paid		(2,500,935)	(3,749,619)	(55,154)	(50,984)
Tax refund		433,282	–	7,528	–
NET CASH FROM/(FOR) OPERATING ACTIVITIES					
		18,369,376	17,088,258	2,524,485	(248,083)
CASH FLOWS (FOR)/FROM INVESTING ACTIVITIES					
Deposit paid for purchase of property, plant and equipment	10(b)	(249,605)	(12,680)	–	–
Dividend received from a subsidiary		–	–	5,000,000	4,700,000
Proceeds from disposal of property, plant and equipment		87,500	–	–	–
Purchase of property, plant and equipment	28(a)	(5,026,681)	(3,471,017)	–	–
NET CASH (FOR)/FROM INVESTING ACTIVITIES					
		(5,188,786)	(3,483,697)	5,000,000	4,700,000

The annexed notes form an integral part of these financial statements.

STATEMENT OF CASH FLOWS
(CONT'D)

	Note	The Group		The Company	
		2025 RM	2024 RM	2025 RM	2024 RM
CASH FLOWS (FOR)					
FINANCING ACTIVITIES					
Dividends paid	27	(3,473,526)	(3,499,998)	(3,473,526)	(3,499,998)
Drawdown of bankers' acceptance	28(b)	3,428,965	10,120,078	–	–
Drawdown of term loans	28(b)	2,000,000	–	–	–
Interest paid	28(b)	(980,557)	(1,179,125)	(249,722)	(284,319)
Purchase of treasury shares		(781,753)	–	(781,753)	–
Repayment of bankers' acceptances	28(b)	(4,578,922)	(11,949,269)	–	–
Repayment of hire purchase payables	28(b)	(555,323)	(639,138)	–	–
Repayment of term loans	28(b)	(3,181,947)	(3,019,218)	(671,974)	(637,378)
NET CASH (FOR)					
FINANCING ACTIVITIES					
		(8,123,063)	(10,166,670)	(5,176,975)	(4,421,695)
NET INCREASE IN CASH AND CASH EQUIVALENTS					
		5,057,527	3,437,891	2,347,510	30,222
EFFECTS OF FOREIGN EXCHANGE TRANSLATION					
		(460,634)	(118,685)	–	–
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR					
		30,943,429	27,624,223	6,116,252	6,086,030
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR					
	28(c)	35,540,322	30,943,429	8,463,762	6,116,252

The annexed notes form an integral part of these financial statements.

NOTES TO THE
FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. GENERAL INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia. The registered office and principal place of business are as follows:

Registered office	:	No. 7 (1 st Floor) Jalan Pesta 1/1 Taman Tun Dr. Ismail 1 Jalan Bakri 84000 Muar Johor Darul Takzim
Principal place of business	:	Lot 2782 GRN 92507 Jalan Kempas 1 Mukim Jalan Bakri 84200 Muar Johor Darul Takzim

These financial statements comprise both separate and consolidated financial statements. The financial statements of the Company are separate financial statements, while the financial statements of the Group are consolidated financial statements that include those of the Company and its subsidiaries as of the end of the reporting period. The Company and its subsidiaries are collectively referred to as “the Group”.

The financial statements of the Company and of the Group are presented in Ringgit Malaysia (“RM”), which is the Company’s functional and presentation currency.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors dated 13 April 2026.

2. HOLDING COMPANY

The Company is a subsidiary of Exelient Sdn. Bhd., a company incorporated in Malaysia, which is also regarded by the directors as the ultimate holding company.

3. PRINCIPAL ACTIVITIES

The Company is principally engaged in the business of investment holding and provision of management services. The principal activities of the subsidiaries are set out in Note 6 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

4. BASIS OF PREPARATION

The financial statements of the Group and of the Company are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under material accounting policy information, and in compliance with Malaysian Financial Reporting Standards ("MFRSs"), IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia.

- 4.1 During the current financial year, the Group and the Company have adopted the following new accounting standards and/or interpretations (including the consequential amendments, if any):

MFRSs and/or IC Interpretations (Including The Consequential Amendments)

Amendments to MFRS 121: Lack of Exchangeability

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the financial statements of the Group and of the Company.

- 4.2 The Group and the Company have not applied in advance the following accounting standards and/or interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial year:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective Date
MFRS 18 Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 9 and MFRS 7: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 9 and MFRS 7: Contracts Referencing Nature-dependent Electricity	1 January 2026
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 19: Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121: Translation to a Hyperinflationary Presentation Currency	1 January 2027
Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group and the Company upon their initial application except as follows:

MFRS 18 Presentation and Disclosure of Financial Statements

MFRS 18 'Presentation and Disclosure in Financial Statements' will replace MFRS 101 'Presentation of Financial Statements' upon its adoption. This new standard aims to enhance the transparency and comparability of financial information by introducing new disclosure requirements. Specifically, it requires that income and expenses be classified into 3 defined categories: "operating", "investing" and "financing" and introduces 2 new subtotals: "operating profit or loss" and "profit or loss before financing and income tax". In addition, MFRS 18 requires the disclosure of management-defined performance measures and sets out principles for the aggregation and disaggregation of information, which will apply to all primary financial statements and their accompanying notes. The statement of financial position and the statement of cash flows will also be affected. The potential impact of the new standard on the financial statements of the Group and of the Company has yet to be assessed.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**5. MATERIAL ACCOUNTING POLICY INFORMATION****5.1 Critical accounting estimates and judgements***Key sources of estimation uncertainty*

Management believes that there are no key assumptions made concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year other than as disclosed below:

(i) Depreciation of property, plant and equipment

The estimates for the residual values, useful lives and related depreciation charges for property, plant and equipment are based on commercial factors that could change significantly due to technical innovations and competitors' actions in response to the market conditions. The Group and the Company anticipate that the residual values of its property, plant and equipment will be insignificant. As a result, residual values are not being taken into consideration for the computation of the depreciable amount. Changes in expected usage levels and technological development could affect the economic useful lives and residual values of these assets; therefore, future depreciation charges may be revised. The carrying amount of property, plant and equipment as at the reporting date is disclosed in Note 7 to the financial statements.

(ii) Write-down of inventories

Management periodically reviews damaged, obsolete and slow-moving inventory. These reviews require judgement and estimates. Possible changes in these estimates could result in revisions to the valuation of inventories. The carrying amount of inventories as at the reporting date is disclosed in Note 8 to the financial statements.

(iii) Impairment of trade receivables

The Group uses the simplified approach to estimate a lifetime expected credit loss allowance for all trade receivables. The Group develops expected loss rates based on the payment profiles of past sales and the corresponding historical credit losses, and adjusts them for qualitative and quantitative, reasonable and supportable, forward-looking information, where applicable. If the expectation is different from the estimation, such a difference will impact the carrying value of trade receivables. The carrying amounts of trade receivables as at the reporting date is disclosed in Note 9 to the financial statements.

(iv) Income taxes

There are certain transactions and computations for which the ultimate tax determination may be different from the initial estimates. The Group and the Company recognise tax liabilities based on their understanding of the prevailing tax laws and estimates of whether such taxes will be due in the ordinary course of business. Where the final outcome of these matters is different from the amounts that were initially recognised, such difference will impact the income tax expense and deferred tax balances in the period in which such determination is made. The carrying amount of current tax assets and current tax liabilities of the Group are RM 226,797 and RM 9,419 (2024: current tax liabilities of RM 145,141). The carrying amount of current tax liabilities of the Company is RM 9,419 (2024: current tax liabilities of RM 3,457).

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**5. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)****5.1 Critical accounting estimates and judgements (Cont'd)***Critical judgement made in applying accounting policies*

Management believes that there are no instances of application of critical judgement in applying the accounting policies of the Group and of the Company which will have a significant effect on the amounts recognised in the financial statements.

5.2 Financial instruments**(a) Financial assets**Financial assets through profit or loss

The financial assets are initially measured at fair value. Subsequent to the initial recognition, the financial assets are remeasured to their fair value at the reporting date with any fair value changes recognised in profit or loss. The fair value changes do not include interest and dividend income.

Financial assets at amortised cost

The financial assets are initially measured at fair value plus transaction costs except for trade receivables without a significant financing component which are measured at the transaction price only. Subsequent to the initial recognition, all financial assets are measured at amortised cost less any impairment losses.

(b) Financial liabilitiesFinancial liabilities at amortised cost

The financial liabilities are initially measured at fair value less transaction costs. Subsequent to the initial recognition, the financial liabilities are measured at amortised cost.

(c) EquityOrdinary Shares

Ordinary shares are recorded on initial recognition at the proceeds received less directly attributable transaction costs incurred. The ordinary shares are not remeasured subsequently.

Treasury Shares

Treasury shares are recorded on initial recognition at the consideration paid less directly attributable transaction costs incurred. The treasury shares are not remeasured subsequently.

No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the treasury shares. If such shares are issued by resale, any difference between the sales consideration received and the carrying amount of the treasury shares is recognised in equity. Where treasury shares are cancelled, their carrying amounts are shown as a movement in retained profits.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

5. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

5.3 Basis of consolidation

The Group applies the acquisition method of accounting for all business combination except for those involving entities under common control which are accounted for by applying the merger method of accounting.

Under the merger method of accounting, the assets and liabilities of the merger entities are reflected in the financial statements of the Group at their carrying amounts reported in the individual financial statements. The consolidated statement of profit or loss and other comprehensive income reflects the results of the merger entities for the full reporting period (irrespective of then the combination takes place) and comparatives are presented as if the entities had always been combined since the date for which the entities had come under common control.

The difference between the cost of the merger and the share capital of the merger entities is reflected within equity as re-organisation reserve.

5.4 Investment in subsidiaries

Investments in subsidiaries, which are eliminated on consolidation, are stated in the financial statements of the Company at cost less impairment losses, if any.

5.5 Property, plant and equipment

All items of property, plant and equipment are initially measured at cost.

Subsequent to the initial recognition, all property, plant and equipment, other than freehold land and buildings, are stated at cost less accumulated depreciation and any accumulated impairment losses.

Freehold land is not depreciated. Depreciation on other property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over the estimated useful lives. The principal annual depreciation rates are:

Buildings	2% - 10%
Office equipment, renovation, furniture and fittings	10% - 20%
Factory equipment, plant and machinery	10%
Motor vehicles	20%

5.6 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on the first-in, first-out method and comprises all costs of purchase, cost of conversion plus other costs incurred in bringing the inventories to their present location and condition.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**6. INVESTMENT IN SUBSIDIARIES**

	The Company	
	2025 RM	2024 RM
Unquoted shares, at cost		
At 1 January / 31 December	32,843,720	32,843,720

The details of the subsidiaries are as follows:

Name of subsidiaries	Place of incorporation	Percentage of issued share capital held by parent		Principal activities
		2025 %	2024 %	
Subsidiaries of the Company				
Mobilia International Sdn. Bhd. ("MISB")	Malaysia	100	100	Investment holding, design, manufacturing and sale of furniture and furniture parts.
H & S Usaha Jati Sdn. Bhd. ("H&S")	Malaysia	100	100	Property investment holding company.
Subsidiary of MISB				
Mobilia Design Sdn. Bhd.	Malaysia	–	100	Ceased business operations since 1 April 2020 and commenced members' voluntary winding up on 12 June 2020. The winding-up process was completed during the financial year.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**7. PROPERTY, PLANT AND EQUIPMENT**

The Group	Freehold land RM	Buildings RM	Office equipment, renovation, furniture and fittings RM	Factory equipment, plant and machinery RM	Motor vehicles RM	Total RM
At cost						
At 1 January 2025	22,360,552	27,182,959	1,974,301	20,394,668	6,683,471	78,595,951
Additions	-	15,103	68,713	4,302,698	650,813	5,037,327
Disposal	-	-	-	-	(489,248)	(489,248)
Write-off	-	-	-	(641,101)	-	(641,101)
At 31 December 2025	22,360,552	27,198,062	2,043,014	24,056,265	6,845,036	82,502,929
Less : Accumulated depreciation						
At 1 January 2025	-	2,134,422	777,156	10,605,847	2,747,234	16,264,659
Charge for the financial year	-	549,895	191,926	2,004,788	681,108	3,427,717
Disposal	-	-	-	-	(480,448)	(480,448)
Write-off	-	-	-	(605,156)	-	(605,156)
At 31 December 2025	-	2,684,317	969,082	12,005,479	2,947,894	18,606,772
Carrying amount						
At 31 December 2025	22,360,552	24,513,745	1,073,932	12,050,786	3,897,142	63,896,157

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**7. PROPERTY, PLANT AND EQUIPMENT (CONT'D)**

The Group	Freehold land RM	Buildings RM	Office equipment, renovation, furniture and fittings RM	Factory equipment, plant and machinery RM	Motor vehicles RM	Total RM
At cost						
At 1 January 2024	22,360,552	25,795,763	1,690,236	18,953,488	4,643,823	73,443,862
Additions	-	1,387,196	333,621	1,466,361	2,070,848	5,258,026
Write-off	-	-	(49,556)	(25,181)	(31,200)	(105,937)
At 31 December 2024	22,360,552	27,182,959	1,974,301	20,394,668	6,683,471	78,595,951
Less : Accumulated depreciation						
At 1 January 2024	-	1,594,995	638,179	8,796,593	2,199,413	13,229,180
Charge for the financial year	-	539,427	185,515	1,834,435	579,021	3,138,398
Write-off	-	-	(46,538)	(25,181)	(31,200)	(102,919)
At 31 December 2024	-	2,134,422	777,156	10,605,847	2,747,234	16,264,659
Carrying amount						
At 31 December 2024	22,360,552	25,048,537	1,197,145	9,788,821	3,936,237	62,331,292

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

7. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

- (a) The following property, plant and equipment have been pledged to a licensed bank as security for banking facilities granted to the Group (Note 16):

	The Group	
	2025	2024
	RM	RM
Carrying amount		
Freehold land	12,422,959	12,422,959
Buildings	24,485,045	25,014,917
Factory equipment, plant and machinery	5,806,827	4,331,552
Motor vehicle	98,867	183,267
	42,813,698	41,952,695

- (b) The following property, plant and equipment were acquired under hire purchase instalments plans (Note 16):

	The Group	
	2025	2024
	RM	RM
Carrying amount		
Motor vehicle	2,441,361	2,831,435
	2,441,361	2,831,435

- (c) There is no property, plant and equipment in the Company throughout the current and previous financial year.

8. INVENTORIES

	The Group	
	2025	2024
	RM	RM
Raw materials	5,753,223	6,209,856
Work-in-progress	1,593,299	3,937,332
Finished goods	3,645,640	4,087,791
	10,992,162	14,234,979
Recognised in profit or loss:		
Inventories recognised as cost of sales	45,945,884	48,861,924
	45,945,884	48,861,924

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

9. TRADE RECEIVABLES

The Group's normal trade terms range from cash term to 90 days credit (2024: cash term to 90 days credit) from date of invoices.

10. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Amount owing by subsidiaries	–	–	2,223,757	4,992,480
Deposits	1,132,230	895,305	–	–
Prepayments	692,498	656,748	–	–
Supplier deposits	322,825	177,569	–	–
Sundry receivables	170,207	103,480	–	–
	2,317,760	1,833,102	2,223,757	4,992,480

- (a) The amount owing by subsidiaries are unsecured, interest-free and repayable on demand.
- (b) Included in deposits is an amount of RM 249,605 (2024: RM 12,680) for purchase of property, plant and equipment.

11. SHORT-TERM INVESTMENTS

	The Group	
	2025 RM	2024 RM
Money market funds, at fair value	13,493,066	11,913,219

The money market funds represent investments in highly liquid money market instruments which are redeemable with one (1) day notice at known amounts of cash and are subject to an insignificant risk of changes in value.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

12. DEPOSITS WITH LICENSED BANKS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Fixed deposits with licensed banks	8,487,741	8,190,675	6,141,525	5,907,799
Short-term deposit with licensed bank	1,000,000	–	1,000,000	–
	9,487,741	8,190,675	7,141,525	5,907,799

- (a) The deposits with licensed banks of the Group and of the Company at the end of the reporting period bear effective interest rates of 2.00% to 3.60% (2024: 2.90% to 4.05%) per annum and 2.00% to 3.60% (2024: 4.05%) per annum respectively. The deposits have maturity period ranging from 3 to 12 months (2024: 3 to 12 months) and 5 days to 3 months (2024: 3 months) respectively.
- (b) Included in the fixed deposits with licensed banks of the Group at the end of the reporting period was an amount of RM 650,000 (2024: RM 650,000) pledged to a licensed bank as security for banking facilities granted to the Group.

13. SHARE CAPITAL

	The Group and The Company			
	2025		2024	
	Number of shares	RM	Number of shares	RM
Issued and fully paid-up				
Ordinary shares				
At 1 January / 31 December	699,999,992	36,696,001	699,999,992	36,696,001

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company and are entitled to one vote per ordinary share at meetings of the Company. The ordinary shares have no par value.

14. TREASURY SHARES

During the financial year, the Company has purchased 5,619,900 of its issued ordinary shares from the open market at an average price of RM 0.136 per share. The total consideration paid for the purchase was RM 781,753 including transaction costs. The ordinary shares purchased are held as treasury shares in accordance with Section 127(6) of the Companies Act 2016.

Out of total 699,999,992 issued and paid-up shares at the end of the reporting period, 5,619,900 ordinary shares are held as treasury shares by the Company. None of the treasury shares were resold during the financial year.

Treasury shares have no rights to vote, receive dividends or participate in any other distribution. Treasury shares shall not be taken into account in calculating the number or percentage of shares or of a class of shares in the Company for any purposes including substantial shareholding, take-overs, notices, the requisition of meeting, the quorum for a meeting and the result of a vote on a resolution at a meeting.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

15. RE-ORGANISATION RESERVE

The re-organisation reserve arose from the differences between carrying value of the investment and the nominal value of the shares of a subsidiary upon consolidation under merger accounting principles.

16. BORROWINGS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Current liabilities				
Secured - Bankers' acceptances	–	1,149,957	–	–
- Hire purchase payables	436,259	551,492	–	–
- Term loans	2,889,032	3,081,327	706,746	663,919
	3,325,291	4,782,776	706,746	663,919
Non-current liabilities				
Secured - Hire purchase payables	788,982	1,229,072	–	–
- Term loans	18,063,206	19,052,858	4,988,585	5,703,386
	18,852,188	20,281,930	4,988,585	5,703,386
	22,177,479	25,064,706	5,695,331	6,367,305
Total borrowings				
Secured - Bankers' acceptances	–	1,149,957	–	–
- Hire purchase payables	1,225,241	1,780,564	–	–
- Term loans	20,952,238	22,134,185	5,695,331	6,367,305
	22,177,479	25,064,706	5,695,331	6,367,305

(a) The borrowings are secured by the followings:

- (i) Freehold land and buildings of the Group (Note 7(a));
- (ii) Specific debenture over factory equipment, plant and machinery and motor vehicles of the Group (Note 7(a));
- (iii) Fixed deposit with a licensed bank (Note 12); and
- (iv) Corporate guarantee provided by the Company.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

16. BORROWINGS (CONT'D)

(b) The major covenants of the borrowings are as follows:

- (i) Gearing ratio shall not exceed 1.5 times
- (ii) Dividend declared shall not exceed 50% of its respective year's profit after tax.

The covenants are tested annually, 31 December. The Group has complied with the covenants throughout the reporting periods.

The Group has no indication that it will face difficulties complying with the covenant within 12 months after the reporting date.

(c) The interest rate profile of the term loans is summarised below:

	The Group		The Company	
	2025 %	2024 %	2025 %	2024 %
Bankers' acceptances	–	3.61	–	–
Hire purchase payables	3.94 - 4.44	3.94 - 4.44	–	–
Term loans	4.00 - 5.55	4.25 - 5.80	4.00	4.25

17. DEFERRED TAX LIABILITIES

	The Group	
	2025 RM	2024 RM
At 1 January	3,147,556	3,018,556
Recognised in profit or loss (Note 25)	–	129,000
At 31 December	3,147,556	3,147,556

18. TRADE PAYABLES

The normal trade terms granted to the Group by suppliers range from cash term to 45 days credit (2024: cash term to 45 days credit).

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

19. OTHER PAYABLES AND ACCRUALS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Accruals	3,385,560	3,239,953	40,000	40,000
Customer deposits	2,305,883	1,812,612	–	–
Sales tax payable	10,476	4,734	–	–
Sundry payables	932,146	683,884	1,339	2,989
	6,634,065	5,741,183	41,339	42,989

Included in sundry payables of the Group is an amount of RM 159,985 (2024: RM 149,339) payable for the purchase of property, plant and equipment.

20. REVENUE

Revenue of the Group and the Company comprises the followings:

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Revenue from contracts with customers				
<u>Recognised at a point in time</u>				
Sales of furniture and furniture parts	94,913,192	105,376,309	–	–
Revenue from other sources				
Dividend income	–	–	5,000,000	4,700,000
	94,913,192	105,376,309	5,000,000	4,700,000

(a) The information on the disaggregation of revenue by geographical market is disclosed in Note 30(b).

(b) The information about the performance obligations in contracts with customers is summarised below:

Nature of goods or services	Timing and method of revenue recognition	Significant payment terms	Variable considerations	Warranty and obligation for returns or refunds
Sale of furniture and furniture parts.	When the goods are delivered or shipped and accepted by customers.	Cash term - 90 days of credit from date of invoice.	Not applicable.	Not applicable.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

20. REVENUE (CONT'D)

(c) The information of the revenue from other sources is summarised below:

Dividend income

Dividend income is recognised when the right to receive dividend payment is established.

21. KEY MANAGEMENT PERSONNEL COMPENSATION

The key management personnel of the Group and of the Company include executive directors and non-executive directors of the Company and certain members of senior management of the Group and of the Company.

The key management personnel compensation during the financial year are as follows:

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
(a) Directors				
Executive directors:				
Salaries, bonuses and other benefits	1,174,063	1,152,814	7,000	18,120
Defined contribution benefits	139,548	135,726	–	–
	1,313,611	1,288,540	7,000	18,120
Non-executive directors:				
Fees	182,400	182,400	182,400	182,400
Salaries, bonuses and other benefits	14,000	26,520	14,000	26,520
	196,400	208,920	196,400	208,920
Total directors' remuneration	1,510,011	1,497,460	203,400	227,040
Estimated monetary value of benefits-in-kind	73,400	73,400	–	–
(b) Other key management personnel				
Salaries, bonuses and other benefits	803,024	762,707	–	–
Defined contribution benefits	95,013	90,986	–	–
	898,037	853,693	–	–
Total compensation for other key management personnel	898,037	853,693	–	–
Estimated monetary value of benefits-in-kind	23,200	6,250	–	–

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

22. STAFF COSTS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Key management personnel compensation	2,408,048	2,351,153	203,400	227,040
Other staff costs				
Salaries, bonuses and other benefits	21,535,948	22,523,660	–	–
Defined contribution benefits	523,494	497,861	–	–
	22,059,442	23,021,521	–	–
	24,467,490	25,372,674	203,400	227,040

23. FINANCE COSTS

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Interest on:				
Bankers' acceptances	30,102	87,884	–	–
Hire purchase payables	64,633	57,119	–	–
Term loans	885,822	1,034,122	249,722	284,319
	980,557	1,179,125	249,722	284,319
Bankers' acceptances charges	4,873	10,826	–	–
	985,430	1,189,951	249,722	284,319

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

24. PROFIT BEFORE TAX

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Profit before tax is arrived at after charging:				
Auditors' remuneration:				
- audit fees	93,500	93,500	35,000	35,000
- non-audit fees				
- auditors of the Company	5,000	5,000	5,000	5,000
- member firm of the auditor of the Company	18,120	35,520	3,650	3,300
Material Expenses / (Income)				
Depreciation of property, plant and equipment	3,427,717	3,138,398	-	-
Loss on foreign exchange				
- realised	45,480	-	-	-
- unrealised	647,681	-	-	-
Property, plant and equipment written off	35,945	3,018	-	-
Dividend income from short-term investments	(350,664)	(247,240)	-	-
Gain on disposal of property, plant and equipment	(78,700)	-	-	-
Gain on distribution on liquidation	-	(50,000)	-	-
Insurance claimed	-	(479,092)	-	-
Interest income on financial assets measured at amortised cost	(524,177)	(548,686)	(234,849)	(241,796)
Gain on foreign exchange				
- realised	-	(371,040)	-	-
- unrealised	-	(119,672)	-	-

25. INCOME TAX EXPENSE

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Current tax expense	2,225,000	4,138,330	54,000	55,000
(Over)/underprovision in previous financial year	(519,866)	(132,353)	(412)	43,330
	1,705,134	4,005,977	53,588	98,330
Deferred tax (Note 17):				
- Origination of temporary differences	-	194,000	-	-
- Overprovision in previous financial year	-	(65,000)	-	-
	-	129,000	-	-
	1,705,134	4,134,977	53,588	98,330

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

25. INCOME TAX EXPENSE (CONT'D)

A reconciliation of income tax expense applicable to the profit before tax at the statutory tax rate to income tax expense at the effective tax rate of the Group and of the Company are as follows:

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Profit before tax	9,870,152	17,408,583	4,555,316	3,947,317
Tax at statutory income tax rate	2,433,000	4,178,000	1,093,000	947,000
Tax effect of non-deductible expense	369,000	451,000	161,000	236,000
Tax effect of non-taxable income	(97,000)	(59,000)	(1,200,000)	(1,128,000)
Tax effect of double deduction relief	(277,000)	(258,000)	–	–
Utilisation of tax incentive	(203,000)	(23,000)	–	–
(Over)/underprovision in previous financial year:				
- current tax expense	(519,866)	(89,023)	(412)	43,330
- deferred tax expense	–	(65,000)	–	–
	1,705,134	4,134,977	53,588	98,330

Income tax is calculated at the Malaysian statutory tax rate of 24% (2024: 24%) of the estimated assessable profit for the financial year.

26. EARNINGS PER SHARE

(a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the consolidated profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial year.

	The Group	
	2025	2024
Profit after tax attributable to owners of the Company (RM)	8,165,018	13,273,606
Weighted average number of ordinary shares in issues	694,380,092	699,999,992
Basic earnings per share (RM)	0.01	0.02

(b) Diluted Earnings Per Share

The effects of potential ordinary shares arising from the conversion of warrants are anti-dilutive and accordingly, it has been ignored in the calculation of dilutive earnings per share. As a result, the diluted earnings per ordinary share is the same as basic earnings per share.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

27. DIVIDENDS

	The Group and The Company	
	2025 RM	2024 RM
<u>In respect of financial year ended 31 December 2025</u>		
Interim dividend of 0.50 sen per ordinary share	3,473,526	–
<u>In respect of financial year ended 31 December 2024</u>		
Interim dividend of 0.50 sen per ordinary share	–	3,499,998
	3,473,526	3,499,998

28. CASH FLOW INFORMATION

(a) The cash disbursed for the purchase of property, plant and equipment are as follows:

	The Group	
	2025 RM	2024 RM
Property, plant and equipment		
Cost of property, plant and equipment purchased (Note 7)	5,037,327	5,258,026
Acquired through hire purchase arrangements	–	(1,000,000)
Cash paid in respect of acquisition in previous financial year	18,832	105,654
Deposits paid in previous financial year	–	(743,324)
Unpaid balances included in sundry payables	(29,478)	(149,339)
Cash paid during the financial year	5,026,681	3,471,017

(b) The reconciliation of liabilities arising from financing activities are as follows:

The Group	Bankers' acceptances RM	Hire purchase payables RM	Term loans RM	Total RM
	At 1 January 2025	1,149,957	1,780,564	22,134,185
<u>Changes in financing cash flows</u>				
Proceeds from drawdown	3,428,965	–	2,000,000	5,428,965
Repayment of principal	(4,578,922)	(555,323)	(3,181,947)	(8,316,192)
Repayment of interest	(30,102)	(64,633)	(885,822)	(980,557)
	(1,180,059)	(619,956)	(2,067,769)	(3,867,784)
<u>Non-cash changes</u>				
Interest expenses recognised in profit or loss	30,102	64,633	885,822	980,557
	30,102	64,633	885,822	980,557
At 31 December 2025	–	1,225,241	20,952,238	22,177,479

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

28. CASH FLOW INFORMATION (CONT'D)

(b) The reconciliation of liabilities arising from financing activities are as follows: (Cont'd)

The Group	Bankers' acceptances RM	Hire purchase payables RM	Term loans RM	Total RM
At 1 January 2024	2,979,148	1,419,702	25,153,403	29,552,253
<u>Changes in financing cash flows</u>				
Proceeds from drawdown	10,120,078	–	–	10,120,078
Repayment of principal	(11,949,269)	(639,138)	(3,019,218)	(15,607,625)
Repayment of interest	(87,884)	(57,119)	(1,034,122)	(1,179,125)
	(1,917,075)	(696,257)	(4,053,340)	(6,666,672)
<u>Non-cash changes</u>				
Acquisition of new hire purchase	–	1,000,000	–	1,000,000
Interest expenses recognised in profit or loss	87,884	57,119	1,034,122	1,179,125
	87,884	1,057,119	1,034,122	2,179,125
At 31 December 2024	1,149,957	1,780,564	22,134,185	25,064,706
The Company			Term loans RM	Total RM
At 1 January 2025			6,367,305	6,367,305
<u>Changes in financing cash flows</u>				
Repayment of principal			(671,974)	(671,974)
Repayment of interest			(249,722)	(249,722)
			(921,696)	(921,696)
<u>Non-cash changes</u>				
Interest expenses recognised in profit or loss		249,722	249,722	
			249,722	249,722
At 31 December 2025			5,695,331	5,695,331
The Company			Term loans RM	Total RM
At 1 January 2024			7,004,683	7,004,683
<u>Changes in financing cash flows</u>				
Repayment of principal			(637,378)	(637,378)
Repayment of interest			(284,319)	(284,319)
			(921,697)	(921,697)
<u>Non-cash changes</u>				
Interest expenses recognised in profit or loss			284,319	284,319
			284,319	284,319
At 31 December 2024			6,367,305	6,367,305

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

28. CASH FLOW INFORMATION (CONT'D)

(c) The cash and cash equivalents comprise the following:

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Short-term investments	13,493,066	11,913,219	–	–
Fixed deposits with licensed banks	9,487,741	8,190,675	7,141,525	5,907,799
Cash and bank balances	13,209,515	11,489,535	1,322,237	208,453
	36,190,322	31,593,429	8,463,762	6,116,252
Less: Fixed deposit pledged to a licensed bank	(650,000)	(650,000)	–	–
	35,540,322	30,943,429	8,463,762	6,116,252

29. RELATED PARTY DISCLOSURES

(a) Holding company and subsidiaries

The holding company is disclosed in Note 2 to the financial statements. The subsidiaries are disclosed in Note 6 to the financial statements.

(b) Significant related party transactions and balances

The Group and the Company also carried out the following significant transactions with the related parties during the financial year:

	The Company	
	2025 RM	2024 RM
Subsidiary		
Dividend income	(5,000,000)	(4,700,000)

The significant outstanding balances of the related parties together with their terms and conditions are disclosed in Note 10 to the financial statements.

30. OPERATING SEGMENTS

(a) Business segments

Information about operating segments has not been reported separately as the Group's revenue, profit or loss, assets and liabilities are mainly confined to a single operating segment, namely furniture manufacturing.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

30. OPERATING SEGMENTS (CONT'D)

(b) Geographical information

In presenting the information on the basis of geographical segments, segmental information on non-current assets is not presented, as all non-current assets are located in Malaysia.

Segmental revenue is presented based on the geographical location of customers.

	The Group	
	2025 RM	2024 RM
Asia (excluding Malaysia)	20,236,723	22,141,422
Australasia	1,664,146	1,790,405
Europe	7,319,240	9,559,866
North America	32,701,447	31,914,584
South America	6,254,080	7,223,640
Malaysia	25,702,756	31,276,758
Africa	1,034,800	1,469,634
	94,913,192	105,376,309

(c) Major customers

The following are major customers with revenue equal to or more than 10% of the Group's total revenue:

	The Group	
	2025 RM	2024 RM
Customer A	10,542,755	10,890,370
Customer B	19,213,143	20,801,768

31. CAPITAL COMMITMENT

	The Group	
	2025 RM	2024 RM
Purchase of property, plant and equipment	122,000	–

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

32. FINANCIAL INSTRUMENTS

The activities of the Group and of the Company are exposed to a variety of market risk (including foreign currency risk, interest rate risk and equity price risk), credit risk and liquidity risk. The overall financial risk management policy focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group and of the Company.

32.1 Financial risk management policies

The policies in respect of the major areas of treasury activity are as follows:

(a) Market risk

(i) Foreign currency risk

The Group and the Company are exposed to foreign currency risk on transactions and balances that are denominated in currencies other than the respective functional currencies of entities within the Group. The currencies giving rise to this risk are primarily United States Dollar ("USD"). Foreign currency risk is monitored closely on an ongoing basis to ensure that the net exposure is at an acceptable level. The Group also holds cash and cash equivalents denominated in foreign currencies for working capital purposes.

The exposure to foreign currency risk (a currency which is other than the functional currency of the entities within the Group based on the carrying amounts of the financial instruments at the end of the reporting period is summarised below:

Foreign currency exposure

The Group	USD RM	RM RM	Others RM	Total RM
2025				
Financial assets				
Trade receivables	7,313,309	547,595	–	7,860,904
Cash and bank balances	8,428,845	4,761,657	19,013	13,209,515
	15,742,154	5,309,252	19,013	21,070,419
Financial liabilities				
Trade payables	165,722	5,807,386	–	5,973,108
Other payables and accruals	61,074	4,256,632	–	4,317,706
	226,796	10,064,018	–	10,290,814
Net financial assets/ (liabilities)	15,515,358	(4,754,766)	19,013	10,779,605
Less: Net financial liabilities denominated in the respective entities' functional currency	–	4,754,766	–	4,754,766
Currency exposure	15,515,358	–	19,013	15,534,371

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.1 Financial risk management policies (Cont'd)

(a) Market risk (Cont'd)

(i) Foreign currency risk (Cont'd)

Foreign currency exposure (Cont'd)

The Group	USD RM	RM RM	Others RM	Total RM
2024				
Financial assets				
Trade receivables	8,343,926	240,977	–	8,584,903
Cash and bank balances	5,212,981	6,250,064	26,490	11,489,535
	13,556,907	6,491,041	26,490	20,074,438
Financial liabilities				
Other payables and accruals	61,074	3,862,763	–	3,923,837
Net financial assets	13,495,833	2,628,278	26,490	16,150,601
Less: Net financial assets denominated in the respective entities' functional currency	–	(2,628,278)	–	(2,628,278)
Currency exposure	13,495,833	–	26,490	13,522,323

The Company does not have any transactions or balances denominated in foreign currencies and hence, is not exposed to foreign currency risk.

Foreign currency risk sensitivity analysis

The following table details the sensitivity analysis to a reasonably possible change in the foreign currencies at the end of the reporting period, with all other variables held constant:

	The Group	
	2025 RM	2024 RM
Effects on profit after tax		
USD/RM		
- strengthened by 5%	589,584	512,842
- weakened by 5%	(589,584)	(512,842)

There is no impact on the Group's equity.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.1 Financial risk management policies (Cont'd)

(a) Market risk (Cont'd)

(ii) 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 exposure to interest rate risk arises mainly from long-term borrowings with variable rates. The Group and the Company adopt a policy of obtaining the most favourable interest rates available and by maintaining a balanced portfolio of fixed and floating rate borrowings.

The fixed rate debt instruments of the Group and of the Company are not subject to interest rate risk since neither carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The exposure to interest rate risk based on the carrying amounts of the financial instruments at the end of the reporting period is disclosed in Note 16 to the financial statements.

Interest rate risk sensitivity analysis

The following table details the sensitivity analysis to a reasonably possible change in the interest rates at the end of the reporting period, with all other variables held constant:

	The Group		The Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Effects on profit after tax				
100 basis points	150,087	159,789	47,447	50,843

There is no impact on the Group and the Company's equity.

(iii) Equity price risk

The Group and the Company does not have any quoted investments and hence, is not exposed to equity price risk.

(b) Credit risk

The exposure to credit risk, or the risk of counterparties defaulting, arises mainly from trade and other receivables. The Group and the Company manage their exposure to credit risk by the application of credit approvals, credit limits and monitoring procedures on an ongoing basis. For other financial assets (including cash and bank balances), the Group and the Company minimises credit risk by dealing exclusively with high credit rating counterparties.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.1 Financial risk management policies (Cont'd)

(b) Credit risk (Cont'd)

(i) Credit risk concentration profile

The Group determines the concentration of credit risk by monitoring the industry sector profile of its trade receivables on an ongoing basis. The credit risk concentration profile of trade receivables at the end of the reporting period is as follows:

	The Group	
	2025 RM	2024 RM
Asia (excluding Malaysia)	109,592	183,891
Africa	–	523,387
Australasia	92,269	73,622
Europe	362,352	877,399
North America	3,214,184	2,685,719
South America	1,041,742	1,150,219
Malaysia	3,040,765	3,090,666
	7,860,904	8,584,903

At the end of the reporting period, the Group's major concentration of credit risk relates to the amounts owing by 3 (2024: 4) customers which constituted approximately 72% (2024: 68%) of its trade receivables.

(ii) Maximum exposure to credit risk

At the end of the reporting period, the maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the statements of financial position of the Group and of the Company after deducting any allowance for impairment losses (where applicable).

(iii) Assessment of impairment losses

The Group has an informal credit policy in place and the exposure to credit risk is monitored on an on-going basis through periodic review of the ageing of the receivables. The Group closely monitors the trade receivables' financial strength to reduce the risk of loss.

At each reporting date, the Group evaluates whether any of the financial assets at amortised cost are credit impaired.

The gross carrying amounts of the financial assets are written off against the associated impairment, if any, when there is no reasonable expectation of recovery despite the fact that they are still subject to enforcement activities.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**32. FINANCIAL INSTRUMENTS (CONT'D)****32.1 Financial risk management policies (Cont'd)****(b) Credit risk (Cont'd)****(iii) Assessment of impairment losses (Cont'd)**

A financial asset is credit impaired when any of following events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred:

- Significant financial difficulty of the receivable;
- A breach of contract, such as a default or past due event;
- Restructuring of a debt in relation to the receivable's financial difficulty; or
- It is becoming probable that the receivable will enter bankruptcy or other financial reorganisation.

The Group considers a receivable to be in default when the receivable is unlikely to repay its debt to the Group in full or is more than 90 days past due unless the Group has reasonable and supportable information to demonstrate that a more a lagging default criteria is more appropriate.

Trade receivables

The Group applies the simplified approach to measure expected credit losses using a lifetime expected credit loss allowance for all trade receivables.

Inputs, assumptions and techniques used for estimating impairment losses

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

The Group measures the expected credit losses of certain major customers, trade receivables that are credit impaired and trade receivables with a high risk of default on individual basis.

The expected loss rates are based on the payment profiles of sales over 24 months (2024: 24 months) before the reporting date and the corresponding historical credit losses experienced within this period. The historical loss rates were not adjusted to reflect forward-looking information on macroeconomic factors affecting the ability of the trade receivables to settle their debts as the Group has not identified any forward-looking assumptions that correlate to the historical loss rates.

There are no significant changes in the estimation techniques and assumptions as compared to the previous financial year.

NOTES TO THE FINANCIAL STATEMENTS (CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.1 Financial risk management policies (Cont'd)

(b) Credit risk (Cont'd)

(iii) Assessment of impairment losses (Cont'd)

Trade receivables (Cont'd)

Allowance for impairment losses

The information about the credit exposure and loss allowances recognised for trade receivables is as follows:

	Gross amount RM	Lifetime individual allowance RM	Carrying amount RM
The Group			
2025			
Not past due	6,121,301	–	6,121,301
Past due but not impaired:			
- less than 90 days	1,737,715	–	1,737,715
- more than 90 days	1,888	–	1,888
	<hr/> 7,860,904	–	<hr/> 7,860,904
2024			
Not past due	7,440,795	–	7,440,795
Past due but not impaired:			
- less than 90 days	1,143,585	–	1,143,585
- more than 90 days	523	–	523
	<hr/> 8,584,903	–	<hr/> 8,584,903

There has not been any significant change in the gross amounts of trade receivables that has impacted the allowance for impairment losses.

Other receivables

The Group applies the 3-stage general approach to measure expected credit losses for its other receivables.

Under this approach, loss allowance is measured on either 12-month expected credit losses or lifetime expected credit losses, by considering the likelihood that the receivable would not be able to repay during the contractual period (probability of default, PD), the percentage of contractual cash flows that will not be collected if default happens (loss given default, LGD) and the outstanding amount that is exposed to default risk (exposure at default, EAD).

In deriving the PD and LGD, the Group and the Company consider the receivable's past payment status and its financial condition as at the reporting date. The PD is adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the receivable to settle its debts.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.1 Financial risk management policies (Cont'd)

(b) Credit risk (Cont'd)

(iii) Assessment of impairment losses (Cont'd)

Other receivables (Cont'd)

Allowance for impairment losses

No expected credit losses are recognised on other receivables as they are negligible.

Fixed deposits with licensed banks, cash and bank balances

The Group and the Company consider the licensed banks to be of low credit risk. In addition, some of the bank balances are insured by Government agencies. Therefore, the Group and the Company are of the view that the loss allowance is immaterial and is therefore not provided for.

Amount owing by subsidiaries

The Company also applies the 3-stage general approach to measure expected credit losses for all inter-company balances.

Inputs, assumptions and techniques used for estimating impairment losses

The Company measures the expected credit losses on an individual basis, which aligns with its credit risk management practices on the inter-company balances.

The Company uses 3 categories to reflect its credit risk and how the loss allowance is determined for each category:

Category	Definition of Category	Loss Allowance
Performing:	Receivables have a low risk of default and a strong capacity to meet contractual cash flows	12-months expected credit losses
Underperforming:	Receivables for which there is a significant increase in credit risk	Lifetime expected credit losses
Non-performing:	There is evidence indicating the receivable is credit impaired or more than 90 days past due	Lifetime expected credit losses

The Company considers amount owing by subsidiaries to be of low credit risks. The Company assumes that there is a significant increase in credit risk when a subsidiary's financial position deteriorates significantly. This is because the Company is able to determine the timing of payments and the loans and advances are to be in default when the subsidiaries are unable to pay when demanded.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**32. FINANCIAL INSTRUMENTS (CONT'D)****32.1 Financial risk management policies (Cont'd)****(b) Credit risk (Cont'd)****(iii) Assessment of impairment losses (Cont'd)***Amount owing by subsidiaries (Cont'd)*

For amount owing that are repayable on demand, impairment loss is assessed on the assumption that repayment of the outstanding balances is demanded at the reporting date. If the subsidiary does not have sufficient highly liquid resources when the amount owing are demanded, the Company will consider the expected manner of recovery to measure the impairment loss; the recovery manner could be either through 'repayable over time' or a fire sale of less liquid assets by the subsidiary.

Inputs, assumptions and techniques used for estimating impairment losses

There has been no significant change in the gross amounts of amount owing by subsidiaries that has impacted the allowance for impairment losses.

Allowance for impairment losses

At the end of the reporting period, there were no indication that the amount owing is not recoverable.

(c) Liquidity risk

Liquidity risk arises mainly from general funding and business activities. The Group and the Company practise prudent risk management by maintaining sufficient cash balances and the availability of funding through certain committed credit facilities.

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**32. FINANCIAL INSTRUMENTS (CONT'D)****32.1 Financial risk management policies (Cont'd)****(c) Liquidity risk (Cont'd)***Maturity analysis*

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period):

	Contractual interest rate %	Carrying amount RM	Contractual undiscounted cash flows RM	Within 1 year RM	1 - 5 years RM	Over 5 years RM
The Group						
2025						
Non-derivative financial liabilities						
Trade payables	-	5,973,108	5,973,108	5,973,108	-	-
Other payables and accruals	-	4,317,706	4,317,706	4,317,706	-	-
Borrowings						
- Hire purchase payables	3.94 - 4.44	1,225,241	1,309,299	478,977	830,322	-
- Term loans	4.00 - 5.55	20,952,238	23,876,516	3,715,076	12,549,270	7,612,170
		32,468,293	35,476,629	14,484,867	13,379,592	7,612,170
2024						
Non-derivative financial liabilities						
Trade payables	-	4,846,383	4,846,383	4,846,383	-	-
Other payables and accruals	-	3,923,837	3,923,837	3,923,837	-	-
Borrowings						
- Bankers' acceptances	3.61	1,149,957	1,149,957	1,149,957	-	-
- Hire purchase payables	3.94 - 4.44	1,780,564	1,929,463	616,306	1,313,157	-
- Term loans	4.25 - 5.80	22,134,185	25,642,445	3,972,981	12,008,792	9,660,672
		33,834,926	37,492,085	14,509,464	13,321,949	9,660,672

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**32. FINANCIAL INSTRUMENTS (CONT'D)**

32.1 Financial risk management policies (Cont'd)

(c) Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

	Contractual interest rate %	Carrying amount RM	Contractual undiscounted cash flows RM	Within 1 year RM	1 - 5 years RM	Over 5 years RM
The Company						
2025						
Non-derivative financial liabilities						
Other payables and accruals	-	41,339	41,339	41,339	-	-
Borrowings						
- Term loans	4.00	5,695,331	6,552,949	921,696	3,686,784	1,944,469
		5,736,670	6,594,288	963,035	3,686,784	1,944,469
2024						
Non-derivative financial liabilities						
Other payables and accruals	-	42,989	42,989	42,989	-	-
Borrowings						
- Term loans	4.25	6,367,305	7,551,204	921,696	3,686,784	2,942,724
		6,410,294	7,594,193	964,685	3,686,784	2,942,724

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.2 Capital risk management

The Group and the Company manage their capital to ensure that entities within the Group will be able to maintain an optimal capital structure so as to support their businesses and maximise shareholders value. To achieve this objective, the Group and the Company may make adjustments to the capital structure in view of changes in economic conditions, such as adjusting the amount of dividend payment, returning of capital to shareholders or issuing new shares.

The Group and the Company manage their capital based on net gearing ratio. The net gearing ratio is calculated as net debt divided by total equity. The Group and the Company include within net debt, loans and borrowings from financial institutions less cash and cash equivalents. The net gearing ratio of the Group at the end of the reporting period was as follows:

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Borrowings	22,177,479	25,064,706	5,695,331	6,367,305
Less: Cash and cash equivalents	(35,540,322)	(30,943,429)	(8,463,762)	(6,116,252)
Net (cash)/debt	(13,362,843)	(5,878,723)	(2,768,431)	251,053
Total equity	83,542,475	79,632,736	37,785,150	37,538,701
Net gearing ratio	Not applicable	Not applicable	Not applicable	0.01

There was no changes in the approach to capital management during the financial year.

The Group also required to maintain a maximum gearing ratio not exceed 1.5 times to comply with loan covenants, failing which, the banks may call an event of default. The Group has complied with this requirements.

32.3 Classification of financial instruments

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Financial assets				
<u>Fair value through profit or loss</u>				
Short-term investments	13,493,066	11,913,219	-	-
<u>Amortised cost</u>				
Trade receivables	7,860,904	8,584,903	-	-
Other receivables	170,207	103,480	2,223,757	4,992,480
Fixed deposits with licensed banks	9,487,741	8,190,675	7,141,525	5,907,799
Cash and bank balances	13,209,515	11,489,535	1,322,237	208,453
	30,728,367	28,368,593	10,687,519	11,108,732

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.3 Classification of financial instruments (Cont'd)

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Financial liabilities				
<u>Amortised cost</u>				
Trade payables	5,973,108	4,846,383	–	–
Other payables and accruals	4,317,706	3,923,837	41,339	42,989
Borrowings	22,177,479	25,064,706	5,695,331	6,367,305
	<hr/>	<hr/>	<hr/>	<hr/>
	32,468,293	33,834,926	5,736,670	6,410,294

32.4 Gains or losses arising from financial instruments

	The Group		The Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Financial assets				
<u>Amortised cost</u>				
Net (loss)/gain recognised in profit or loss	(191,313)	659,818	234,849	241,796
	<hr/>	<hr/>	<hr/>	<hr/>
<u>Fair value through profit or loss</u>				
Net (loss)/gain recognised in profit or loss	350,664	247,240	–	–
	<hr/>	<hr/>	<hr/>	<hr/>
Financial liabilities				
<u>Amortised cost</u>				
Net loss recognised in profit or loss	(980,557)	(1,179,125)	(249,722)	(284,319)

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)**32. FINANCIAL INSTRUMENTS (CONT'D)****32.5 Fair value information**

The fair value of the financial assets and financial liabilities of the Group and of the Company which are maturing within the next twelve months approximated their carrying amounts due to the relatively short-term maturity of the financial instruments or repayable on demand terms.

The following table sets out the fair value profile of financial instruments that are carried at fair value and those not carried at fair value at the end of the reporting period:

	Fair value of financial instruments carried at fair value			Fair value of financial instruments not carried at fair value			Total fair value	Carrying amount
	Level 1 RM	Level 2 RM	Level 3 RM	Level 1 RM	Level 2 RM	Level 3 RM		
The Group								
2025								
Financial assets								
Short-term investments	-	13,493,066	-	-	-	-	13,493,066	13,493,066
Financial liabilities								
Hire purchase payables	-	-	-	-	1,225,241	-	1,225,241	1,225,241
Term loans	-	-	-	-	20,952,238	-	20,952,238	20,952,238
2024								
Financial assets								
Short-term investments	-	11,913,219	-	-	-	-	11,913,219	11,913,219
Financial liabilities								
Hire purchase payables	-	-	-	-	1,780,564	-	1,780,564	1,780,564
Term loans	-	-	-	-	22,134,184	-	22,134,184	22,134,184

NOTES TO THE FINANCIAL STATEMENTS
(CONT'D)

32. FINANCIAL INSTRUMENTS (CONT'D)

32.5 Fair value information (Cont'd)

	Fair value of financial instruments not carried at fair value			Total fair value RM	Carrying amount RM
	Level 1 RM	Level 2 RM	Level 3 RM		
The Company 2025					
Financial liabilities					
Term loans	–	5,695,331	–	5,695,331	5,695,331
<hr/>					
2024					
Financial liabilities					
Term loans	–	6,367,305	–	6,367,305	6,367,305

(a) Fair value of financial instruments carried at fair value

- (i) The fair value of short-term investments is determined by reference to statements provided by the respective financial institutions, with which the instruments were entered into.
- (ii) There were no transfers between level 1 and level 2 during the financial year.

(b) Fair value of financial instruments not carried at fair value

- (i) The fair value of the Group's and of the Company's term loans that carry floating interest rates approximated their carrying amounts as they are repriced to market interest rates or near the reporting date.
- (ii) The fair value of hire purchase payables that carry fixed interest rates are determined by discounting the relevant future contractual cash flows using current market interest rates for similar instruments at the end of the reporting period.

LIST OF
PROPERTIES
AS AT 31 DECEMBER 2025

Registered owner	Title details/ Postal address	Tenure/ expiry of lease	Description and existing use	Approximate age of building	Total land area/Total built-up area	Net Book Value as at 31 December 2025 (RM'000)	Date of acquisition
Mobilia International Sdn. Bhd.	Lot 2782, Mukim Jalan Bakri, Muar, Johor held under Geran 92507	Freehold	Industrial land for furniture manufacturing facilities including D&D and processes of wood preparation, manufacturing, assembly, finishing, packaging and warehousing	Not applicable	16.5 acres	12,423	09 November 2015 and 28 November 2016
Mobilia International Sdn. Bhd.	Lot 2782, Jalan Kempas 1, Kawasan Perindustrian Bukit Bakri, Bukit Bakri 84200 Muar, Johor.	Freehold	Phase 1A - 2 blocks of single-storey detached factory buildings and a block of four-storey detached hostel	6 years	311,827 sq. ft.	15,618	Construction completed in March 2020
			Phase 1B - Three-storey detached office building and showroom	3 year	29,426 sq. ft.	3,828	Construction completed in year 2022
			Phase 2 - 2 blocks of single-storey detached factory buildings namely Factory Block B and C	3 year	99,445 sq. ft.	5,067	Construction completed in year 2022
H & S Usaha Jati Sdn. Bhd.	GRN 90003, Lot 1145, Mukim Parit Bakar, Daerah Muar, Johor.	Freehold	A piece of development land zoned for industrial use	Not applicable	11.09 acres	9,938	20 June 2022

ANALYSIS OF SHAREHOLDINGS

AT 19 MARCH 2026

Class of Share	:	Ordinary shares
Voting Rights	:	One vote per ordinary share
Total number of issued shares (inclusion of treasury shares)	:	699,999,992 shares
Number of Shareholders	:	3,806

Note:

All information on shareholdings disclosed hereunder excludes the 7,579,000 treasury shares held by the Company.

DISTRIBUTION OF SHAREHOLDINGS

Size of holdings	No. of Shareholders	% of Shareholders	No. of shares	% of Issued Share Capital
1 - 99	453	11.903	22,645	0.003
100 - 1,000	249	6.542	111,625	0.016
1,001 - 10,000	1,207	31.713	6,731,057	0.972
10,001 - 100,000	1,599	42.013	55,009,865	7.945
100,001 – Less than 5%	297	7.803	154,545,800	22.320
5% and above	1	0.026	476,000,000	68.744
Total	3,806	100.000	692,420,992	100.000

SUBSTANTIAL SHAREHOLDERS ACCORDING TO THE REGISTER OF SUBSTANTIAL SHAREHOLDERS

(Holding 5% or more of the share capital)

Name of Shareholders	Direct		Indirect	
	No. of Shares Held	% of Issued Share Capital	No. of Shares Held	% of Issued Share Capital
Exelient Sdn. Bhd.	476,000,000	68.744	–	–
Quek Wee Seng	3,080,000	0.445	484,294,475 ⁽¹⁾	69.942
Quek Wee Seong	3,080,000	0.445	483,840,000 ⁽²⁾	69.877

Notes:

- (1) Substantial interest and deemed interested by virtue of shares held in Exelient Sdn. Bhd., his brother, Quek Wee Seong, his father, Quek Gim Hong @ Keh Gim Hong and his wife, Leong Yok Moy pursuant to Section 8 of the Companies Act 2016 ("the Act").
- (2) Substantial interest and deemed interested by virtue of shares held in Exelient Sdn. Bhd., his brother, Quek Wee Seng, his father, Quek Gim Hong @ Keh Gim Hong pursuant to Section 8 of the Act.

ANALYSIS OF SHAREHOLDINGS
(CONT'D)**DIRECTORS' SHAREHOLDINGS ACCORDING TO THE REGISTER OF DIRECTORS' SHAREHOLDINGS**

Name of Directors	Direct	No. of Shares Held		%
		%	Indirect	
Datin Siah Li Mei	–	–	–	–
Quek Wee Seng	3,080,000	0.445	484,294,475 ⁽¹⁾	69.942
Quek Wee Seong	3,080,000	0.445	483,840,000 ⁽²⁾	69.877
Tajul Arifin Bin Mohd Tahir	–	–	–	–
Lim See Tow	–	–	–	–
Yap Ee Ling	–	–	–	–

Notes:

- (1) Substantial interest and deemed interested by virtue of shares held in Exelient Sdn. Bhd., his brother, Quek Wee Seong, his father, Quek Gim Hong @ Keh Gim Hong and his wife, Leong Yok Moy pursuant to Section 8 of the Act.
- (2) Substantial interest and deemed interested by virtue of shares held in Exelient Sdn. Bhd., his brother, Quek Wee Seng, his father, Quek Gim Hong @ Keh Gim Hong pursuant to Section 8 of the Act.

LIST OF TOP 30 SHAREHOLDERS AT 19 MARCH 2026

(Without aggregating the securities from different securities accounts belonging to the same registered holder)

No.	Name of Shareholders	No. of Shares Held	% of Issued Share Capital
1	EXELIENT SDN BHD	476,000,000	68.744
2	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR TOH SIANG GUAN (E-JAH)	15,404,250	2.225
3	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR TEOH TEIK SOON	14,503,625	2.095
4	KOO YEE FONG	6,300,000	0.910
5	QUEK GIM HONG @ KEH GIM HONG	4,760,000	0.687
6	KENANGA NOMINEES (TEMPATAN) SDN BHD KONG TIONG KIAN	4,462,000	0.644
7	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR ONG MARY (E-JAH)	4,266,850	0.616
8	KEH WEE KIET	4,065,950	0.587
9	QUEK WEE SENG	3,080,000	0.445
10	QUEK WEE SEONG	3,080,000	0.445

ANALYSIS OF SHAREHOLDINGS
(CONT'D)**LIST OF TOP 30 SHAREHOLDERS AT 19 MARCH 2026 (CONT'D)**

(Without aggregating the securities from different securities accounts belonging to the same registered holder)

No.	Name of Shareholders	No. of Shares Held	% of Issued Share Capital
11	ONG MARY	2,588,450	0.374
12	KONG TIONG KIAN	2,532,375	0.366
13	HLIB NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR YEOH POH CHOO	2,000,000	0.289
14	TOK SOON HING	1,882,000	0.272
15	TEO HUI HSIAN	1,731,350	0.250
16	RHB NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR KHOR MOOI SOONG	1,400,000	0.202
17	YAW YIN CHONG	1,380,000	0.199
18	HLB NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR YEOH POH CHOO	1,320,000	0.191
19	JINNY WONG XIN LIN	1,149,350	0.166
20	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR AU FOOK TONG @ EDWARD AU (851082)	1,128,875	0.163
21	MAYBANK NOMINEES (TEMPATAN) SDN BHD CHAI MENG TET	1,100,000	0.159
22	MOHAMAD NOR HISHAM BIN JABIRI @ JUFRI	1,064,600	0.154
23	LIM SIAU YAP	1,052,500	0.152
24	CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR YOONG YON WAH (MY3476)	1,050,000	0.152
25	LIEW FOOK MENG	1,000,000	0.144
26	TAN WUU HAW	927,400	0.134
27	RHB NOMINEES (TEMPATAN) SDN BHD PLEGDED SECURITIES ACCOUNT FOR JASON KOH JIAN HUI	918,750	0.133
28	CARTABAN NOMINEES (ASING) SDN BHD EXEMPT AN FOR INTERACTIVE BROKERS (U.K.) LIMITED (CLIENT)	893,000	0.129
29	SIM YEN CHEW	880,000	0.127
30	KENANGA NOMINEES (TEMPATAN) SDN BHD EXEMPT AN FOR PHILLIP SECURITIES PTE LTD (CLIENT ACCOUNT)	875,000	0.126
	Total	562,796,325	81.280

ANALYSIS OF WARRANT B HOLDINGS

AT 19 MARCH 2026

Type of Securities	: Warrants 2024/2027 ("Warrant B")
Voting Rights	: The holder of Warrant B is not entitled to any voting rights
Number of Warrant Issued	: 174,999,220
Number of Warrant Exercised	: –
Number of Warrant Unexercised	: 174,999,220
Exercise Price Per Warrant	: RM0.185
Issued Date of Warrants	: 26 July 2024
Expiry Date of Warrants	: 25 July 2027
Number of Shareholders	: 3,544

DISTRIBUTION OF WARRANT B HOLDINGS

Size of holdings	No. of Warrant Holders	% of Warrant Holders	No. of Warrants	% of Warrants
1 - 99	970	27.370	36,182	0.021
100 - 1,000	586	16.535	323,753	0.185
1,001 - 10,000	1,502	42.382	5,822,173	3.327
10,001 - 100,000	420	11.851	11,688,946	6.679
100,001 – Less than 5%	65	1.834	35,284,548	20.163
5% and above	1	0.028	121,843,618	69.625
Total	3,544	100.000	174,999,220	100.000

DIRECTORS' INTEREST ACCORDING TO THE REGISTER OF DIRECTORS' WARRANT B HOLDINGS

Name of Directors	Direct	No. of Warrant Held		%
		%	Indirect	
Datin Siah Li Mei	–	–	–	–
Quek Wee Seng	–	–	–	–
Quek Wee Seong	–	–	–	–
Tajul Arifin Bin Mohd Tahir	–	–	–	–
Lim See Tow	–	–	–	–
Yap Ee Ling	–	–	–	–

ANALYSIS OF WARRANT B HOLDINGS (CONT'D)

LIST OF TOP 30 WARRANT B HOLDERS AT 19 MARCH 2026

(Without aggregating the securities from different securities accounts belonging to the same registered holder)

No.	Name of Warrant Holders	No. of Warrants	% of Warrants issued
1	CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR ONG KING SENG (MY4735)	121,843,618	69.625
2	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TEOH TEIK SOON	5,346,381	3.055
3	TAN WUU HAW	5,282,050	3.018
4	KOO YEE FONG	3,099,400	1.771
5	RAVINDRAN A/L SUNDARAJAH	2,117,000	1.210
6	WONG YAN CHIEW	1,652,700	0.944
7	CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YEO AIK LIM (MUAR-CL)	1,420,400	0.812
8	NG KAH KIT	1,274,450	0.728
9	KEH WEE KIET	1,016,487	0.581
10	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR GAN BOON GUAT (028)	998,500	0.571
11	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TOH SIANG GUAN (E-JAH)	750,000	0.429
12	LEE CHIN CHONG	698,700	0.399
13	LEONG YOK PEI	575,175	0.329
14	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN THIEN CHOON (E-JAH)	508,500	0.291
15	HLIB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YEOH POH CHOO	500,000	0.286
16	M & A NOMINEE (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR NEO KIAN KEONG (M&A)	409,600	0.234
17	NEO KIAN KEONG	342,300	0.196
18	CHONG THIAN LOONG	333,600	0.191
19	HLB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YEOH POH CHOO	330,000	0.189
20	LIM CHIA YAT	300,000	0.171

ANALYSIS OF WARRANT B HOLDINGS
(CONT'D)**LIST OF TOP 30 WARRANT B HOLDERS AT 19 MARCH 2026 (CONT'D)**

(Without aggregating the securities from different securities accounts belonging to the same registered holder)

No.	Name of Warrant Holders	No. of Warrants	% of Warrants issued
21	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIM KONG ANN (E-JBU/PKL)	300,000	0.171
22	TAN HWEE BING	300,000	0.171
23	FOONG WAI CHEE	289,900	0.166
24	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR AU FOOK TONG @ EDWARD AU (851082)	282,218	0.161
25	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR KWONG MING KWEI (08KW032ZQ-008)	280,000	0.160
26	MAYBANK NOMINEES (TEMPATAN) SDN BHD CHAI MENG TET	275,000	0.157
27	AHMAD SHAZWAN BIN KHALID	270,000	0.154
28	DING LEE HING	264,800	0.151
29	CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YOONG YON WAH (MY3476)	262,500	0.150
30	TYE CHEE SENG	262,500	0.150
	Total	151,585,779	86.621

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Sixth Annual General Meeting of MOBILIA HOLDINGS BERHAD (“the Company”) will be held at BEI BOUTIQUE HOTEL, Centro Meeting Hall, Level 3, 8-3, Jalan Abdul Rahman, 84000 Muar, Johor on Thursday, 21 May 2026 at 11.00 a.m. for the transaction of the following businesses:

AGENDA

AS ORDINARY BUSINESS

1. To receive the Audited Financial Statements for the financial year ended 31 December 2025 together with the Reports of Directors and Auditors thereon.
2. To approve the payment of Directors’ fees and benefits up to RM230,000 for the financial year ending 31 December 2026 payable monthly in arrears after each month of completed service of the Directors during the subject financial year. (Ordinary Resolution 1)
3. To re-elect the following Directors who retire in accordance with Clause 95 of the Company’s Constitution:
 - i. Lim See Tow (Ordinary Resolution 2)
 - ii. Yap Ee Ling (Ordinary Resolution 3)
4. To re-appoint Messrs Crowe Malaysia PLT as Auditors of the Company and to authorise the Directors to fix their remuneration. (Ordinary Resolution 4)

AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following resolutions with or without any modifications as ordinary resolutions:-

5. **Proposed renewal of authority for Directors to issue and allot shares pursuant to Sections 75 and 76 of the Companies Act 2016** (Ordinary Resolution 5)

“THAT pursuant to Sections 75 and 76 of the Companies Act 2016, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Constitution of the Company and the approvals of the relevant regulatory authorities (where applicable), the Directors of the Company be hereby authorised to issue and allot shares in the capital of the Company, grant rights to subscribe for shares in the Company, convert any securities into shares in the Company, or allot shares under an agreement(s) or option(s) or offer(s) (“New Shares”) from time to time, at such price, to such persons and for such purposes and upon such terms and conditions as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company without first offer to holders of existing issued shares of the Company, provided that the aggregate number of such New Shares to be issued, to be subscribed under any rights granted, to be issued from conversion of any security, or to be issued and allotted under an agreement or option or offer, pursuant to this resolution, when aggregated with the total number of any such shares issued during the preceding twelve (12) months does not exceed ten percent (10%) of the total number of issued shares of the Company (excluding treasury shares, if any) for the time being (“Proposed General Mandate”).

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

THAT such approval on the Proposed General Mandate shall continue to be in force until:

- a. the conclusion of the next Annual General Meeting of the Company held after the approval was given;
- b. the expiration of the period within which the next Annual General Meeting of the Company is required to be held after the approval was given; or
- c. revoked or varied by resolution passed by the shareholders of the Company in a general meeting, whichever is the earlier.

THAT the Directors of the Company be hereby also empowered to obtain the approval from Bursa Malaysia Securities Berhad for the listing of and quotation for such New Shares on the Main Market of Bursa Malaysia Securities Berhad.

AND THAT authority be hereby given to the Directors of the Company, to implement, finalise, complete and take all necessary steps and to do all acts (including execute such documents as may be required), deeds and things in relation thereto as to give effect to the Proposed General Mandate with full powers to assent to any conditions, modifications, variations and/or amendments as they may deem fit in the best interest of the Company and/or as may be imposed by the relevant authorities.”

6. Proposed renewal of authority for the Company to purchase its own ordinary shares up to ten percent (10%) of its issued share capital (Ordinary Resolution 6)

“THAT subject to compliance with the Companies Act 2016, the Constitution of the Company, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and all other applicable laws, regulations and guidelines and the approvals of all relevant governmental and/or regulatory authorities, the Company be hereby given full authority, to seek shareholders’ approval for the renewal of authority for the Company to purchase such amount of ordinary shares in the Company (“Shares”) through Bursa Malaysia Securities Berhad upon such terms and conditions as the Directors may deem fit in the interest of the Company provided that:

- (i) the aggregate number of Shares so purchased and/or held pursuant to this ordinary resolution (“Purchased Shares”) does not exceed ten percent (10%) of the total issued share capital of the Company; and
- (ii) the maximum amount of funds to be allocated for the Purchased Shares shall not exceed the aggregate of the retained profits of the Company;

THAT the Directors be hereby authorised to decide at their discretion either to retain the Purchased Shares as treasury shares (as defined in Section 127 of the Companies Act 2016) and/or to cancel the Purchased Shares and/or to retain the Purchased Shares as treasury shares for distribution as share dividends to the shareholders of the Company and/or be resold through Bursa Malaysia Securities Berhad in accordance with the relevant rules of Bursa Malaysia Securities Berhad and/or cancelled subsequently and/or to retain part of the Purchased Shares as treasury shares and/or cancel the remainder and to deal with the Purchased Shares in such other manner as may be permitted by the Companies Act 2016, rules, regulations, guidelines, requirements and/or orders of Bursa Malaysia Securities Berhad and any other relevant authorities for the time being in force;

NOTICE OF ANNUAL GENERAL MEETING
(CONT'D)

AND THAT such approval and authorisation shall only continue to be in force until:

- (i) the conclusion of the next Annual General Meeting of the Company following the general meeting at which such resolution was passed at which time it shall lapse unless by ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or
- (ii) the expiration of the period within which the next Annual General Meeting after that date is required by law to be held; or
- (iii) revoked or varied by an ordinary resolution passed by the shareholders of the Company in a general meeting,

whichever occurs first;

AND FURTHER THAT the Directors of the Company be authorised to do all such acts and things (including, without limitation executing all such documents as may be required) as they may consider expedient or necessary to give full effect to this mandate.”

7. To transact any other business of which due notice shall have been given.

BY ORDER OF THE BOARD

NG MEI WAN
(SSM Practicing Certificate No.: 201908000801) (MIA 28862)
TAN HUI KHIM
(SSM Practicing Certificate No.: 201908000859) (LS 0009936)
Company Secretaries

Muar, Johor
22 April 2026

NOTES:

1. Only depositors whose names appear in the Record of Depositors as at 14 May 2026 shall be regarded as members and be entitled to attend, participate, speak and vote at the Sixth Annual General Meeting.
2. A Member shall be entitled to appoint another person as his/her proxy to exercise all or any of his/her rights to attend, participate, speak and vote in his/her stead pursuant to Section 334 of the Companies Act 2016. There shall be no restriction as to the qualification of the proxy.
3. Where a Member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account (“Omnibus Account”), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
4. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he/she specifies the proportion of his/her shareholding to be represented by each proxy.
5. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his/her attorney duly authorised in writing. If the appointer is a corporation, the instrument must be executed under its Common Seal or under the hand of an attorney so authorised. Any alterations in the Form of Proxy must be initialed by the member.

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

NOTES: (CONT'D)

6. In the event the member(s) duly executes the Form of Proxy but does not name any proxy, such member(s) shall be deemed to have appointed the Chairman of the Sixth Annual General Meeting as his/her/their proxy, provided always that the rest of the Form of Proxy, other than the particulars of the proxy, have been duly completed by the member(s).
7. The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney, must be deposited at Aldpro Corporate Services Sdn. Bhd., B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1 Medan Syed Putra Utara, 59200 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding this meeting or any adjournment thereof as Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad requires all resolutions set out in the Notice of Sixth Annual General Meeting to vote by way of poll.

EXPLANATORY NOTES TO THE AGENDA

**8. Item 1 of the Agenda
Audited Financial Statements**

This Agenda item is meant for discussion only as the provision of Section 340(1)(a) of the Companies Act 2016 does not require a formal approval of the shareholders and hence, is not put forward for voting.

**9. Item 2 of the Agenda – Ordinary Resolution 1
Approval of Directors' fees and benefits for the financial year ending 31 December 2026**

Directors' fees and benefits approved for the financial year ended 31 December 2025 was RM230,000. The Directors' fees and benefits proposed for the financial year ending 31 December 2026 are calculated based on the number of scheduled Board and Committee Meetings for financial year ending 31 December 2026 and assuming that all Non-Executive Directors will hold office until the conclusion of the next Annual General Meeting.

This resolution is to facilitate payment of Directors' fees and benefits on current financial year basis. In the event the Directors' fees and benefits proposed are insufficient (e.g. due to more meetings), approval will be sought at the next Annual General Meeting for additional fees and benefits to meet the shortfall.

**10. Item 3 of the Agenda – Ordinary Resolutions 2 and 3
Re-election of Lim See Tow and Yap Ee Ling, the Directors who retire in accordance with Clause 95 of the Company's Constitution**

Leveraging the annual evaluation of the Board's contribution and performance and an Independent assessment of the Directors, the Nominating Committee had on 13 April 2026 assessed the performance and attributes of the Board, Board Committees and individual Directors in respect of their effectiveness and contribution to the Company, based on a set of prescribed criteria which were approved by the Board.

Based on this annual assessment conducted, the Nominating Committee was of the view that the existing Board and each of its members has the requisite competence and capability to contribute to the needs of the Company and they had sufficiently demonstrated their commitment to the Company in terms of time and participation at meetings during the year under review. Each of these retiring Directors has confirmed to the Board that they do not have any conflict of interest with any of the companies in the Company which may affect their ability to act in the best interest of the Company.

Accordingly, the Nominating Committee unanimously recommended to the Board the re-election of all the retiring Directors, at the Sixth Annual General Meeting. Based on the recommendation of the Nominating Committee, the Board (with the exception of the Directors who abstained in respect of their individual retirement) supports the re-election of the retiring Directors at the Sixth Annual General Meeting.

The profile of the Directors standing for re-election is set out in the Board of Directors' Profiles in the Annual Report 2025.

NOTICE OF ANNUAL GENERAL MEETING
(CONT'D)

EXPLANATORY NOTES TO THE AGENDA (CONT'D)

11. Item 4 of the Agenda – Ordinary Resolution 4

To re-appoint Messrs Crowe Malaysia PLT as Auditors of the Company and to authorise the Directors to fix their remuneration.

The Audit and Risk Management Committee (“ARMC”) had on 13 April 2026 undertook an annual evaluation of the effectiveness of the external audit process and the performance, suitability and independence of the external auditors, Crowe Malaysia PLT, based on the criteria set out in its ARMC Charter.

The ARMC was satisfied with the suitability of Crowe Malaysia PLT based on the quality of audit, performance, competency and sufficiency of resources the external audit team provided to the Group. The ARMC was also satisfied in its review that the provision of non-audit services by Crowe Malaysia PLT to the Group for the financial year ended 31 December 2025 did not in any way, impair their objectivity and independence as external auditors of the Company.

Based on the ARMC’s recommendation, the Board endorsed the motion on the proposed re-appointment of Crowe Malaysia PLT as external auditors of the Company for the financial year ending 31 December 2026 and recommended the same for shareholders’ approval. Crowe Malaysia PLT have earlier, indicated their willingness to continue in office.

12. Item 5 of the Agenda – Ordinary Resolution 5

Proposed renewal of authority for Directors to issue and allot shares pursuant to Sections 75 and 76 of the Companies Act 2016

- (a) The proposed Ordinary Resolution 5, if passed, will grant a mandate (“General Mandate”) empowering the Directors of the Company, from the date of the Sixth Annual General Meeting to issue and allot shares in the capital of the Company, grant rights to subscribe for shares in the Company, convert any securities into shares in the Company, or allot shares under an agreement(s) or option(s) or offer(s) (“New Shares”) from time to time, at such price, to such persons and for such purposes and upon such terms and conditions as the Directors may in their absolute discretion deem fit and expedient in the interest of the Company up to an amount not exceeding ten percent (10%) of the total number of issued shares capital of the Company. This authority, unless revoked or varied at a general meeting shall continue to be in full force until the conclusion of the next Annual General Meeting of the Company.
- (b) The General Mandate is a renewal of the previous mandate obtained at the last Annual General Meeting held on 22 May 2025 which will expire at the conclusion of the forthcoming Annual General Meeting.
- (c) As at the date of this Notice, the Company did not issue any new ordinary shares based on the previous mandate obtained at the last Annual General Meeting.
- (d) The General Mandate, if granted will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares, for purpose of funding current and/or future investment project(s), working capital and/or acquisitions.
- (e) In accordance with Clause 8 of the Company’s Constitution, the passing of the Ordinary Resolution 5, the shareholders of the Company shall be taken as agree for the New Shares to be issued to such person(s) as the Directors’ may deem fit and expedient in the interest of the Company without first offer the New Shares to holders of existing issued shares of the Company prior to issuance of the New Shares.

NOTICE OF ANNUAL GENERAL MEETING
(CONT'D)

EXPLANATORY NOTES TO THE AGENDA (CONT'D)

**13. Item 6 of the Agenda - Ordinary Resolution 6
Proposed renewal of authority for the Company to purchase its own ordinary shares up to ten percent (10%)
of its issued share capital**

The proposed Ordinary Resolution 6, if passed, will allow the Directors of the Company to exercise the power of the Company to purchase not more than ten percent (10%) of the total issued share capital of the Company at any time within the time period stipulated in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This authority, unless revoked or varied by the Company at a general meeting, shall continue to be in full force until the conclusion of the next Annual General Meeting of the Company.

Further details are set out in the Statement to Shareholders dated 22 April 2026.

14. ANNUAL REPORT

The Annual Report for the financial year ended 31 December 2025 is now available at the Company's corporate website, www.mobiliainternational.com. Printed copy of the Annual Report shall be provided to the shareholders upon request soonest possible from the date of receipt of the request. Shareholder who wish to receive the printed Annual Report may contact the Share Registrar, Aldpro Corporate Services Sdn. Bhd. [202101043817 (1444117-M)] at 03-9770 2200 or email your request to admin@aldpro.com.my.

STATEMENT ACCOMPANYING NOTICE OF SIXTH ANNUAL GENERAL MEETING

(Pursuant to Paragraph 8.27(2) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad)

1. Details of Individuals Standing for Election as Directors

No individual is seeking election as a Director at the Sixth Annual General Meeting of the Company.

**2. Statement relating to general mandate for issue of securities in accordance with Paragraph 6.03(3) of the
Main Market Listing Requirements of Bursa Malaysia Securities Berhad.**

Please refer to item 12 – Explanatory Notes to the Agenda for Ordinary Resolution 5 on Proposed renewal of authority for Directors to issue and allot shares pursuant to Sections 75 and 76 of the Companies Act 2016.

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MOBILIA HOLDINGS BERHAD
REGISTRATION NO.: 202001004249 (1360569-P)
(Incorporated in Malaysia)

FORM OF PROXY

CDS Account No.	
No of shares held	

*I/We _____
 (full name in capital letters)

*NRIC No./Passport No./Registration No. _____ of _____
 (full address)

_____ being a *Member/Members of Mobilia

Holdings Berhad ("Company"), hereby appoint _____ *NRIC No./Passport No.

_____ of _____
 (full address)

*and/or _____ *NRIC No./Passport No. _____

of _____
 (full address)

or failing *him/her, the Chairman of the Meeting as *my/our proxy to vote for *me/us and on my/our behalf at the Sixth Annual General Meeting of the Company to be held at BEI BOUTIQUE HOTEL, Centro Meeting Hall, Level 3, 8-3, Jalan Abdul Rahman, 84000 Muar, Johor on Thursday, 21 May 2026 at 11.00 a.m. and at any adjournment thereof in the manner as indicated below:-

No.	Ordinary Resolution	For	Against
1	Approval of Directors' fees and benefits for the financial year ending 31 December 2026		
2	Re-election of Lim See Tow as Director		
3	Re-election of Yap Ee Ling as Director		
4	Re-appointment of Messrs Crowe Malaysia PLT as Auditors		
5	Renewal of authority for Directors to issue and allot shares pursuant to Sections 75 and 76 of the Companies Act 2016		
6	Renewal of authority for the Company to purchase its own ordinary shares up to ten percent (10%) of its issued share capital		

[Please indicate with a "x" or "√" in the spaces provided whether you wish your votes to be cast for or against the resolutions. In the absence of specific instructions, your proxy will vote or abstain as he/she thinks fit]

For appointment of two proxies, percentage of shareholdings to be represented by the proxies:

Proxy	No of Shares	Percentage
1		
2		
Total		100%

.....
 Signature of Shareholder or Common Seal

Dated this day of 2026

Notes:

1. Only depositors whose names appear in the Record of Depositors as at 14 May 2026 shall be regarded as members and be entitled to attend, participate, speak and vote at the Sixth Annual General Meeting.
2. A Member shall be entitled to appoint another person as his/her proxy to exercise all or any of his/her rights to attend, participate, speak and vote in his/her stead pursuant to Section 334 of the Companies Act 2016. There shall be no restriction as to the qualification of the proxy.
3. Where a Member of the Company is an Exempt Authorised Nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
4. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he/she specifies the proportion of his/her shareholding to be represented by each proxy.



Notes: (Cont'd)

5. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his/her attorney duly authorised in writing. If the appointer is a corporation, the instrument must be executed under its Common Seal or under the hand of an attorney so authorised. Any alterations in the Form of Proxy must be initialed by the member.
6. In the event the member(s) duly executes the Form of Proxy but does not name any proxy, such member(s) shall be deemed to have appointed the Chairman of the Sixth Annual General Meeting as his/her/their proxy, provided always that the rest of the Form of Proxy, other than the particulars of the proxy, have been duly completed by the member(s).
7. The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power of attorney, must be deposited at Aldpro Corporate Services Sdn. Bhd., B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1 Medan Syed Putra Utara, 59200 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding this meeting or any adjournment thereof as Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad requires all resolutions set out in the Notice of Sixth Annual General Meeting to vote by way of poll.

Personal Data Privacy

By submitting the duly executed Form of Proxy, the member and his/her proxy consent to the Company (and/or its agents/service providers) collecting, using and disclosing the personal data therein in accordance with the Personal Data Protection Act 2010 for the purpose of the Sixth Annual General Meeting and any adjournment thereof.

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AFFIX
STAMP

The Share Registrar
ALDPRO CORPORATE SERVICES SDN. BHD.
[Registration No.: 202101043817 (1444117-M)]
B-21-1 Level 21 Tower B Northpoint Mid Valley City
No. 1 Medan Syed Putra Utara
59200 Kuala Lumpur

2nd Fold Here

Fold This Flap For Sealing

www.mobiliainternational.com

mobilia[®]

MOBILIA HOLDINGS BERHAD

Registration No. 202001004249 (1360569-P)

Lot 2782, GRN 92507, Jalan Kempas 1
Mukim Jalan Bakri, 84200 Muar, Johor, Malaysia

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