COMPANY ANNOUNCEMENT

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER AND PERIOD ENDED 30 SEPTEMBER 2025

The Board of Directors of Advance Synergy Berhad wishes to announce the unaudited financial results of the Group for the quarter and period ended 30 September 2025.

This interim report is prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024.

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	3 months ended		Year-to-date 9 months ended	
	30.09.2025 RM'000	30.09.2024 RM'000	30.09.2025 RM'000	30.09.2024 RM'000
Revenue	64,604	64,613	196,669	188,219
Cost of sales	(48,039)	(46,827)	(147,889)	(144,454)
Gross profit	16,565	17,786	48,780	43,765
Other operating income	12,923	715	14,793	6,702
Operating expenses	(21,399)	(36,556)	(64,762)	(85,547)
Profit/(Loss) from operations	8,089	(18,055)	(1,189)	(35,080)
Finance income	144	436	486	1,802
Finance costs	(1,661)	(2,558)	(5,424)	(8,112)
Share of results of associates and joint venture	6	7	35	38
Profit/(Loss) before tax	6,578	(20,170)	(6,092)	(41,352)
Income tax expense	(506)	(727)	(1,848)	(670)
Net profit/(loss) for the financial period	6,072	(20,897)	(7,940)	(42,022)
Attributable to:				
Owners of the parent	9,033	(11,682)	(3,306)	(26,683)
Non-controlling interests	(2,961)	(9,215)	(4,634)	(15,339)
	6,072	(20,897)	(7,940)	(42,022)
Earnings/(Loss) per share attributable to owners of the parent:				
Basic (sen)	0.36	(0.46)	(0.13)	(1.05)
Diluted (sen)	0.36	(0.46)	(0.13)	(1.05)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	3 months ended		Year-to-date 9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000	RM'000	RM'000
Net profit/(loss) for the financial period	6,072	(20,897)	(7,940)	(42,022)
Other comprehensive income/(expenses):				
Items that may be reclassified subsequently to profit or loss:				
Exchange differences on translation of foreign operations	(5,813)	(2,487)	5,261	(2,816)
Total items that may be reclassified subsequently to profit or loss	(5,813)	(2,487)	5,261	(2,816)
Items that will not be reclassified subsequently to profit or loss:				
Fair value gain/(loss) on equity instruments designated at fair value through other comprehensive income	248	(1,085)	(395)	(1,205)
Disposal of investment securities recognised at fair value through other comprehensive income	1,755	-	1,755	-
Total items that will not be reclassified subsequently to profit or loss	2,003	(1,085)	1,360	(1,205)
Other comprehensive income/(loss) for the financial period	(3,810)	(3,572)	6,621	(4,021)
Total comprehensive income/(loss) for the financial period	2,262	(24,469)	(1,319)	(46,043)
Attributable to:				
Owners of the parent	5,292	(17,214)	3,384	(33,565)
Non-controlling interests	(3,030)	(7,255)	(4,703)	(12,478)
Total comprehensive income/(loss) for the financial period	2,262	(24,469)	(1,319)	(46,043)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited as at 30.09.2025 RM'000	Audited as at 31.12.2024 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	193,319	195,558
Right-of-use assets	34,716	36,270
Investment properties	14,500	14,500
Investment in associates and joint venture	3,581	3,546
Investment securities	39,162	43,676
Goodwill	24,157	24,157
Intangible assets	9,301	8,779
Receivables	7,735	-
Deferred tax assets	2,563	2,573
Inventories	4,732	4,701
	333,766	333,760
Current assets		
Inventories	45,318	63,444
Receivables, prepayments and contract assets	97,890	94,413
Current tax assets	1,639	1,590
Investment securities	2,294	2,501
Financial assets held for trading	19	25
Fixed deposits	36,440	33,517
Cash and bank balances	55,413	65,356
	239,013	260,846
TOTAL ASSETS	572,779	594,606
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	461,377	461,377
Reserves	(104,591)	(106,710)
	356,786	354,667
Non-controlling interests	48,145	52,848
Total equity	404,931	407,515
Non-current liabilities		
Borrowings	69,619	74,952
Lease liabilities	3,805	16,711
Payables	4,903	5,412
Deferred tax liabilities	3,567	3,660
	81,894	100,735
Current liabilities		
Payables and contract liabilities	70,484	63,666
Borrowings	14,410	19,679
Lease liabilities	977	2,951
Current tax liabilities	83	60
	85,954	86,356
Total Liabilities	167,848	187,091
TOTAL EQUITY AND LIABILITIES	572,779	594,606

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

	Share Capital RM'000	Revaluation Reserve RM'000	Foreign Currency Translation Reserve RM'000	Fair Value Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Balance as at 1 January 2025	461,377	16,325	3,202	(2,240)	(123,997)	354,667	52,848	407,515
Net profit/(loss) for the financial period	-	-	-	-	(3,306)	(3,306)	(4,634)	(7,940)
Fair value of equity instruments through other comprehensive income	-	-	-	(395)	-	(395)	-	(395)
Crystalisation of revaluation reserve	-	(137)	-	-	137	-	-	-
Disposal of investment securities recognised at fair value through other comprehensive income	-	-	-	1,755	-	1,755	-	1,755
Exchange differences on translation of foreign operations	-	-	5,330	-	-	5,330	(69)	5,261
Total comprehensive (loss)/income for the financial period	-	(137)	5,330	1,360	(3,169)	3,384	(4,703)	(1,319)
Transactions with owners								
Dividend paid	-	-	-	-	(1,265)	(1,265)	-	(1,265)
	-	-	-	-	(1,265)	(1,265)	-	(1,265)
Balance as at 30 September 2025	461,377	16,188	8,532	(880)	(128,431)	356,786	48,145	404,931

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (Continued)

	Share Capital RM'000	Revaluation Reserve RM'000	Foreign Currency Translation Reserve RM'000	Fair Value Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Balance as at 1 January 2024	461,377	16,413	7,895	(954)	(64,092)	420,639	67,593	488,232
Net profit/(loss) for the financial period	-	-	-	-	(26,683)	(26,683)	(15,339)	(42,022)
Fair value of equity instruments through other comprehensive income	-	-	-	(1,205)	-	(1,205)	-	(1,205)
Crystalisation of revaluation reserve	-	(135)	-	-	135	-	-	-
Exchange differences on translation of foreign operations	-	-	(5,677)	-	-	(5,677)	2,861	(2,816)
Total comprehensive loss for the financial period	-	(135)	(5,677)	(1,205)	(26,548)	(33,565)	(12,478)	(46,043)
Transactions with owners								
Dividend paid	-	-	-	-	(1,265)	(1,265)	-	(1,265)
	-	-	-	-	(1,265)	(1,265)	-	(1,265)
Balance as at 30 September 2024	461,377	16,278	2,218	(2,159)	(91,905)	385,809	55,115	440,924

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

	9 months ended 30.09.2025 RM'000	9 months ended 30.09.2024 RM'000
Cash flows from operating activities		
Profit/(loss) before tax	(6,092)	(41,352)
Adjustments for:-		
Non-cash items	(3,755)	31,201
Other investing and financing items	4,906	5,986
Operating profit/(loss) before working capital changes	(4,941)	(4,165)
Changes in working capital		
Inventories	18,095	(13,090)
Receivables	(11,208)	25,155
Financial assets held for trading	6	16
Payables	6,309	(20,058)
Net cash generated from/(used in) operations	8,261	(12,142)
Net tax paid	(1,957)	(2,272)
Net cash generated from/(used in) operating activities	6,304	(14,414)
Cash flows from investing activities		
Acquisition of unquoted investment securities	-	(583)
Addition of intangible assets	(1,085)	(1,156)
Interest received	515	2,105
Dividend received	3	421
Change in deposit placed with licensed bank	(12)	426
Proceeds from disposal of unquoted investment securities	3,954	1,205
Proceed from compensation of lease termination	-	45,000
Proceeds from disposal of hotel management services	-	400
Purchase of property, plant and equipment	(2,194)	(6,806)
Placement of pledged deposits	(551)	1,886
Net cash generated from investing activities	630	42,898

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (Continued)

	9 months ended 30.09.2025 RM'000	9 months ended 30.09.2024 RM'000
Cash flows from financing activities		
Dividend paid	(1,265)	(1,265)
Interest paid	(5,424)	(8,112)
Repayment of borrowings	(10,563)	(18,820)
Repayment of lease liabilities	(2,042)	(2,387)
Net cash used in financing activities	(19,294)	(30,584)
Effect of exchange rate changes	4,417	5,787
Net (decrease)/increase in cash and cash equivalents	(7,943)	3,687
Cash and cash equivalents as at beginning of the financial period		
As previously reported	74,246	88,084
Effect of exchange rate changes	360	(2,142)
As restated	74,606	85,942
Cash and cash equivalents as at end of the financial period #	66,663	89,629
# Cash and cash equivalents at the end of the financial period comprising the following:		
Fixed deposits	36,440	42,202
Cash and bank balances	55,413	71,294
	91,853	113,496
Less: Deposit with maturity more than three months	(553)	(2,754)
Deposits pledged to licensed banks	(24,637)	(21,113)
	(25,190)	(23,867)
	66,663	89,629

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of preparation

The unaudited interim financial report has been prepared in compliance with MFRS 134 – "Interim Financial Reporting" and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities"). The unaudited interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2024.

2. Significant accounting policies

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2024, except for the adoption of the following amendments to Malaysian Financial Reporting Standard ("MFRS"):

Amendments to MFRSs	
MFRS 121	The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendments to MFRSs will have no significant impact on the financial statements of the Group upon their initial application.

New MFRSs and amendments to MFRSs that have been issued, but yet to be effective

		Effective for financial periods beginning on or after
New MFRSs		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRSs		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
MFRS 7	Financial Instruments: Disclosures	1 January 2026
MFRS 9	Financial Instruments	1 January 2026
MFRS 10	Consolidated Financial Statements	1 January 2026/ Deferred
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
MFRS 107	Statement of Cash Flows	1 January 2026
MFRS 128	Investments in Associates and Joint Ventures	Deferred

3. Audit Report

The auditors' report on the financial statements for the financial year ended 31 December 2024 was not subject to any qualification.

4. Seasonal or cyclical factors

The operations of the Group for the financial quarter ended 30 September 2025 were not materially affected by any seasonal or cyclical factors.

5. Unusual items

There were no unusual significant items during the quarter under review.

6. Changes in estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the quarter under review.

7. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and/or repayments of debt and equity securities during the financial period ended 30 September 2025.

As at the quarter ended 30 September 2025, no new ordinary share of the Company was issued to the eligible persons pursuant to the Advance Synergy Share Grant Scheme.

8. Dividends paid

A single tier dividend in respect of the financial year ended 31 December 2024 was paid on 15 August 2025 after obtaining approval from the shareholders of the Company at the Annual General Meeting held on 26 June 2025.

9. Segmental Information

For the financial period ended 30 September 2025

	Investment Holding	Information & Communications Technology	Property Development & Investment	Travel & Tours	Financial Services	Others	Elimina-tions	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue								
External	256	38,172	45,821	95,204	4,888	12,328	-	196,669
Inter-segment	9,429	-	2,086	33	-	-	(11,548)	-
Total revenue	9,685	38,172	47,907	95,237	4,888	12,328	(11,548)	196,669
Results								
Segment results	(1,023)	(138)	5,339	4,177	(5,530)	(1,731)	(7,221)	(6,127)
Share of results of associates and joint venture	38	-	(3)	-	-	-	-	35
Profit/(Loss) before tax	(985)	(138)	5,336	4,177	(5,530)	(1,731)	(7,221)	(6,092)
Income tax expense								(1,848)
Net loss for the financial period								(7,940)
Non-controlling interests								4,634
Net loss for the financial period attributable to owners of the parent								(3,306)

9. Segmental Information (Continued)

For the financial period ended 30 September 2025 (Continued)

	Investment Holding	Information & Communications Technology	Property Development & Investment	Travel & Tours	Financial Services	Others	Elimina-tions	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Other information								
Segment assets	13,191	134,734	336,448	31,464	32,121	17,038	-	564,996
Investment in associates and joint venture	3,514	-	67	-	-	-	-	3,581
Unallocated corporate assets								4,202
Total assets								572,779
Segment liabilities	4,092	6,706	128,694	13,307	4,823	6,575	-	164,197
Unallocated corporate liabilities								3,651
Total liabilities								167,848
Capital expenditure:								
- Property, plant & equipment	7	734	1,050	5	203	195	-	2,194
- Software development expenditure	-	745	-	-	340	-	-	1,085

9. Segmental Information (Continued)

For the financial period ended 30 September 2024

	Investment Holding	Information & Communications Technology	Property Development & Investment	Travel & Tours	Financial Services	Others	Elimina-tions	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue								
External	483	39,181	18,718	108,535	3,310	17,992	-	188,219
Inter-segment	38,264	-	2,086	89	-	-	(40,439)	-
Total revenue	38,747	39,181	20,804	108,624	3,310	17,992	(40,439)	188,219
Results								
Segment results	27,573	(23,946)	(9,454)	4,657	(7,233)	556	(33,543)	(41,390)
Share of results of associates and joint venture	45	-	(7)	-	-	-	-	38
Profit/(Loss) before tax	27,618	(23,946)	(9,461)	4,657	(7,233)	556	(33,543)	(41,352)
Income tax expense								(670)
Net loss for the financial period								(42,022)
Non-controlling interests								15,339
Net loss for the financial period attributable to owners of the parent								(26,683)

9. Segmental Information (Continued)

For the financial period ended 30 September 2024 (Continued)

	Investment Holding	Information & Communications Technology	Property Development & Investment	Travel & Tours	Financial Services	Bus-Body Fabrication	Elimina-tions	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Other information								
Segment assets	30,456	149,122	382,743	27,483	22,753	23,366	-	635,923
Investment in associates and joint venture	3,477	-	94	-	-	-	-	3,571
Unallocated corporate assets								5,835
Total assets								645,329
Segment liabilities	5,128	8,475	162,799	8,836	5,353	9,937	-	200,528
Unallocated corporate liabilities								3,877
Total liabilities								204,405
Capital expenditure:								
- Property, plant & equipment	17	522	4,937	3	1,113	214	-	6,806
- Software development expenditure	-	1,156	-	-	-	-	-	1,156

10. Property, plant and equipment

The valuation of land and buildings had been brought forward without amendment from the financial statements for the financial year ended 31 December 2024.

11. Significant events after the reporting period

Consequent to the termination of the lease for Holiday Villa Hotel & Residence Jiading P.R.C. ("Shanghai hotel lease") on 10 September 2025, Shanghai Holiday Villa Hotel Co. Ltd., an indirect wholly-owned subsidiary of the Company, was disposed entirely to the lessor as a condition to the termination of the Shanghai hotel lease. Shanghai Holiday Villa Hotel Co. Ltd. ceased to be the indirect wholly-owned subsidiary of the Company on 21 October 2025.

Save for the above, there were no significant events after the reporting period.

12. Changes in the composition of the Group

(a) Ausborn Sawmill Sdn Bhd, a direct wholly-owned subsidiary of the Company, was struck off from the register under Section 551(3) of the Companies Act 2016 and henceforth dissolved following the publication of the notice of striking off in the Gazette on 10 March 2025.

(b) Simpang Tiga Realty Sdn Bhd, an indirect 95%-owned subsidiary of the Company, was struck off from the register under Section 551(3) of the Companies Act 2016 and henceforth dissolved following the publication of the notice of striking off in the Gazette on 24 March 2025.

(c) Dama TCM Sdn Bhd, an indirect wholly-owned subsidiary of the Company, was struck off from the register under Section 551(3) of the Companies Act 2016 and henceforth dissolved following the publication of the notice of striking off in the Gazette on 21 April 2025.

(d) 9 Evesham House Limited, a wholly-owned subsidiary of the Company, was incorporated with paid-up capital of £1.00 and registered in England and Wales on 15 July 2025.

Save for the above, there were no changes in the composition of the Group during the financial period ended 30 September 2025.

13. Changes in contingent liabilities

There are no changes in contingent liabilities since the last annual statements of financial position as at 31 December 2024.

14. Review of performance

	Year-to-date 9 months ended 30.09.2025 RM'000	Year-to-date 9 months ended 30.09.2024 RM'000	Changes RM'000	Changes %
Revenue	196,669	188,219	8,450	4.5
Profit/(Loss) from operations	(1,189)	(35,080)	33,891	96.6
Profit/(Loss) before tax	(6,092)	(41,352)	35,260	85.3
Net profit/(loss) for the financial period	(7,940)	(42,022)	34,082	81.1
Net profit/(loss) for the financial period attributable to the Owners of the Parent	(3,306)	(26,683)	23,377	87.6

Overall performance

For the current 9-month period ended 30 September 2025 ("9M 2025"), the Group recorded higher revenue of RM196.7 million compared to RM188.2 million in the corresponding period last year ended 30 September 2024 ("9M 2024"), reflecting an increase of RM8.5 million or 4.5%. Property Development & Investment and Financial Services divisions reported higher revenue in 9M 2025 compared to 9M 2024 partly offset by lower revenue from Investment Holding, Information & Communications Technology, Travel & Tours and Others divisions.

The Group recorded a lower loss before tax of RM6.1 million in 9M 2025 compared to a loss of RM41.4 million in 9M 2024, mainly due to favourable results across all divisions except for Investment Holding, Travel & Tours and Others divisions.

Investment Holding

In 9M 2025, the division recorded lower revenue of RM9.7 million compared to RM38.7 million in 9M 2024, mainly due to lower dividend income received from subsidiary of RM6.8 million in 9M 2025 compared to RM34.4 million in 9M 2024 and lower intercompany management fees charged, both of which had no impact on the Group's overall revenue. Consequently, the division recorded a loss before tax of RM1.0 million compared to a profit before tax of RM27.6 million in 9M 2024.

Information & Communications Technology

The division recorded slightly higher revenue in its reporting currency, with SGD11.6 million in 9M 2025 compared to SGD11.4 million in 9M 2024. The increase in the revenue is mainly attributable to the improved performance by GlobeOSS driven by higher system sale contract revenues. However, this growth was partly reduced by the weaker SGD against RM (9M 2025: S$1:RM3.291, 9M 2024: S$1:RM3.442), which affected the translation of SGD-denominated revenue into RM for consolidation. As a result, the reported revenue in RM declined by approximately 2.6% to RM38.2 million in 9M 2025 from RM39.2 million in 9M 2024.

14. Review of performance (Continued)

Information & Communications Technology (Continued)

The division reported lower loss before tax of RM0.1 million in 9M 2025 compared to a loss before tax of RM23.9 million in 9M 2024, mainly due to higher gross profit margin and lower net operating expenses. The lower net operating expenses in 9M 2025 were mainly due to the absence of a fair value loss of RM22.0 million on the venture investment portfolio recorded in 9M 2024. This was partly offset by higher technical support and development expenses arising from an increased headcount, as well as higher distribution costs in 9M 2025 compared to 9M 2024.

Property Development & Investment

The division recorded higher revenue of RM47.9 million in 9M 2025 compared to RM20.8 million in 9M 2024, with the bulk revenue increase contributed by the property development unit. The division reported a profit before tax of RM5.3 million in 9M 2025 compared to loss before tax of RM9.4 million in 9M 2024 mainly driven by a reversal of lease liability of RM12.5 million from the lease termination for the Holiday Villa Hotel & Residence Jiading P.R.C. ("Shanghai hotel").

Development

The property development unit, Advance Synergy Realty Sdn Bhd ("ASR"), recorded revenue of RM27.7 million in 9M 2025, driven by higher terrace house sales for Federal Park Phase 2 which was at its completion stage as at end of September 2025 and shophouse unit sales for Federal Park Phase 1. The unit recorded a profit before tax of RM1.3 million for 9M 2025 compared to loss before tax of RM1.6 million in 9M 2024 mainly due to the flow-down effect of higher revenue.

Investment

The property investment unit recorded slightly higher revenue of RM20.2 million in 9M 2025 compared to revenue of RM20.1 million in 9M 2024 mainly contributed by slight improvement in revenue from the investment property, Yap Ah Shak House ("YASH"), which currently houses the F&B, event spaces and serviced office businesses.

Our hospitality unit recorded slightly lower revenue of RM14.1 million in 9M 2025 compared to revenue of RM14.4 million in 9M 2024, mainly due to lower revenue from Holiday Villa Beach Resort & Spa Cherating ("Cherating hotel") and Shanghai hotel. This was partly offset by higher revenue from The Marloes, our aparthotel in London, which commenced full operation in April 2024. Overall, the hospitality unit achieved higher average room rates but lower average occupancy rates in 9M 2025 compared to 9M 2024.

The hospitality unit recorded a profit before tax of RM8.6 million in 9M 2025 compared to loss before tax of RM4.9 million in 9M 2024, mainly due to a reversal of lease liability of RM12.5 million from the lease termination for the Shanghai hotel and lower operation losses from the Shanghai hotel and The Marloes, as well as the absence of impairment loss on unquoted investment recognised in 9M 2024. These were partly offset by lower profit contribution from the Cherating hotel in 9M 2025 compared to 9M 2024 and the absence of the gain from the modification of lease terms for the Shanghai hotel and the net gain from the reversal of impairment loss on trade receivables following successful collection, both of which were recorded in 9M 2024.

14. Review of performance (Continued)

Property Development & Investment (Continued)

Investment (Continued)

Our investment property, YASH, recorded higher revenue of RM3.9 million in 9M 2025 compared to RM3.5 million in 9M 2024 mainly driven by new contributions from our newly launched F&B outlets, Alma Dining Sdn Bhd ("Alma Dining") and Aras Tiga Sdn Bhd ("Aras Tiga"), which commenced operations in late 2024, as well as higher contributions from the serviced office businesses. This was partly offset by lower revenue from the F&B business operated by Osteria Gamberoni Sdn Bhd ("OGSB").

Despite the higher revenue, YASH recorded a higher loss before tax of RM3.8 million in 9M 2025 compared to a loss of RM2.1 million in 9M 2024, mainly due to losses from Alma Dining and Aras Tiga as they ramp up their operations, coupled with higher losses from OGSB due to the flow-down effect of lower revenue. These were partly offset by lower loss from the serviced office businesses. Apart from the hospitality unit and YASH, there were no significant changes in 9M 2025 compared to 9M 2024 from the other properties within the Group with no significant change in their rental income.

Travel & Tours

Our Travel & Tours division recorded lower revenue of RM95.2 million in 9M 2025 compared to RM108.6 million in 9M 2024, reflecting a decrease of approximately RM13.4 million or 12.3%. The flow-down effect of lower revenue was partly mitigated by a higher gross profit margin achieved during 9M 2025, resulting in a lower profit before tax of RM4.2 million in 9M 2025 compared to RM4.7 million in 9M 2024.

Financial Services

The Financial Services division, comprising the card and payment services and money services units, recorded higher revenue of RM4.9 million in 9M 2025, compared to RM3.3 million in 9M 2024. The increase was mainly driven by contributions from the consumer financing product launched in February 2024, partly offset by a slight decline in revenue from the gross processing volume of its merchants. With higher revenue and lower net operating expenses, the division recorded a lower loss before tax of RM5.5 million in 9M 2025 compared to a loss of RM7.2 million in 9M 2024.

Others

The Others division recorded lower revenue of RM12.3 million in 9M 2025 compared to RM18.0 million in 9M 2024, mainly due to fewer buses exported by the bus-body fabrication unit resulting from a delay in chassis supply as the industry transitions to Euro 6 standards for buses in the Australian market. As a result of the lower revenue and higher net operating expenses, the bus-body fabrication unit reported a loss before tax of RM1.2 million in 9M 2025 compared to a profit before tax of RM0.8 million in 9M 2024.

The education unit recorded lower revenue of RM0.4 million in 9M 2025 compared to RM0.8 million in 9M 2024. With the lower revenue, the unit reported a higher loss before tax of RM0.6 million in 9M 2025 compared to RM0.2 million in 9M 2024.

15. Comparison of results with immediate preceding quarter

	Quarter 3 months ended		Changes	
	30.09.2025	30.06.2025		
	RM'000	RM'000	RM'000	%
Revenue	64,604	67,970	(3,366)	(5.0)
Profit/(Loss) from operations	8,089	(3,376)	11,465	339.6
Profit/(Loss) before tax	6,578	(5,037)	11,615	230.6
Net profit/(loss) for the financial period	6,072	(5,790)	11,862	204.9
Net profit/(loss) for the financial period attributable to the Owners of the Parent	9,033	(5,019)	14,052	280.0

Overall performance

The Group recorded lower revenue of RM64.6 million for current quarter ended 30 September 2025 (“Q3 2025”) compared to the revenue of RM68.0 million in the immediate preceding quarter ended 30 June 2025 (“Q2 2025”), mainly due to lower revenue from Information & Communications Technology and Travel & Tours divisions, partly offset by higher revenue from Property Development & Investment divisions, Financial Services and Others divisions.

Despite the lower revenue, the Group reported a profit before tax of RM6.6 million in Q3 2025 compared to a loss before tax of RM5.0 million in Q2 2025, mainly driven by the lease liability reversal for Shanghai hotel following the mutual agreement with the lessor to terminate the Shanghai hotel lease.

Investment Holding

The division recorded comparable revenue of RM0.9 million for both Q3 2025 and Q2 2025. However, a higher loss before tax of RM3.1 million was recorded in Q3 2025 compared to loss of RM1.9 million in Q2 2025, mainly due to a RM1.3 million loss on disposal of investment securities.

Information & Communications Technology

The division recorded lower revenue of RM12.1 million in Q3 2025 compared to RM14.2 million in Q2 2025, mainly due to lower GlobeOSS system sale contracts and Unifiedcomms maintenance contracts revenue. The division reported a loss before tax of RM46,000 in Q3 2025 compared to a profit before tax of RM0.8 million in Q2 2025, mainly due to flow-down effect of lower revenue, coupled with lower gross profit margin but offset by higher net foreign exchange gain arising from the favourable exchange rate movement of United States Dollar ("USD") against SGD, the division’s reporting currency for Q3 2025. The lower gross profit margin of 62.2% in Q3 2025 compared to 66.6% in Q2 2025 was primarily driven by lower contribution from Unifiedcomms maintenance contracts, which typically yield higher margins.

15. Comparison of results with immediate preceding quarter (Continued)

Property Development & Investment

The division recorded higher revenue of RM21.0 million in Q3 2025 compared to revenue of RM16.5 million in the previous quarter. With the higher revenue, coupled with the lease liability reversal of RM12.5M arising from the Shanghai hotel lease termination, the division reported a profit before tax of RM10.8 million compared to a loss before tax of RM1.8 million in the previous quarter.

Development
The property development unit, ASR, recorded higher revenue of RM13.2 million in Q3 2025 compared to RM9.7 million in Q2 2025, driven by increased sales of terrace houses for Federal Park Phase 2, which was at its completion stage as at end of September 2025. The unit reported a profit before tax of RM0.8 million in Q3 2025, compared to a profit of RM0.5 in Q2 2025, mainly due to the flow-down effect of higher revenue, partly offset by higher operating expenses.

Investment
The property investment unit recorded higher revenue of RM7.7 million in Q3 2025 compared to RM6.8 million in Q2 2025 mainly due to the higher revenue from the hospitality unit and F&B businesses. The hospitality unit reported higher revenue of RM5.5 million in Q3 2025 compared to RM4.9 million in Q2 2025, with Cherating hotel and The Marloes reporting higher revenue except for Shanghai hotel. Overall, the hospitality unit achieved both higher average room rates and average occupancy rates in Q3 2025 compared to Q2 2025.

The hospitality unit recorded a profit before tax of RM11.8 million in Q3 2025 compared to a loss before tax of RM0.9 million in Q2 2025, mainly due to the reversal of lease liability of RM12.5 million arising from the termination of the Shanghai hotel lease and higher profit contribution from the Cherating hotel. These were partly offset by a higher loss from the Shanghai hotel in Q3 2025 compared to the previous quarter and a loss from The Marloes in Q3 2025, as opposed to a profit in Q2 2025.

The other property investment unit, YASH, recorded higher revenue of RM1.5 million in Q3 2025 compared to RM1.2 million in Q2 2025, mainly due to higher revenue contributions from our newly launched F&B outlets, Alma Dining and Aras Tiga, which commenced operations in late 2024 as well as slightly higher contributions from serviced office businesses. This was partly offset by lower revenue from the F&B business operated by OGSB during the quarter under review.

Despite higher revenue, YASH reported a higher loss before tax of RM1.7 million in Q3 2025 compared to RM1.2 million in Q2 2025, driven by higher losses from Alma Dining and Aras Tiga as they progress through their start-up phase. This was partly mitigated by lower losses from the serviced office businesses and from OGSB, despite OGSB's lower revenue, due to cost management.

15. Comparison of results with immediate preceding quarter (Continued)

Travel & Tours

The division recorded lower revenue of RM27.0 million in Q3 2025 compared to the revenue of RM33.4 million in Q2 2025 mainly due to lower sales from series tours, partly offset by higher sales from corporate ticketing and incentive groups. The division reported a slightly higher profit before tax of RM1.3 million in Q3 2025 compared to profit before tax of RM1.2 million in Q2 2025 mainly due to higher gross profit margin despite lower revenue in the current quarter under review.

Financial Services

The Financial Services division recorded higher revenue of RM1.7 million in Q3 2025 compared to RM1.3 million in Q2 2025, mainly due to higher consumer financing sales and higher revenue from the gross processing volume of its merchants during the quarter under review. The bulk of the revenue for the division was still generated by the card & payment services unit, while the money services unit made minimal contribution. With the higher revenue partly offset by higher net operating expenses, the division reported a lower loss of RM1.9 million in Q3 2025 compared to a loss of RM2.1 million in Q2 2025.

Others

The Others division recorded slightly higher revenue of RM3.3 million in Q3 2025 compared to RM3.2 million in Q2 2025, with the bulk of the revenue contributed by the bus-body fabrication unit. In Q3 3035, the education unit reported a slight increase in revenue, partly offset by slightly lower revenue from the bus-body fabrication unit as fewer buses were exported following the delays in the supply of Euro 6 standard for bus chassis.

The Others division reported a lower loss before tax of RM0.4 million in Q3 2025 compared to a loss of RM1.1 million in Q2 2025. Despite the lower revenue, the bus-body fabrication unit recorded a lower loss before tax of RM0.2 million in Q3 2025 compared to a loss of RM0.9 million in Q2 2025, mainly due to lower net operating expenses. The education unit also recorded a lower loss before tax in Q3 2025 compared to Q2 2025, mainly due to higher revenue and higher gross profit margin, partly offset by higher net operating expenses.

16. Prospects

The Group remains mindful of the external headwinds such as the ongoing inflationary pressures, possible disruptions in supply chain and geopolitics concerns which may adversely impact the global economic recovery and thus the successful execution of our business plans. Our continued focus on managing costs and investment into our businesses to deliver better Group financial performance is critical.

Information & Communications Technology

The outlook of Unifiedcomms and GlobeOSS remains challenging. The continued underperformance of certain major managed service contracts, intensified pricing pressures, and delays in securing new opportunities are expected to affect the business in the current financial year. However, significant steps have been taken since the previous financial year to strengthen the division’s fundamentals.

17. Prospects

Information & Communications Technology (Continued)

On the business front, Unifiedcomms and GlobeOSS will continue to progress with contracts in-hand, reinvest in product innovation and market diversification, and focus on enhancing operational efficiencies.

At Captii Ventures, the division's venture investment business, broader market conditions remain unfavourable, though improvement is foreseen for start-ups in certain industries.

With continued fiscal discipline and initiatives aimed to strengthen the division's fundamentals, the division remains cautiously optimistic about the remainder of the current financial year.

Property Development & Investment

Development

The Property Development unit recorded a notable improvement in performance for Q3 2025, with revenue increasing from RM9.7 million in Q2 2025 to RM13.3 million in Q3 2025, resulting in a higher profit before tax of RM0.8 million in Q3 2025 compared to RM0.5 million in Q2 2025. The growth in revenue was supported by ongoing sales from the Phase 2 Federal Park project, which was fully completed as at end of September 2025 and is currently pending the issuance of the occupation permit from the relevant authorities. With 95% of the units sold to date, the project is expected to be fully sold by year-end.

Meanwhile, the development works of Sejijak Project are now ready for commencement. This project comprises 88 units of double storey terrace houses, 80 units of townhouses and 40 units of single storey terrace houses.

The property market in Kuching is expected to remain soft due to various issues such as escalated construction costs, labour shortages, interest rates hike and tightening of end financing for buyers. Although the market environment is challenging on many fronts, ASR is confident to navigate through this tough period with its longstanding experience in the property market. ASR will adopt a more cautious approach in new project launches and explore improvement in various areas such as cost effective and attractive new building designs and remain competitive in the market.

Investment

The hospitality unit is hopeful that the gradual recovery in the business with the pent-up demand for travel will continue. Though growth is very much dependant on geographical region of the hotels, the unit remains cautious on the hospitality industry's growth in the coming year due to external pressures such as continuing pressures from rising costs, staff shortage, recessionary risks and geopolitics concerns which may drag down the industry.

Other factors which may affect the local industry are the rise of low-cost carriers and their attractive fares to Southeast Asia countries which have certainly reshaped the travel landscape. These airlines have made it easier for both domestic and international travellers to explore neighbouring countries without breaking the bank. For Malaysia's domestic tourism industry, this could indeed pose a challenge. With cheaper options to fly to places like Thailand, Vietnam, or Indonesia, Malaysian travellers might opt to travel abroad rather than explore local destinations.

16. Prospects (Continued)

Property Development & Investment (Continued)

Investment (Continued)

Management is however cautiously confident to improve Cherating hotel's performance as Cherating still remains a popular destination for local tourist and business has picked up in Q3 2025. Management is continuously exploring upgrading its facilities to suit its target market segments and Cherating hotel has recently completed the construction of 4 pickleball courts.

Our aparthotel in Earls Court, London, The Marloes, was fully operational from April 2024. The demand for UK hotels may however face some uncertainties due to external headwinds impacting consumer confidence coupled with rising operational costs, staffing shortages and supply chain disruption. However, we are cautiously optimistic that the London hospitality market will be resilient as we can see the swift post-pandemic rebound and influx of international visitors to London.

YASH in Kuala Lumpur, a high-quality mixed-use property after undergoing a review and revamp in its operations, now features F&B and event venues as a destination for music, arts and culinary experiences, complementing its existing serviced office business. With the completion of its facilities and under the new business roadmap, the division anticipates income potential from 2025.

Travel & Tours

Our Travel & Tours division remains cautiously optimistic about its performance for 2025 although external factors such as increasing inflation, higher travel costs, and geopolitical concerns may dampen growth in the travel industry. The division's business plan to focus on building its corporate client base for the ticketing, group series tours and company incentive groups business and in exploring to develop more competitive inbound and outbound travel products and services remains.

Financial Services

The division comprises Paydee Sdn Bhd ("Paydee") which is engaged in card & payment services; Paydee Nura Sdn Bhd ("Nura") which is engaged in the provision of solutions for cash flow management for both small and medium-sized enterprises ("SME") and individuals through Shariah-compliant financing; and Qurex Sdn Bhd ("Qurex") which is involved in money services, namely currency exchange and international remittance services.

Paydee will continue to focus on the evolution of its New Payment Application Services ("NPAS"). NPAS aims to deliver innovative business-to-business ("B2B") payment application services to address several high-potential SME business segments, as well as to be the non-bank partner of choice for payment facilitators addressing the growing e-commerce and social commerce markets.

Nura launched its Shariah-compliant financing and SME cashflow management products in 2024, as part of the NPAS offering of the division.

16. Prospects (Continued)

Financial Services

Key areas of focus for both Paydee and Nura include investment in technology renewal and the development of new capabilities and the recruitment of additional staff to further enhance, operate and manage the NPAS as well as efforts to identify and evaluate opportunities for business collaboration.

Qurex intends to synergise with Paydee for its growth plan and pending the full implementation of a new product roadmap, Qurex does not anticipate its existing businesses to grow substantially in the near future.

Others

Our bus-body fabrication unit, Aviva Master Coach Technology Sdn Bhd ("Aviva"), remains focused to ensure its production to be cost efficient and for timely delivery of buses. The unit will continue to focus on the Australia market as it anticipates a strong demand for the buses to Australia and with bus body orders in hand, there is a cautious optimism in the sale of the buses.

The market environment remains challenging with rising costs and continued supply chain disruptions as the industry transitions to Euro 6 standards for buses in the Australian market. Nevertheless, Aviva is confident in managing the risks and shall focus in ensuring that its production is cost-and-delivery-efficient and targets to gear up its production of bus-body fabrication to 20 buses per month over the next two years in line with the expected increase in orders from the Australia market. With the various measures put in place, our bus-body fabrication unit is cautiously optimistic that it is in a good position to manage the challenges.

Our education unit, represented by The Language House ("TLH"), expects a strengthening outlook supported by the continued expansion of its corporate training channels and agent networks to deepen market access in East Asia—particularly China and Korea, as well as in the Middle East. However, the recruitment of international students for English programmes remains temporarily delayed pending licensing approval from the Ministry of Education for the new premises in Kuala Lumpur.

In the coming quarter, the unit will further enhance its digital language education offerings, including new online programmes and a subscription-based learning model to cater to professionals and freelancers seeking flexible and high-quality training. By capitalising on digital innovation, global partnerships and rising corporate demand, TLH remains well-positioned for sustainable growth, subject to regulatory approval timelines and the timely launch of its digital platform, which has been delayed mainly due to skilled staffing constraints.

17. Board of Directors' opinion on revenue or profit estimate, forecast, projection or internal targets

The Group did not previously announce or disclose any revenue or profit estimate, forecast, projection or internal targets in a public document.

18. Profit variance and shortfall in profit guarantee

Not applicable.

19. Income tax expense

	3 months ended 30.09.2025 RM'000	Year-to-date ended 30.09.2025 RM'000
On current quarter results		
- Corporate income tax	(506)	(1,848)

The effective income tax rate of the Group for the current quarter under review is lower than the statutory tax rate mainly due to certain gain not subject to income tax. The effective tax rate of the Group for the financial period ended 30 September 2025 is higher than the statutory tax rate mainly due to certain expenses which are not deductible for taxation purpose and the non-availability of group relief for losses incurred by certain subsidiaries in the Group.

20. Status of corporate proposals

On 8 August 2019, the Company announced that Cherating Holiday Villa Berhad ("CHV"), an indirect wholly-owned subsidiary of the Company, had on 8 August 2019 entered into a Sale and Purchase Agreement with Amanah Raya Berhad for CHV to buy back a resort hotel consisting of an administration building, hotel/apartment blocks, standard and individually designed chalets and villas and other ancillary buildings and structures known as Holiday Villa Beach Resort & Spa Cherating, measuring in aggregate area of approximately 42,635 square metres for a buy back price of RM22,965,600 only free from all encumbrances and on an "as is where is" basis ("Proposed CHV Buyback"). Barring any unforeseen circumstances, the Proposed CHV Buyback is expected to be completed in the second half of year 2029.

Save for the corporate proposal above, there is no other corporate proposal announced which remain uncompleted as at the latest practicable date.

21. Group borrowings

Details of the borrowings by the Group are as follows:

	As at 30.09.2025 RM'000	As at 31.12.2024 RM'000
Short term - secured		
- Term loans	6,660	9,679
- Revolving credit	7,750	10,000
	14,410	19,679
Long term - secured		
- Term loans	69,619	74,952
	69,619	74,952
Total borrowings	84,029	94,631

22. Financial Instruments

(a) Derivatives

The Group does not have any outstanding derivatives as at the date of this report.

(b) Gain/Loss arising from fair value changes of financial liabilities

There was no gain/loss arising from the fair value changes in financial liabilities for the current financial period.

23. Material litigation

There was no material litigation as at the latest practicable date which is a date not earlier than 7 days from the date of issue of the quarterly report.

24. Notes To The Statement of Comprehensive Income

Included in the profit/(loss) before tax are:

	9 months ended 30.09.2025 RM'000	9 months ended 30.09.2024 RM'000
Amortisation of intangible assets	(566)	(555)
Depreciation	(6,669)	(9,121)
Dividend received	3	421
Effect of modification to lease terms	-	2,623
Fair value change in unquoted investment securities	-	(21,987)
Gain on lease termination	12,493	-
Fair value change in quoted investment securities	(233)	41
Impairment loss/(reversal) on:		
- trade and other receivables	3	531
- investment in unquoted shares	-	(1,693)
Interest expenses	(5,424)	(8,112)
Interest income	515	2,105
Net (loss)/gain on disposal of quoted investment securities	(1,260)	10
Net unrealised loss on foreign exchange	(56)	(1,093)
Gain on disposal of a subsidiary	-	37
Gain on disolution of a subsidiary	8	(32)

25. Dividend

A first and final single tier dividend in respect of the financial year ended 31 December 2024 approved by the shareholders of the Company at the last Annual General Meeting held on 26 June 2025, was paid on 15 August 2025.

26. Earnings/(Loss) per share

Basic loss per share

The basic earnings/(loss) per share for the current quarter and current year-to-date are computed based on the Group's net profit/(loss) attributable to equity holders of the Company of RM9,033,000 and (RM3,306,000) respectively, divided by the weighted average number of ordinary shares of 2,529,194,943 for the current quarter and current year-to-date as follows:

	3 months ended		Year-to-date ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	No. of shares		No. of shares	
Issued / weighted average number of ordinary shares	2,529,194,943	2,529,194,943	2,529,194,943	2,529,194,943

	3 months ended		Year-to-date ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
Basic earnings/(loss) per share (sen)	0.36	(0.46)	(0.13)	(1.05)

Diluted earnings/(loss) per share

The basic and diluted earnings/(loss) per share are reported to be the same for the current quarter, current year-to-date, corresponding quarter last year and corresponding year-to-date last year as the Company has no dilutive potential shares.

	3 months ended		Year-to-date ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
Diluted earnings/(loss) per share (sen)	0.36	(0.46)	(0.13)	(1.05)

27. Status of E-commerce activities

Not applicable.

BY ORDER OF THE BOARD
ADVANCE SYNERGY BERHAD

NGIAN YOKE FUNG
Company Secretary
26 November 2025