NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF GB BOND HOLDINGS BERHAD (“GB” OR THE “COMPANY”) DATED 9 SEPTEMBER 2026 (“ELECTRONIC PROSPECTUS”)
(Unless otherwise indicated, specified or defined in this notice, the definitions in the Electronic Prospectus shall apply throughout this notice)

Website

The Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad (“**Bursa Securities**”) website at www.bursamalaysia.com (“**Website**”).

Availability and Location of Paper/Printed Prospectus

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Electronic Prospectus directly from the Company, Malacca Securities Sdn Bhd (“**Malacca Securities**”) or Malaysian Issuing House Sdn Bhd.

Alternatively, the applicant may obtain a paper/printer copy of the Electronic Prospectus from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association.

Prospective investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

This distribution of the Electronic Prospectus and the sale of the units are subject to Malaysian law. Bursa Securities, Malacca Securities and GB take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer for subscription or purchase of, or an invitation to subscribe for or purchase any units, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation.

Close of Application

Applications will be accepted from 10.00 a.m. on 9 September 2026 and will close at 5.00 p.m. on 18 September 2026. In the event there is any change to the timetable, the Company will advertise the notice of the change in a widely circulated daily English and Bahasa Malaysia newspaper in Malaysia.

The Electronic Prospectus made available on the Website after the closing of the application period is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the application period.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the Website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained on the Website.

The contents of the Electronic Prospectus are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind and shall not at any time be relied upon as such.

GB BOND HOLDINGS BERHAD
(Registration No. 202501019253 (1620666-T))
(Incorporated in Malaysia under the Companies Act 2016)

ADDRESS	TELEPHONE	FACSIMILE	EMAIL
No. 1744, Jalan Industri 2, Kawasan Industri Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang	+604 593 9313	+604 593 0313	sales@gbchemical.com

https://gbchemical.com/

GB BOND HOLDINGS BERHAD
(Registration No. 202501019253 (1620666-T))
(Incorporated in Malaysia under the Companies Act 2016)

PROSPECTUS

THIS PROSPECTUS IS DATED 9 SEPTEMBER 2026

GB BOND
HOLDINGS BERHAD
(Registration No. 202501019253 (1620666-T))
(Incorporated in Malaysia under the Companies Act 2016)

P R O S P E C T U S

INITIAL PUBLIC OFFERING ("IPO") IN CONJUNCTION WITH THE LISTING OF GB BOND HOLDINGS BERHAD ("GB" OR "COMPANY") ON THE ACE MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES") COMPRISING:

(A) PUBLIC ISSUE OF 64,300,000 NEW ORDINARY SHARES IN GB ("SHARES") IN THE FOLLOWING MANNER:

(I) 20,615,000 NEW SHARES AVAILABLE FOR APPLICATION BY THE MALAYSIAN PUBLIC;

(II) 4,123,000 NEW SHARES AVAILABLE FOR APPLICATION BY OUR ELIGIBLE DIRECTORS, EMPLOYEES, AND PERSONS WHO HAVE CONTRIBUTED TO THE SUCCESS OF OUR COMPANY AND OUR SUBSIDIARIES ("GROUP"); AND

(III) 39,562,000 NEW SHARES AVAILABLE BY WAY OF PRIVATE PLACEMENT TO BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY ("MITI");

AND

(B) OFFER FOR SALE OF 42,880,000 EXISTING SHARES BY WAY OF PRIVATE PLACEMENT IN THE FOLLOWING MANNER:

(I) 11,975,500 EXISTING SHARES TO BUMIPUTERA INVESTORS APPROVED BY MITI; AND

(II) 30,904,500 EXISTING SHARES TO SELECTED INVESTORS.

AT AN ISSUE/OFFER PRICE OF RM0.25 PER SHARE, PAYABLE IN FULL UPON APPLICATION

Principal Adviser, Sponsor, Underwriter and Placement Agent

M+Global

MALACCA SECURITIES SDN BHD
(Registration No. 197301002760 (16121-H))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

THIS PROSPECTUS IS DATED
9 SEPTEMBER 2026

NO SECURITIES WILL BE ALLOTTED OR ISSUED BASED ON THIS PROSPECTUS AFTER 6 MONTHS FROM THE DATE OF THIS PROSPECTUS.

BURSA SECURITIES HAS APPROVED THE ADMISSION OF OUR COMPANY TO THE OFFICIAL LIST OF BURSA SECURITIES AND THE LISTING AND QUOTATION OF OUR ENTIRE ENLARGED ISSUED SHARE CAPITAL ON THE ACE MARKET OF BURSA SECURITIES. THIS PROSPECTUS HAS BEEN REGISTERED BY BURSA SECURITIES. THE APPROVAL OF OUR IPO AND THE REGISTRATION OF THIS PROSPECTUS SHOULD NOT BE TAKEN TO INDICATE THAT BURSA SECURITIES RECOMMENDS OUR IPO OR ASSUMES RESPONSIBILITY FOR THE CORRECTNESS OF ANY STATEMENT MADE, OPINION EXPRESSED OR REPORT CONTAINED IN THIS PROSPECTUS. BURSA SECURITIES HAS NOT, IN ANY WAY, CONSIDERED THE MERITS OF THE SECURITIES BEING OFFERED FOR INVESTMENT.

BURSA SECURITIES IS NOT LIABLE FOR ANY NON-DISCLOSURE ON THE PART OF OUR COMPANY AND TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS PROSPECTUS, MAKES NO REPRESENTATION AS TO ITS ACCURACY OR COMPLETENESS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY LOSS YOU MAY SUFFER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THIS PROSPECTUS.

INVESTORS ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THIS PROSPECTUS. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER. FOR INFORMATION CONCERNING RISK FACTORS WHICH SHOULD BE CONSIDERED BY PROSPECTIVE INVESTORS, PLEASE SEE "RISK FACTORS" COMMENCING ON PAGE 191.

THE ACE MARKET IS AN ALTERNATIVE MARKET DESIGNED PRIMARILY FOR EMERGING CORPORATIONS THAT MAY CARRY HIGHER INVESTMENT RISK WHEN COMPARED WITH LARGER OR MORE ESTABLISHED CORPORATIONS LISTED ON THE MAIN MARKET. THERE IS ALSO NO ASSURANCE THAT THERE WILL BE A LIQUID MARKET IN THE SHARES OR UNITS OF SHARES TRADED ON THE ACE MARKET. YOU SHOULD BE AWARE OF THE RISKS OF INVESTING IN SUCH CORPORATIONS AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER CAREFUL CONSIDERATION.

THE ISSUE, OFFER OR INVITATION FOR THE OFFERING IS A PROPOSAL NOT REQUIRING APPROVAL, AUTHORISATION OR RECOGNITION OF THE SECURITIES COMMISSION MALAYSIA ("SC") UNDER SECTION 212(8) OF THE CAPITAL MARKETS AND SERVICES ACT 2007 ("CMSA").

All defined terms used in this Prospectus are defined under "Definitions" commencing on page x, "Glossary of Technical Terms" commencing on page xviii and "Presentation of Financial and Other Information" commencing on page viii.

RESPONSIBILITY STATEMENTS

Our Directors, Promoters and Selling Shareholder (as defined herein) have seen and approved this Prospectus. They collectively and individually accept full responsibility for the accuracy of the information contained in this Prospectus. Having made all reasonable enquiries, and to the best of their knowledge and belief, they confirm that there is no false or misleading statement or other facts which if omitted, would make any statement in this Prospectus false or misleading.

Malacca Securities Sdn Bhd, being the Principal Adviser, Sponsor, Underwriter and Placement Agent for our IPO, acknowledges that, based on all available information, and to the best of its knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts concerning our IPO.

STATEMENTS OF DISCLAIMER

Approval has been obtained from Bursa Securities on 26 May 2026 for our Listing (as defined herein). Our admission to the Official List of ACE Market of Bursa Securities is not to be taken as an indication of the merits of our IPO, our Company or our Shares.

Bursa Securities is not liable for any non-disclosure on the part of our Company and takes no responsibility for the contents of this Prospectus, makes no representations as to its accuracy or completeness, and expressly disclaims any liability for any loss you may suffer arising from or in reliance upon the whole or any part of the contents of this Prospectus.

This Prospectus, together with the Application Form (as defined herein), has also been lodged with the Registrar of Companies, who takes no responsibility for its contents.

OTHER STATEMENTS

You should take note that you may seek recourse under Sections 248, 249 and 357 of the CMSA for breaches of securities laws including any statement in this Prospectus that is false, misleading, or from which there is a material omission; or for any misleading or deceptive act in relation to the Prospectus or the conduct of any other person in relation to our Group.

Our Shares are offered to the public on the premise of full and accurate disclosure of all material information concerning our IPO, for which any person set out in Section 236 of the CMSA, is responsible. This Prospectus has not been and will not be made to comply with the laws of any jurisdiction other than Malaysia, and has not been and will not be lodged, registered or approved pursuant to or under any application securities or equivalent legislation or with or by any regulatory authority or other relevant body of any jurisdiction other than Malaysia.

Our Shares are classified as Shariah compliant by the Shariah Advisory Council of the SC ("**SAC**"). This classification remains valid from the date of issue of this Prospectus until the next Shariah compliance review undertaken by the SAC. The new status will be released in the updated list of Shariah compliant securities, on the last Friday of May and November.

We will not, prior to acting on any acceptance in respect of our IPO, make or be bound to make any enquiry as to whether you have a registered address in Malaysia and will not accept or be deemed to accept any liability in relation thereto whether or not any enquiry or investigation is made in connection therewith. This Prospectus is prepared and published solely for our IPO in Malaysia under the laws of Malaysia. Our Shares are issued in Malaysia solely based on the contents of this Prospectus. Our Directors, Promoters, Selling Shareholder, Principal Adviser, Sponsor, Underwriter and Placement Agent take no responsibility for the distribution of this Prospectus (in preliminary or final form) outside Malaysia. Our Directors, Promoters, Selling Shareholder, Principal Adviser, Sponsor, Underwriter and Placement Agent have not authorised anyone to provide you with information which is not contained in this Prospectus.

It shall be your sole responsibility, if you are or may be subjected to the laws of any countries or jurisdictions other than Malaysia, to consult your legal and/or other professional advisers as to whether your application for our IPO would result in the contravention of any laws of such countries or jurisdictions. Neither we nor our Principal Adviser nor any other advisers in relation to our IPO shall accept responsibility or liability in the event that any application made by you shall become illegal, unenforceable, voidable or void in any such country or jurisdiction. Further, it shall be your sole responsibility to ensure that your application for our IPO would be in compliance with the terms of our IPO as stated in our Prospectus and would not be in contravention of any laws of countries or jurisdictions other than Malaysia to which you may be subjected to. We will further assume that you had accepted our IPO in Malaysia and will be subjected only to the laws of Malaysia in connection therewith.

However, we reserve the right, in our absolute discretion, to treat any acceptances as invalid if we believe that such acceptance may violate any law or applicable legal or regulatory requirements. This Prospectus may not be used for the purpose of and does not constitute an offer to sell or an invitation to buy our Shares in any jurisdiction in any circumstances in which such and offer or invitation is not authorised or is unlawful. This Prospectus shall also not be used to make an offer of or invitation to buy our Shares to any person to whom it is unlawful to do so. Our Company, Promoters, Selling Shareholder and Principal Adviser require you to inform yourselves of and to observe such restrictions.

ELECTRONIC PROSPECTUS

This Prospectus can also be viewed or downloaded from Bursa Securities' website at www.bursamalaysia.com. The contents of this Electronic Prospectus and this Prospectus registered by Bursa Securities are the same.

You are advised that the internet is not a fully secured medium and that your Internet Share Application (as defined herein) is subject to the risk of problems occurring during data transmission, computer security threats such as viruses, hackers and crackers, faults with computer software and other events beyond the control of the Internet Participating Financial Institutions or Participating Securities Firms (as defined herein). These risks cannot be borne by the Internet Participating Financial Institutions or Participating Securities Firms. If you are in doubt as to the validity or integrity of an Electronic Prospectus, you should immediately request from us, our Principal Adviser or the Issuing House, a paper/printed copy of this Prospectus. In the event of any discrepancies arising between the contents of the Electronic Prospectus and the contents of the paper/printed copy of this Prospectus for any reason whatsoever, the contents of the paper/printed copy of this Prospectus, which is identical to the copy of the Prospectus registered by Bursa Securities, shall prevail.

In relation to any reference in this Prospectus to third party internet sites ("**Third Party Internet Sites**"), whether by way of hyperlinks or by way of description of the Third Party Internet Sites, you acknowledge and agree that:

(i) We and our Principal Adviser do not endorse and are not affiliated in any way to the Third Party Internet Sites and are not responsible for the availability of, or the contents or any data, information, files or other material provided in the Third Party Internet Sites. You shall bear all risks associated with the access to or use of the Third Party Internet Sites;

(ii) We and our Principal Adviser are not responsible for the quality of products or services in the Third Party Internet Sites, particularly in fulfilling any of the terms of your agreements with the Third Party Internet Sites. We and our Principal Adviser are also not responsible for any loss, damage or cost that you may suffer or incur in connection with or as a result of dealing with the Third Party Internet Sites or the use of or reliance of any data, information, files or other material provided by such parties; and

(iii) Any data, information, files or other material downloaded from the Third Party Internet Sites is done at your own discretion and risk. We and our Principal Adviser are not responsible, liable or under obligation for any damage to your computer system or loss of data resulting from the downloading of any such data, information, files or other materials.

Where an Electronic Prospectus is hosted on the website of the Internet Participating Financial Institutions or Participating Securities Firms, you are advised that:

(i) The Internet Participating Financial Institutions or Participating Securities Firms are liable in respect of the integrity of the contents of the Electronic Prospectus, i.e. to the extent of the contents of the Electronic Prospectus situated on the web server of the Internet Participating Financial Institutions or Participating Securities Firms which may be viewed via your web browser or other relevant software. Internet Participating Financial Institutions or Participating Securities Firms shall not be responsible for the integrity of the contents of the Electronic Prospectus which has been obtained from the web server of the Internet Participating Financial Institutions or Participating Securities Firms and subsequently communicated or disseminated in any manner to you or other parties; and

(ii) While all reasonable measures have been taken to ensure the accuracy and reliability of the information provided in an Electronic Prospectus, the accuracy and reliability of the Electronic Prospectus cannot be guaranteed as the internet is not a fully secured medium.

The Internet Participating Financial Institutions or Participating Securities Firms shall not be liable (whether in tort or contract or otherwise) for any loss, damage or cost that you or any other person may suffer or incur due to, as a consequence of or in connection with any inaccuracies, changes, alterations, deletions or omissions in respect of the information provided in the Electronic Prospectus which may arise in connection with or as a result of any fault with web browsers or other relevant software, any fault on your or any third party's personal computer, operating system or other software viruses or other security threats, unauthorised access to information or systems in relation to the website of the Internet Participating Financial Institutions or Participating Securities Firms, and/or problems occurring during data transmission, which may result in inaccurate or incomplete copies of information being downloaded or displayed on your personal computer.

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INDICATIVE TIMETABLE

The following events are intended to take place on the following tentative dates:

Event	Date
Opening date of Applications	9 September 2026
Closing date of Applications	18 September 2026
Balloting of Applications	22 September 2026
Allotment of IPO Shares to successful applicants	29 September 2026
Listing on the ACE Market	1 October 2026

In the event there are any changes to the indicative timetable above, we will advertise the notice of the changes in a widely circulated daily English and Bahasa Malaysia newspaper in Malaysia, and make an announcement on Bursa Securities' website.

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PRESENTATION OF FINANCIAL AND OTHER INFORMATION

All references to the "**Company**" and "**GB**" in this Prospectus are to GB Bond Holdings Berhad, while references to the "**Group**" are to our Company and our subsidiaries taken as a whole. References to "**we**", "**us**", "**our**" and "**ourselves**" are to our Company or our Group or any member of our Group, as the context requires. Unless the context otherwise requires, references to "**Management**" are to our Executive Directors and Key Senior Management as disclosed in this Prospectus and statements as to our beliefs, expectations, estimates and opinions are those of our Management.

Certain abbreviations, acronyms and technical terms used are defined in the "Definitions" and "Glossary of Technical Terms" sections of this Prospectus. Words denoting the singular shall, where applicable, include the plural and vice versa. Words denoting the masculine gender shall, where applicable, include the feminine and neuter genders, and vice versa. References to persons shall include companies and corporations.

In this Prospectus, references to the "Government" are to the Government of Malaysia, and references to "RM" and "sen" are to the lawful currency of Malaysia. The word "approximately" used in this Prospectus is to indicate that a number is not an exact one, but that number have been rounded off to the nearest hundredth, thousand or million or 2 decimal places, where applicable and hence may not be exact. Any discrepancies in the tables included in this Prospectus between the amounts listed and the total thereof are due to rounding.

Unless otherwise stated, any reference to dates and times in this Prospectus shall be a reference to dates and times in Malaysia.

Any reference to any statute and legislation in this Prospectus shall be a reference to the statute or legislation of Malaysia and includes any statutory modification, amendment or re-enactment thereof, unless otherwise indicated.

This Prospectus includes statistical data provided by us and various third parties and cites third party projections regarding growth and performance of the market and industry in which our Group operates or are exposed to. This data is taken or derived from information published by industry sources and from our internal data. In each such case, the source is stated in this Prospectus. Where no source is stated, it can be assumed that the information originates from us or is extracted from the IMR Report prepared by Smith Zander which is included in Section 8 of this Prospectus. In compiling its data for the review, Smith Zander had relied on its research methodologies, industry sources, published materials, its own private databases and direct contacts within the industry.

In particular, certain information in this Prospectus is extracted or derived from the IMR Report (as defined herein). We believe that the statistical data and projections cited in this Prospectus are useful in helping you understand the major trends in the industry in which we operate.

If there are any discrepancies or inconsistencies between the English and Malay versions of this document, the English version shall prevail. The information on our website, or any website directly and indirectly linked to such website does not form part of this Prospectus and you should not rely on it.

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FORWARD-LOOKING STATEMENTS

This Prospectus contains forward-looking statements. All statements other than statements of historical facts included in this Prospectus, including, without limitation, those regarding our financial position, business strategies, plans and objectives of our Group for future operations, are forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties, contingencies and other factors which may cause our actual results, our performance or achievements, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we will operate in the future. Such forward-looking statements reflect our Group's current view with respect to future events and are not a guarantee of future performance.

Forward-looking statements can be identified by the use of forward-looking terminology such as the words “expect”, “believe”, “plan”, “intend”, “estimate”, “anticipate”, “aim”, “forecast”, “may”, “will”, “would”, and “could” or similar expressions and include all statements that are not historical facts. Such forward-looking statements include, without limitation, statements relating to:

(i) our future overall business development and operations;

(ii) our future financial performance and financing plans including earnings, cash flow and liquidity;

(iii) potential growth opportunities;

(iv) our business strategies, trends and competitive position and the effect of such competition;

(v) the plans and objectives of our Company for future operations;

(vi) the general industry environment, including the demand and supply for our products;

(vii) our ability to pay dividends; and

(viii) the regulatory environment and the effects of future regulation.

Our actual results may differ materially from information contained in the forward-looking statements as a result of a number of factors beyond our control, including, without limitation:

(a) the general economic, business, social, political and investment environment in Malaysia and globally;

(b) government policy, legislation and regulation; and

(c) the COVID-19 pandemic and possible similar future outbreak(s).

Additional factors that could cause actual results, performance or achievements to differ materially include, but are not limited to those discussed in Section 9 of this Prospectus on “Risk Factors” and Section 12.2 of this Prospectus on “Management’s Discussion and Analysis of Results of Operations and Financial Condition”. We cannot give any assurance that the forward-looking statements made in this Prospectus will be realised. Such forward-looking statements are made only as at the date of this Prospectus.

Should we become aware of any subsequent material change or development affecting any matter disclosed in this Prospectus arising from the date of registration of this Prospectus but before the date of allotment of our IPO Shares, we shall further issue a supplemental or replacement prospectus, as the case may be, in accordance with the provisions of Rules 3.12D and 3.12E of the Listing Requirements, Section 238(1) of the CMSA and Paragraph 1.02, Chapter 1 of Part II (Division 6 on Supplementary and Replacement Prospectus) of the Prospectus Guidelines of the SC.

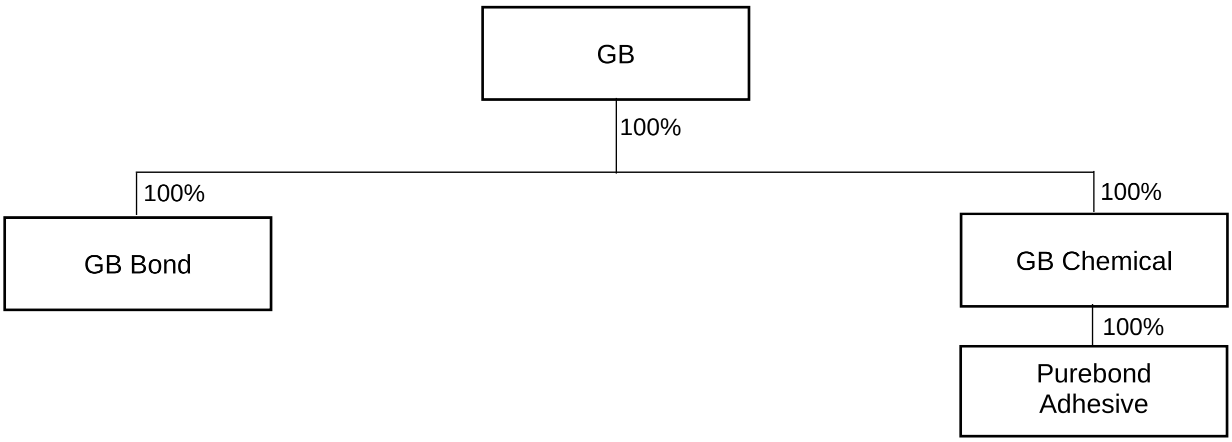
DEFINITIONS

The following definitions shall apply throughout this Prospectus unless the term is defined otherwise or the context otherwise requires:

Companies within our Group

GB or Company	:	GB Bond Holdings Berhad (Registration No. 202501019253 (1620666-T))
GB Bond	:	GB Bond Sdn Bhd (Registration No. 201301007688 (1037529-T)), a wholly-owned subsidiary of the Company
GB Chemical	:	GB Chemical (M) Sdn Bhd (Registration No. 200001027230 (529837-H)), a wholly-owned subsidiary of the Company
GB Group or Group	:	GB and its subsidiaries, collectively
Purebond Adhesive	:	Purebond Adhesive (M) Sdn Bhd (Registration No. 201101015731 (943865-X)), a wholly-owned subsidiary of GB Chemical

A diagrammatic illustration of our Group structure is as follows:



General

ACE Market	:	ACE Market of Bursa Securities
Acquisition of 49% of Purebond Adhesive	:	Acquisition by GB Chemical of the balance 49% equity interest of Purebond Adhesive from Supermulti Team for a total purchase consideration of RM606,581.40, which was entirely satisfied via the issuance and allotment of 6,972,200 new Shares at an issue price of RM0.0870 each. The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026
Acquisition of GB Bond	:	Acquisition by GB of the entire equity interest of GB Bond from the Vendors for a total purchase consideration of RM10,200,960.71, which was entirely satisfied via the issuance and allotment of 117,252,422 new Shares at an issue price of RM0.0870 each. The Acquisition of GB Bond was completed on 23 July 2026
Acquisition of GB Chemical	:	Acquisition by GB of the entire equity interest of GB Chemical from the Vendors for a total purchase consideration of RM19,468,449.19, which was entirely satisfied via the issuance and allotment of 223,775,278 new Shares at an issue price of RM0.0870 each. The Acquisition of GB Chemical was completed on 23 July 2026

Acquisitions	:	Collectively, the Acquisition of GB Chemical, Acquisition of GB Bond and Acquisition of 49% of Purebond Adhesive
Act	:	Companies Act 2016
ADA	:	Authorised Depository Agent, a person appointed by Bursa Depository under the Rules
Application(s)	:	Application(s) for our IPO Shares by way of Application Form, Electronic Share Application and/or Internet Share Application
Application Form(s)	:	Printed application form(s) for the application of our IPO Shares accompanying this Prospectus
ATM(s)	:	Automated teller machine(s)
Authorised Financial Institution(s)	:	Authorised financial institution(s) participating in the Internet Share Application in respect of the payments for the IPO Shares
Board	:	Board of Directors of GB
Bukit Panchor Factory	:	A three storey office and a single storey factory located at No. 1839, Jalan Industri 2, Kawasan Perindustrian Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang which was previously occupied by GB Chemical
Bukit Panchor HQ	:	The property consisting of a single-storey detached factory with a double-storey office; a single-storey detached factory with an office, and a single-storey warehouse with a total build-up area of approximately 78,276 sq ft, located at No. 1744, Jalan Industri 2, Kawasan Industri Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang
Bumiputera	:	In the context of: (i) individuals, Malays and the aborigines and the natives of Sabah and Sarawak as specified in the Federal Constitution of Malaysia; (ii) companies, a company which fulfils, among others, the following criteria or such other criteria as may be imposed by the MITI; (a) registered under the Act as a private company; (b) its shareholders are 100.00% Bumiputera; and (c) its board of directors (including its staff) are at least 51.00% Bumiputera; and cooperatives, a cooperative whose shareholders or cooperative members are at least 95.00% Bumiputera or such other criteria as may be imposed by the MITI
Bursa Depository	:	Bursa Malaysia Depository Sdn Bhd (Registration No. 198701006854 (165570-W))
Bursa Securities	:	Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))

CA 1965	:	Companies Act 1965
CAGR	:	Compounded annual growth rate
CCC	:	Certificate of Completion and Compliance
CCM	:	Companies Commission of Malaysia
CDS	:	Central Depository System
CDS Account	:	An account established by Bursa Depository for a depositor for the recording of securities and for dealing in such securities by the depositor
Changkat Factory	:	A three-storey factory located at No. 3785, Jalan Changkat, 14300 Nibong Tebal, Pulau Pinang which was previously occupied by GB Chemical
Changkat Land	:	A piece of land with a postal address of No. 3785, Jalan Changkat, 14300 Nibong Tebal, Pulau Pinang
Changkat Premise	:	A unit of single-storey premise located at No. 3785, Jalan Changkat, 14300 Nibong Tebal, Pulau Pinang which was previously used as a workers' accommodation to house GB Chemical's foreign workers
CMSA	:	Capital Markets and Services Act 2007
COA	:	Certificate of Accommodation
CFO	:	Certificate of Fitness for Occupation
Constitution	:	Constitution of GB
COS	:	Cost of sales
COVID-19	:	Novel coronavirus disease 2019, an infectious respiratory disease which first broke out in 2019
Dato' Gooi	:	Dato' Gooi Ching Koay, being a Promoter, Specified Shareholder, substantial shareholder, Selling Shareholder and Managing Director of our Company
Depositor	:	A holder of the CDS Account
Director(s)	:	Member(s) of our Board and within the meaning given in Section 2(1) of the CMSA
Disposal of Gooi Brothers Capital	:	Disposal by GB Chemical of the entire equity interest of Gooi Brothers Capital to Dato' Gooi for a consideration of RM1,000,100.00, which was entirely satisfied by cash. The Disposal of Gooi Brothers Capital was completed on 1 August 2025
Disposal of Gooi Brothers United	:	Disposal by GB Chemical of the entire equity interest of Gooi Brothers United to Dato' Gooi for a consideration of RM200,000.00, which was entirely satisfied by cash. The Disposal of Gooi Brothers United was completed on 1 August 2025

Disposals	:	Collectively, the Disposal of Gooi Brothers Capital and the Disposal of Gooi Brothers United
DOSH	:	Department of Occupational Safety and Health
EBIT	:	Earnings before interest and tax
EBITDA	:	Earnings before interest, tax, depreciation and amortisation
Electronic Prospectus	:	Copy of this Prospectus that is issued, circulated or disseminated via the internet and/or an electronic storage medium
Electronic Share Application	:	Application for our IPO Shares through a Participating Financial Institution's ATM
Eligible Persons	:	Eligible Directors, employees of our Group, and persons who have contributed to the success of our Group
EPS	:	Earnings per Share
ESG	:	Environmental, Social and Governance
Financial Years/Period Under Review	:	FYE 2021, FYE 2022, FYE 2023, FYE 2024, FYE 2025 and FPE 2026
Foreign Workers Accommodation	:	A unit of two-storey shop lot with a total build-up area of approximately 2,310 sq ft located at No. 46, Jalan Perindustrian Nibong Tebal 1, Taman Perindustrian Nibong Tebal, 14300 Nibong Tebal, Pulau Pinang to house GB Chemical's foreign workers
FPE	:	Financial period ended 31 May, as the case may be
FYE	:	Financial year ended/ending 31 December, as the case may be
GB Shares or Shares	:	Ordinary shares in GB
Gooi Brothers Capital	:	Gooi Brothers Capital Sdn Bhd (Registration No. 202301046694 (1540608-X))
Gooi Brothers United	:	Gooi Brothers United Sdn Bhd (Registration No. 202301012436 (1506358-T))
Government	:	Government of Malaysia
GP	:	Gross profit
IMR or Smith Zander	:	Smith Zander International Sdn Bhd (Registration No. 201301028298 (1058128-V))
IMR Report	:	Independent Market Research Report on the Industrial Adhesives Industry, Emulsion Polymers Industry and Sealants Industry in Malaysia and Vietnam prepared by the IMR
Internet Participating Financial Institution(s) or Participating Securities Firm(s)	:	Participating Financial Institution(s) or Participating Securities Firm(s) for the Internet Share Application, as listed in Section 15 of this Prospectus

Internet Share Application	:	Application for IPO Shares through an online share application service provided by the Internet Participating Financial Institutions or Participating Securities Firms
IPO	:	Initial public offering comprising the Public Issue and Offer for Sale, collectively
IPO Price	:	Issue / Offer Price of RM 0.25 per Share under our Public Issue and Offer for Sale
IPO Share(s)	:	Collectively, the Issue Share(s) and the Offer Share(s)
Issue Share(s)	:	New Share(s) to be issued under the Public Issue
Issuing House	:	Malaysian Issuing House Sdn Bhd (Registration No. 199301003608 (258345-X))
Key Senior Management	:	Key senior management as set out in Section 5.3 of this Prospectus
Lee Kim Wei	:	Lee Kim Wei, being a Promoter, Specified Shareholder, substantial shareholder, and Executive Director of our Company
Listing	:	Admission of GB to the Official List of Bursa Securities and the listing and quotation of our entire enlarged issued share capital comprising 412,300,000 Shares on the ACE Market
Listing Requirements	:	ACE Market Listing Requirements of Bursa Securities
LPD	:	10 August 2026, being the latest practicable date prior to the issuance of this Prospectus
MAICSA	:	Malaysian Institute of Chartered Secretaries and Administrators
Malacca Securities or Principal Adviser or Sponsor or Underwriter or Placement Agent	:	Malacca Securities Sdn Bhd (Registration No. 197301002760 (16121-H))
Malaysian Public	:	Citizens of Malaysia and companies, societies, co-operatives and institutions incorporated or organised under the laws of Malaysia but excludes Directors of our Group, our substantial shareholders and persons connected with them
Market Day	:	Any day on which Bursa Securities is open for trading of securities
MCCG	:	Malaysian Code on Corporate Governance issued by the SC
MCO	:	Movement control order under the Prevention and Control of Infectious Diseases Act 1988 and the Police Act 1967
MFRS	:	Malaysian Financial Reporting Standards
MITI	:	Ministry of Investment, Trade and Industry
NA	:	Net assets

NBV	:	Net book value
Offer for Sale	:	Offer for sale by the Selling Shareholder of 42,880,000 Offer Shares at the IPO Price
Offer Share(s)	:	The existing Share(s) to be offered by the Selling Shareholder pursuant to the Offer for Sale
Official List	:	A list specifying all securities which have been admitted for listing on Bursa Securities and not removed
Participating Financial Institutions	:	Participating Financial Institutions for the Electronic Share Application as listed in Section 15 of this Prospectus
Participating Securities Institutions	:	Participating Securities Institutions for the Internet Share Application as listed in Section 15 of this Prospectus
PAT	:	Profit after taxation
PBT	:	Profit before taxation
PE Multiple	:	Price-to-earnings multiple
Pink Form Allocations	:	Allocation of 4,123,000 Issue Shares for subscription by the Eligible Persons
Promoters	:	Collectively, Dato' Gooi and Lee Kim Wei
Prospectus	:	This Prospectus dated 9 September 2026 in relation to our IPO
Prospectus Guidelines	:	Prospectus Guidelines issued by the SC
Public Issue	:	Public issue of 64,300,000 Issue Shares at the IPO Price
Rules	:	Rules of Bursa Depository as issued under the SICDA and any appendices thereto
SC	:	Securities Commission Malaysia
Selling Shareholder	:	Dato' Gooi
Shah Alam Office	:	A unit of two storey shop-lot with a total build-up area of approximately 3,409 sq ft located at No. 2A Tingkat Bawah & 1, Jalan Kemuning Prima D 33/D, Taman Kemuning Utama, Seksyen 33, 40400 Shah Alam, Selangor
SICDA	:	Securities Industry (Central Depositories) Act 1991
SKUs	:	Stock keeping units
Specified Shareholders	:	Collectively, Dato' Gooi and Lee Kim Wei
SST	:	Sales and service tax
Supermulti Team	:	Supermulti Team Sdn Bhd (Registration No. 201101015782 (943916-W)

Supplemental Tenancy Letter	:	A supplemental tenancy letter entered into between WST Properties and GB Chemical dated 13 August 2025 which supplements the tenancy agreement dated 16 December 2024 entered into between the said parties for the rental of the Foreign Workers Accommodation
Underwriting Agreement	:	Underwriting agreement dated 30 July 2026 entered into between our Company and the Underwriter pursuant to our IPO
Valdor Factory	:	A two adjoining units of single storey semi-detached factory with a total build-up area of approximately 10,010 sq ft located at No. 21 & 23, Lorong Seruling 2, Taman Perindustrian Valdor, Sungai Bakap, 14200 Sungai Jawi, Pulau Pinang
Vendors	:	Collectively, Dato' Gooi and Lee Kim Wei
WST Properties	:	WST Properties Sdn Bhd (Registration No. 201001037155 (921078-D))

Currencies, units and others

RM and sen	:	Ringgit Malaysia and sen, respectively
RMB	:	Ren Min Bi or Chinese Yuan
USD	:	United States Dollar
VND	:	Vietnamese Dong
kg	:	kilogrammes
ml	:	millilitre
sq ft	:	Square feet
sq m	:	Square metre
%	:	Per centum

Major Customers of our Group

Company group A	:	Company group A is a group of companies comprising 3 companies incorporated in Malaysia, which is principally involved in the manufacturing and sale of wood-related products and hardware materials. Companies under Company group A are not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company group A in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company group A will not be disclosed in this Prospectus.
Company B	:	Company B is a company incorporated in Malaysia, which is principally involved in the manufacturing and distribution of food and dairy products. Company B is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company B in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company B will not be disclosed in this Prospectus.

Company C	:	Company C is a company incorporated in Thailand, which is principally involved in the manufacturing of industrial adhesives. Company C is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company C in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company C will not be disclosed in this Prospectus.
Company D	:	Company D is a company incorporated in Malaysia, which is principally involved in the supply and distribution of chemical products and hardware products. Company D is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company D in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company D will not be disclosed in this Prospectus. Company D is also a major supplier of our Group.
Company E	:	Company E is a company incorporated in Malaysia, which is principally involved in the manufacturing and sale of paper and packaging products. Company E is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company E in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company E will not be disclosed in this Prospectus.

Major Suppliers of our Group

Company F	:	Company F is a company incorporated in Malaysia, which is principally involved in the manufacturing and marketing of petrochemical products. Company F is the joint venture between a public listed company in Frankfurt, Germany and a local public listed company. Consent was sought for the disclosure of the identity of Company F in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company F will not be disclosed in this Prospectus.
Company G	:	Company G is a company incorporated in Hong Kong, which is principally involved in the supply and distribution of petrochemical products. Company G is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company G in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company G will not be disclosed in this Prospectus.
Company H	:	Company H is a company incorporated in Hong Kong, which is principally involved in the distribution and export of petrochemical products. Company H is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company H in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company H will not be disclosed in this Prospectus.
Company I	:	Company I is a company incorporated in Malaysia, which is principally involved in the trading of acid chemicals, solvents, plastic and rubber recycle products and feedmill ingredients, amongst others. Company I is not listed on any stock exchange. Consent was sought for the disclosure of the identity of Company I in this Prospectus but was rejected/ could not be obtained. As such, the identity of Company I will not be disclosed in this Prospectus.

GLOSSARY OF TECHNICAL TERMS

This glossary contains explanation of certain terms used throughout this Prospectus in connection with our Group's business. The terminologies and their meanings may not correspond to the standard industry meanings or usage of these terms.

Additive	:	A substance added into a mixture or compound to modify or enhance the properties of the mixture or compound
Bonding agent	:	A substance added to promote adhesion between two or more materials that may not naturally bond well together
Industrial bottle	:	A plastic bottle designed for the storage and transportation of liquids, generally up to 5 kg
Industrial pail	:	A plastic pail designed for the storage and transportation of liquids, generally up to 20 kg
Intermediate bulk container ("**IBC**")	:	An industrial-grade container designed for the storage and transportation of large volume of liquids, generally up to 1.1 tonne
Metal drum	:	A cylindrical metal container designed for the storage and transportation of liquids, generally up to 210 kg
Monomer	:	A molecule that is capable of reacting with other molecules to form polymers
Monomer premix emulsion	:	A liquid mixture consisting of raw materials and chemical products that are mixed prior to undergoing polymerisation process, where they react to form emulsion polymers
pH value	:	A measurement of the acidity or basicity of a substance
Polymer	:	A large molecule made up of repeating units of monomers that are chemically bonded together
Solvent	:	A substance, typically in liquid form, that dissolves substances to form solutions
Surfactant	:	A substance that reduces the surface tension between liquids or liquid and solid, allowing substances that typically do not mix well stay blended or remain combined
Total solid content	:	Refers to the amount of solid material present in a mixture, determined by evaporating the liquid in the mixture and measuring the mass of the remaining solid residue
Viscosity	:	A measurement of the thickness of a liquid or solution as well as the resistance of the liquid or solution to flow
Water-based synthetic resin	:	A substance that is dissolved in water which can later harden into polymer

1. CORPORATE DIRECTORY

BOARD OF DIRECTORS

Name (Gender)	Designation	Nationality	Address
Khaw Mui Suan (F)	Independent Non-Executive Chairperson	Malaysian	12A, Pesara Lembah Permai 1, 11200 Tanjong Bungah, Pulau Pinang
Dato' Gooi Ching Koay (M)	Managing Director	Malaysian	No. 3663, Changkat, 14300 Nibong Tebal, Pulau Pinang
Gooi Zi Jing (M)	Executive Director	Malaysian	No. 8, Lorong Jawi Jaya 12, Taman Jawi Jaya, 14200 Sungai Jawi, Pulau Pinang
Lee Kim Wei (M)	Executive Director	Malaysian	2, Lorong Kota Permai 29, Taman Saujana Permai, 14000 Bukit Mertajam, Pulau Pinang
Dr. Choi Yong Hae (M)	Independent Non-Executive Director	South Korean	204-2302, Ramian APT, 243 Gwongwang-ro, Paldal-gu, Suwon-si, Gyeonggi-do, 16487, South Korea
Lee Seow Ling (F)	Independent Non-Executive Director	Malaysian	Tower 2-18-E, Greenlane Park, No.1 Solok Tembaga, 11600 George Town, Pulau Pinang
Lee Kooi Hoon (F)	Independent Non-Executive Director	Malaysian	Blok 385-25-05, Jalan Perak, 11600 George Town, Pulau Pinang

Notes:

M refers to male
F refers to female

AUDIT AND RISK MANAGEMENT COMMITTEE

Name	Designation	Directorship
Lee Seow Ling	Chairperson	Independent Non-Executive Director
Lee Kooi Hoon	Member	Independent Non-Executive Director
Dr. Choi Yong Hae	Member	Independent Non-Executive Director

REMUNERATION COMMITTEE

Name	Designation	Directorship
Lee Kooi Hoon	Chairperson	Independent Non-Executive Director
Lee Seow Ling	Member	Independent Non-Executive Director
Dr. Choi Yong Hae	Member	Independent Non-Executive Director

1. CORPORATE DIRECTORY *(cont'd)*

NOMINATION COMMITTEE

Name	Designation	Directorship
Dr. Choi Yong Hae	Chairman	Independent Non-Executive Director
Lee Kooi Hoon	Member	Independent Non-Executive Director
Lee Seow Ling	Member	Independent Non-Executive Director

COMPANY SECRETARIES : **Cospec Management Services Sdn Bhd**
(Registration No. 199301023725 (278463-H))
Third Floor, 73, 75, 77, 79 & 81
Jalan SS21/60, Damansara Utama
47400 Petaling Jaya
Selangor

Telephone No. : +603 7725 1777
Facsimile No. : +603 7722 3668

Tea Sor Hua
CCM Practicing Certificate No. : 201908001272
Professional Qualification : Malaysian Association of Company Secretaries
(Membership No.: MACS 01324)

Thien Mui Yee
CCM Practicing Certificate No. : 202508000287
Professional Qualification : Licensed Secretary
(Membership No.: LS0010901)

REGISTERED OFFICE : Third Floor, No. 77, 79 & 81,
Jalan SS21/60, Damansara Utama
47400 Petaling Jaya
Selangor

Tel No. : +603 7725 1777
Facsimile No. : +603 7722 3668
Email : info@cospec.com.my

HEAD OFFICE : No. 1744, Jalan Industri 2,
Kawasan Industri Bukit Panchor
14300 Nibong Tebal
Pulau Pinang

Tel No. : +604 5939 313
Website : https://www.gbchemical.com
Email : sales@gbchemical.com

PRINCIPAL ADVISER, SPONSOR, UNDERWRITER AND PLACEMENT AGENT : Malacca Securities Sdn Bhd
(Registration No. 197301002760 (16121-H))
BO1-A-13A, Level 13A, Menara 2
No. 3, Jalan Bangsar
KL Eco City
59200 Kuala Lumpur

Tel No. : +603 2201 2100

1. CORPORATE DIRECTORY *(cont'd)*

AUDITORS AND REPORTING ACCOUNTANTS	:	Crowe Malaysia PLT (201906000005 (LLP0018817–LCA)) & (AF 1018) Level 6, Wisma Penang Garden 42, Jalan Sultan Ahmad Shah 10050 George Town Pulau Pinang Tel No. : +604 2277 061 Partner-in-charge : Eddy Chan Wai Hun Approval No. : 02182/10/2027 J Professional Qualification : Chartered Accountant of MIA and Malaysian Institute of Certified Public Accountant
SOLICITORS	:	Zul Rafique & Partners D3-3-8, Solaris Dutamas No.1, Jalan Dutamas 1 50480 Kuala Lumpur Tel No. : +603 6209 8228
INDEPENDENT MARKET RESEARCHER	:	Smith Zander International Sdn Bhd (Registration No. 201301028298 (1058128-V)) 15-01, Level 15, Menara MBMR 1 Jalan Syed Putra 58000 Kuala Lumpur Tel No. : +603 2732 7537 Person-in-charge : Dennis Tan Tze Wen Professional Qualification : Bachelor of Science, Memorial University of Newfoundland, Canada
SHARE REGISTRAR	:	Boardroom Share Registrars Sdn Bhd (Registration No. 199601006647 (378993-D)) 11th Floor, Menara Symphony No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor, Malaysia Tel No. : +603 7890 4700
ISSUING HOUSE	:	Malaysian Issuing House Sdn Bhd (Registration No. 199301003608 (258345-X)) 11th Floor, Menara Symphony No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor, Malaysia Tel No. : +603 7890 4700
LISTING SOUGHT	:	ACE Market of Bursa Securities
SHARIAH STATUS	:	Approved by the Shariah Advisory Council

2. APPROVALS AND CONDITIONS

2.1 APPROVALS FROM RELEVANT AUTHORITIES

2.1.1 Bursa Securities

Bursa Securities had, via its letter dated 26 May 2026, approved the admission of our Company to the Official List of the ACE Market and the listing of and quotation for the entire enlarged issued share capital of GB comprising 412,300,000 Shares on the ACE Market.

The approval from Bursa Securities is subject to the following conditions:

No.	Details of conditions imposed	Status of compliance
1.	Submission of the following information with respect to the moratorium on the shareholdings of the Specified Shareholders to Bursa Depository: (i) name of shareholders; (ii) number of Shares; and (iii) date of expiry of the moratorium for each block of Shares.	To be complied
2.	Approvals from other relevant authorities have been obtained for implementation of the Listing;	Complied
3.	The Bumiputera equity requirements for public listed companies as approved/exempted by the SC including any conditions imposed thereon;	Complied
4.	Make the relevant announcements pursuant to Paragraphs 8.1 and 8.2 of Guidance Note 15 of the Listing Requirements;	To be complied
5.	Furnish to Bursa Securities a copy of the schedule of distribution showing compliance with the public shareholding spread requirements based on the entire enlarged issued share capital of GB at least 1 market day prior to the listing date;	To be complied
6.	Furnish to Bursa Securities a confirmation of compliance with Paragraph 2.2(b)(ii)(aa) of Guidance Note 10 of the Listing Requirements by all the Directors at least 2 market days prior to the listing date;	Complied
7.	In relation to the public offering to be undertaken by GB, please announce at least 2 market days prior to the listing date, the result of the offering including the following: (i) level of subscription of public balloting and placement; (ii) basis of allotment/allocation; (iii) a table showing the distribution for placement tranche as per the format prescribed by Bursa Securities; and	To be complied

2. APPROVALS AND CONDITIONS *(cont'd)*

No.	Details of conditions imposed	Status of compliance
	(iv) disclosure of placees who become substantial shareholders of GB arising from the public offering, if any. Please be reminded that Malacca Securities must ensure that the overall distribution of GB's securities is properly carried out to mitigate any disorderly trading in the secondary market; and	
8.	GB/Malacca Securities to furnish Bursa Securities with a written confirmation of its compliance with the terms and conditions of Bursa Securities' approval upon the admission of GB to the Official List of the ACE Market.	To be complied

2.1.2 SC

Our Listing is an exempt transaction under Section 212(8) of the CMSA and is therefore not subject to the approval of the SC.

The SC had, vide its letter dated 4 June 2026, approved our application which had been made under the Bumiputera equity requirement for public listed companies pursuant to our Listing. The approval from SC is subject to the following conditions:

No.	Details of conditions imposed	Status of compliance
1.	GB is to allocate shares equivalent to 12.5% of its enlarged number of issued shares upon listing to Bumiputera investors to be approved by MITI; and	Complied
2.	GB is to make available at least 50.0% of the Shares offered to the Malaysian public investors via balloting to Bumiputera public investors.	Complied

In addition, the Shariah Advisory Council of the SC had, on 9 April 2026, classified our Shares as Shariah-compliant securities.

2.1.3 MITI

The MITI had, vide its letter dated 11 February 2026, taken note and has no objection to our Listing.

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2.2 MORATORIUM ON OUR SHARES

2.2.1 Specified Shareholder's Moratorium

In accordance with Rule 3.19(1) of the Listing Requirements, a moratorium will be imposed on the sale, transfer or assignment of those Shares held by our Specified Shareholders as follows:

(i) the moratorium applies to the entire shareholding of our Specified Shareholders for a period of 6 months from the date of our admission to the ACE Market ("**First 6-Month Moratorium**");

(ii) upon the expiry of the First 6-Month Moratorium, our Company must ensure that our Specified Shareholders' aggregate shareholding amounting to at least 45.00% of our total number of issued Shares remain under moratorium for another period of 6 months ("**Second 6-Month Moratorium**"); and

(iii) upon the expiry of the Second 6-Month Moratorium, our Specified Shareholders may sell, transfer or assign up to a maximum of one-third per annum (on a straight-line basis) of those Shares held under moratorium,

(collectively, referred to as "**Moratorium Period"**).

Details of our Shares held by the Specified Shareholders which will be subject to moratorium are as follows:

	Moratorium shares during the First 6-Month Moratorium		Moratorium shares during the Second 6-Month Moratorium		Shares held on year 2 after Listing		Shares held on year 3 after Listing	
Specified Shareholders	**No. of Shares**	**(1)%**	**No. of Shares**	**(1)%**	**No. of Shares**	**(1)%**	**No. of Shares**	**(1)%**
Dato' Gooi	260,218,749	63.11	161,932,054	39.28	107,954,703	26.18	53,977,351	13.09
Lee Kim Wei	37,929,051	9.20	23,602,946	5.72	15,735,297	3.82	7,867,649	1.91
Total	**298,147,800**	**72.31**	**185,535,000**	**45.00**	**123,690,000**	**30.00**	**61,845,000**	**15.00**

Note:

(1) Based on our enlarged issue share capital comprising 412,300,000 Shares after our IPO.

The moratorium has been fully accepted by our Specified Shareholders, who have provided written undertakings that they will not sell, transfer or assign their shareholding under moratorium during the Moratorium Period.

The moratorium restrictions are specifically endorsed on the share certificates representing the Shares under moratorium held by the Specified Shareholders to ensure that our Share Registrar does not register any transfer that contravenes with such restrictions.

3. PROSPECTUS SUMMARY

THIS PROSPECTUS SUMMARY ONLY HIGHLIGHTS THE KEY INFORMATION FROM OTHER PARTS OF THIS PROSPECTUS. IT DOES NOT CONTAIN ALL THE INFORMATION THAT MAY BE IMPORTANT TO YOU. YOU SHOULD READ AND UNDERSTAND THE CONTENTS OF THE WHOLE PROSPECTUS PRIOR TO DECIDING WHETHER TO INVEST IN OUR SHARES.

3.1 DETAILS OF OUR IPO

Our IPO comprises the Public Issue of 64,300,000 Issue Shares and the Offer for Sale by the Selling Shareholder of 42,880,000 Offer Shares at the IPO Price. The IPO Shares are expected to be allocated in the manner described below, as set out in Section 4.3 of this Prospectus:

	No. of Shares
Public Issue	
(i) Malaysian Public	20,615,000
(ii) For Pink Form Allocations	4,123,000
(iii) Private Placement to Bumiputera investors approved by the MITI	39,562,000
	64,300,000
Offer for Sale	
(i) Private Placement to Bumiputera investors approved by the MITI	11,975,500
(ii) Private Placement to selected investors	30,904,500
	42,880,000
Total	**107,180,000**

Enlarged total number of Shares upon Listing	412,300,000
Enlarged issued share capital (RM)	45,273,563
IPO Price (RM)	0.25
Market capitalisation upon Listing (based on the IPO Price and our enlarged issued share capital after the IPO) (RM)	103,075,000

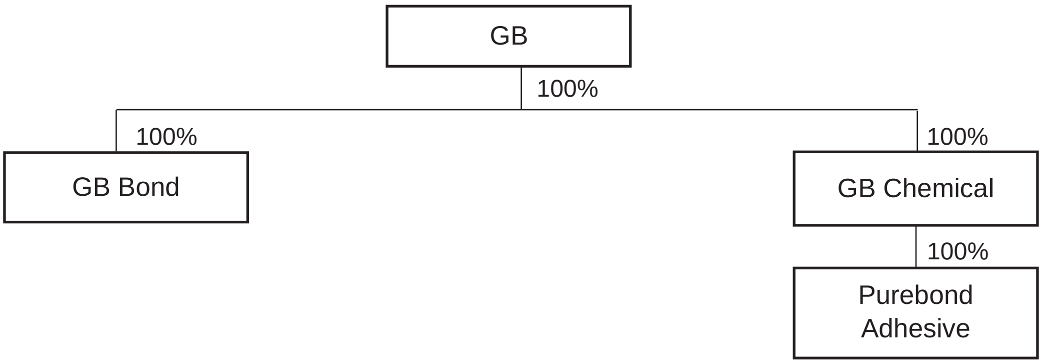
The entire shareholdings of our Specified Shareholders, namely Dato' Gooi and Lee Kim Wei after our IPO will be held under moratorium for 6 months from the date of our Listing. Further details of the moratorium on our Shares and our IPO are set out in Sections 2.2 of this Prospectus.

3.2 OUR GROUP

Our Company was incorporated in Malaysia under the Act on 5 May 2025 as a private limited company under the name of GB Bond Holdings Sdn Bhd. On 15 August 2025, our Company was converted into a public limited company and assumed our present name.

Our Company is an investment holding company. Through our subsidiaries, our Group is principally involved in the manufacturing and sales of industrial adhesives, emulsion polymers and sealants. For the Financial Years/Period Under Review, our products are commonly used in several industrial applications, namely paper and packaging, fabric lamination, woodworking and renovation and building materials.

As at the LPD, the structure of our Group is as follows:

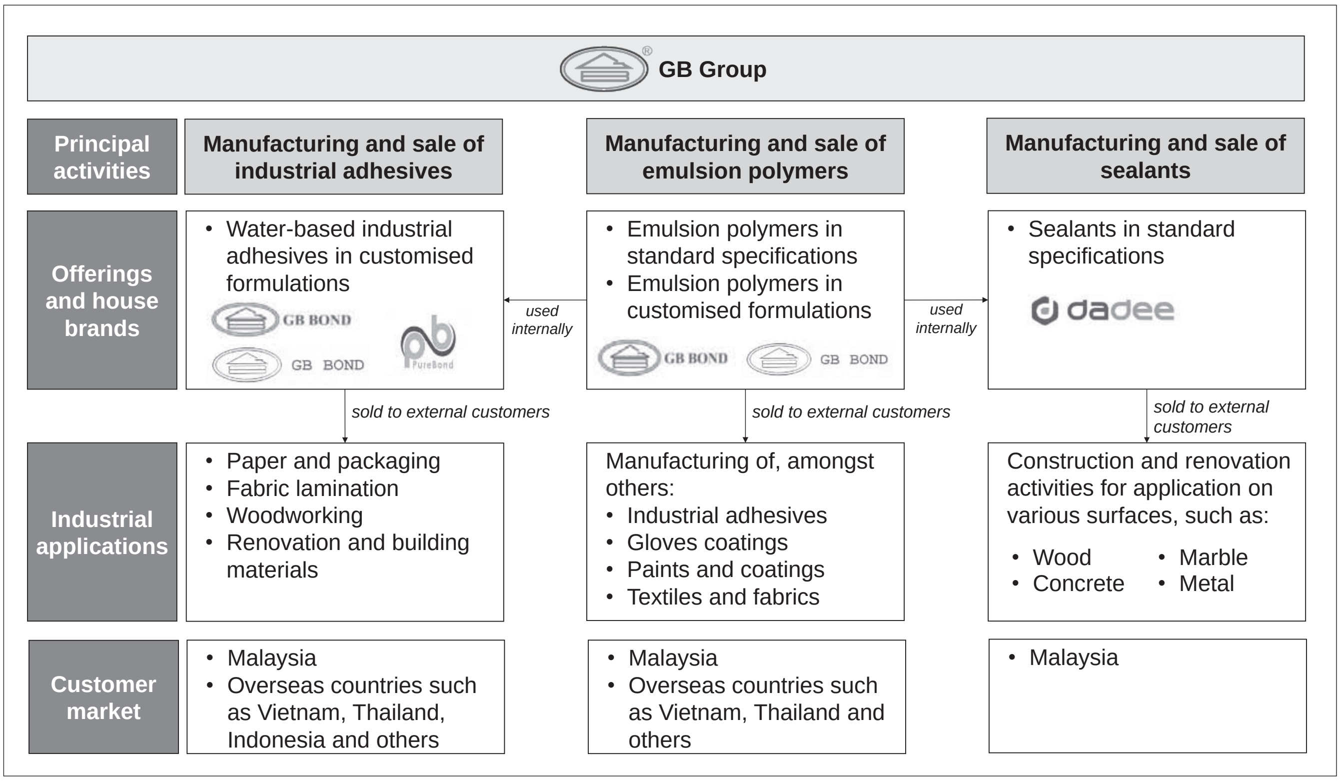


Further details of our Group are set out in Section 6.2 of this Prospectus.

3.3 PRINCIPAL BUSINESS ACTIVITIES AND OPERATIONAL HIGHLIGHTS

We are principally involved in the manufacturing and sale of industrial adhesives, emulsion polymers and sealants.

Our business activities can be summarised in the business model below:



Further details on our Group's principal business activities are set out in Section 7.2 of this Prospectus.

3.4 COMPETITIVE STRENGTHS

The following competitive strengths have driven our past business performance and will support our future growth:

(i) We have an established history and proven growth, with 26 years of experience since commencement of our business in 2000

We have an established history of 26 years since commencement of our business in 2000, starting with the manufacturing of general-purpose industrial adhesives. Shortly after in 2001, we began to manufacture specialised industrial adhesives with customised formulations based on our customers' specific requirements and application needs. Furthermore, we expanded our business in 2004 as we began to manufacture emulsion polymers, which are used internally as raw materials to support and facilitate our in-house manufacturing of industrial adhesives, and was subsequently made available for sale to external customers in 2018. Our in-house capability to manufacture emulsion polymers enables us to achieve faster production turnaround times, maintain greater control on the quality and consistency of raw materials, as well as to reduce our Group's manufacturing costs.

(ii) Our technical expertise and product knowledge enable us to manufacture customised industrial adhesives that are tailored to customers' requirements as well as emulsion polymers and sealants formulated for various industrial applications

Our manufacturing of industrial adhesives and emulsion polymers is supported by our in-house resources which include a dedicated product formulation area as well as product formulation team comprising 4 chemists and 1 lab assistant as at the LPD, who are equipped with technical expertise and knowledge on industrial adhesives and emulsion polymers. Our product formulation team is led by our Executive Director, Lee Kim Wei, who has more than 30 years of experience in the industrial adhesive and emulsion polymer industries. Further, all our chemists and lab assistant hold science degree qualifications, and have an average of approximately 7 years of working experience in the field related to chemicals.

(iii) Our products are used in a diverse spectrum of industrial applications, allowing us to serve a large customer base

Our industrial adhesives and emulsion polymers are manufactured to support and facilitate our customers' diverse spectrum of industrial applications such as paper and packaging, fabric lamination, woodworking, and renovation and building materials; as well as the manufacturing of industrial adhesives, glove coatings, paints and coatings, and textiles and fabric, respectively. Please refer to Section 7.2.1 of this Prospectus for further details on the applications of our industrial adhesives and emulsion polymers. Further, our newly launched product, sealants, are used in construction and renovation activities on various surfaces, including wood, concrete, marble and metal. Our customers are primarily industrial end-users who utilise our products in the industrial manufacturing or processing of their end-products, as well as in construction and renovation activities. Apart from providing our products to industrial end-users, we also manufacture products for intermediaries (i.e. trading companies) for onwards sales to industrial end-users, all of which are labelled under our house brands. We may also sell our industrial adhesives labelled under third-party brand names upon request.

(iv) The quality of our products is attested by our adherence to quality control measures and our compliance to internationally recognised standards

Our ability to maintain consistency in the quality of our products is critical in building our customers' confidence towards us. We maintain the quality and consistency of our products by implementing in-house quality control measures throughout the formulation to manufacturing process of our products. In addition, as part of our quality control measures, we use customised third-party software systems for our manufacturing operations of industrial adhesives and emulsion polymers, whereby the software systems encompass various functions such as storing the formulations of each industrial adhesive and emulsion polymer SKUs, monitoring the weighing of raw materials and chemical products, controlling the machines to ensure accurate sequencing and proper execution of manufacturing processes of industrial adhesives and emulsion polymers, all of which allows us to achieve greater consistency, efficiency and productivity in fulfilling our customers' requirements. Further, industrial adhesives and emulsion polymers that do not meet our internal standards will be rejected during the quality control stage for reprocessing until they comply with the required standards.

(v) Our Group has experienced Managing Director, Executive Directors and Key Senior Management

Our Managing Director, Executive Directors and Key Senior Management have accumulated years of experience in their respective fields of expertise, industrial knowledge and/or in-depth understanding of our business operations. Under their leadership, we have established our industry reputation as a manufacturer of quality industrial adhesives and emulsion polymers. The industry reputation that we have established over the years have been crucial to our Group in attracting new customers and retaining our business relationships with existing customers.

Further details on our competitive strengths are set out in Section 7.4 of this Prospectus.

3.5 FUTURE PLANS AND STRATEGIES

Our future plans and strategies are as follows:

(i) We intend to establish our physical presence and expand our sales in Vietnam

We plan to further expand our business and strengthen our market presence by establishing a local sales office in Vietnam ("**Vietnam Office**"), which will focus on driving additional sales in the country.

Our Group estimates that the total cost of this expansion plan to be approximately RM3.50 million, which will be fully funded from our IPO proceeds, comprising the associated staff costs, one-off purchase of office equipment and quality control equipment, rental of storage space at a third-party shared warehouse on an ad-hoc basis, rental of the Vietnam Office and as well as marketing expenses.

The Vietnam Office will support our business expansion in the country and enable our Group to better serve and secure customers in Vietnam as we will be in close proximity to, and accessible by, local customers in Vietnam. Further, having a local presence is also expected to speed up order processing and improve logistics coordination, thus expediting product deliveries, which will in turn provide greater confidence to local customers. We believe that all of these will enable us to secure additional customers and grow our sales in Vietnam, and subsequently drive the overall growth of our business.

(ii) We intend to expand our manufacturing capacity for industrial adhesives and sealants by renting a new factory and purchasing new machinery and equipment to be placed at a new factory

We plan to increase our manufacturing capacity for industrial adhesives (which is our key product and main revenue generator) and sealants (which was newly introduced to our product range in June 2025) by purchasing a series of new machinery and equipment. As our Bukit Panchor HQ and Valdor Factory are fully occupied, we intend to rent a new factory located near our Bukit Panchor HQ with a built-up area of approximately 40,000 sq ft ("**New Factory**"), to house these new machinery and equipment, immediately after our Listing. The rental of the New Factory is estimated to cost approximately RM80,000 per month, to which we plan to allocate RM3.00 million from the IPO proceeds to fund the rental (as well as the requisite deposits) over 36 months from the date of our Listing.

We intend to allocate RM1.00 million from the IPO proceeds for the purchase and installation of the 4 additional mixing and blending machines at our New Factory. We intend to allocate RM1.50 million from the IPO proceeds to purchase and install 2 additional production lines for sealants, which are made up of a series of machinery and equipment, including dispersing power mixers, hydraulic/barrel extruders, vacuum pumps and filling machines. Please refer to Section 4.10 of this Prospectus for further details of these machinery and equipment.

(iii) We intend to enhance our product formulation capabilities through the purchase of testing and analytical equipment for product formulation

We intend to allocate RM0.90 million from the IPO proceeds for the purchase of several new testing and analytical equipment to enhance our product formulation capabilities and turnaround time. These equipment are dedicated to product formulation activities, functions of which are detailed in Section 4.10 of this Prospectus. We intend to purchase these equipment within 24 months from the date of our Listing, to be placed at the dedicated product formulation area in our Bukit Panchor HQ.

(iv) We intend to intensify our sales and marketing activities to grow our customer base and sales in Malaysia

We intend to allocate RM0.50 million from the IPO proceeds to intensify our sales and marketing activities in Malaysia. These sales and marketing activities will be carried out within 24 months from the date of our Listing using the allocated IPO proceeds, by our in-house sales and marketing team, complemented by third-party marketing companies if required.

We believe that these sales and marketing initiatives will increase our brand awareness and enhance our brand recognition amongst our potential customers. Further, the participation in exhibitions will allow us to showcase our product offerings and expertise to potential customers. All of which are expected to contribute to the growth of our customer base and sales, thereby enhancing our business and financial performance.

Further details on our future plans and strategies are set out in Section 7.5 of this Prospectus.

3.6 RISK FACTORS

Our business is subject to a number of risk factors which may have a material adverse impact on our business, financial condition and results of operations. The following is a summary of the key risk factors that we face in our business operations:

(i) We are dependent on our product formulation team

We are dependent on our product formulation team to continue developing new formulations as well as to enhance existing products for our new and existing customers based on their needs, which is one of the key factors driving our business growth. A substantial loss of chemists and lab assistant in our product formulation team within a short period of time and without any suitable and timely replacements, or our inability to attract or retain qualified and competent chemists and lab assistants may adversely affect our ability to secure orders of industrial adhesives and emulsion polymers in new specifications from customers, as well as developing new formulations for our emulsion polymers and sealants to expand our offerings, thereby affecting our competitive edge.

(ii) Our business is exposed to interruptions or delays caused by unexpected events such as equipment failures, power outages, water disruptions, fire and environmental factors such as natural disasters as well as outbreak of diseases

We rely on a series of machinery and equipment to manufacture industrial adhesives, emulsion polymers and sealants at our Bukit Panchor HQ and Valdor Factory. These machinery and equipment may, on occasion, be out of service due to unanticipated failures or damages sustained during operations. In addition, as our manufacturing activities are dependent on continuous supply of electricity and water, any major disruptions such as power outages and water disruptions may result in interruptions in our operations. Further, the occurrence of damage caused by fire as well as environmental factors such as natural disasters as well as outbreak of diseases may also lead to interruptions/suspension to the operations at our factories and/or damages to our machinery and equipment. Consequently, it may affect our ability to fulfil our customers' orders in a timely manner.

(iii) We are subject to supply chain disruptions from our foreign purchases which may result in the disruption of our operations

The occurrence of unexpected crises such as political unrest, natural disasters and disease outbreaks, amongst others, in countries of origin for our supplies, may temporarily disrupt the supply chain of our purchases. A substantial portion of our purchases of raw materials and chemical products are sourced from overseas suppliers. Any disruption of supply from our suppliers may result in a shortage of raw materials and chemical products, which may affect our ability to timely fulfil customer orders and eventually affect our financial performance.

(iv) We are dependent on our Managing Director, Executive Directors and Key Senior Management for the continued success and growth of our business

We recognise that our Group's continued success and future growth depend significantly on the capabilities and efforts of our Managing Director, Executive Directors and Key Senior Management. Therefore, the loss of any of our Managing Director, Executive Directors and Key Senior Management within a short period of time may have an unfavourable impact on our Group's operations and the future growth of our business. If we are unable to attract suitable replacement in a timely manner, it may have an adverse and material impact on our Group's business operations and may eventually affect our ability to maintain and/or improve our business performance. This may in turn adversely affect our financial performance and prospects.

(v) We are dependent on various licences, permits and approvals issued by relevant authorities to operate our business

We are dependent on various licences, permits and approvals issued by the relevant government authorities in Malaysia to conduct our business. Our licences, permits and approvals are generally subject to a variety of conditions which are either stipulated within the licences, permits and approvals themselves, or under the respective legislations and/or regulations governing the issuing authorities. Certain licences, permits and approvals need to be renewed or reassessed by the relevant authorities on a periodic basis. We must continue to comply with the restrictions and conditions imposed by the relevant authorities for us to maintain the validity of all licences, permits and approvals. Any unfavourable changes in the conditions and/or requirements stipulated within the licences, permits and approvals may affect our ability to renew and/or maintain the validity of our licences, permits and approvals.

Further details on the risks faced by our business and operations, industry and investment in our Shares are set out in Section 9 of this Prospectus.

3.7 DIRECTORS AND KEY SENIOR MANAGEMENT

Our Directors and Key Senior Management are as follows:

(i) Directors

Name	Designation
Khaw Mui Suan	Independent Non-Executive Chairperson
Dato' Gooi	Managing Director
Lee Kim Wei	Executive Director
Gooi Zi Jing	Executive Director
Dr. Choi Yong Hae	Independent Non-Executive Director
Lee Seow Ling	Independent Non-Executive Director
Lee Kooi Hoon	Independent Non-Executive Director

(ii) Key Senior Management

Name	Designation
Eng Pek Yui	Chief Financial Officer
Leo Hee Seng	Director of Purebond Adhesive
Yew Kim Chuan	Sales Manager of GB Chemical

Further details on our Directors and Key Senior Management are set out in Sections 5.1.2, 5.2 and Section 5.3 of this Prospectus.

3.8 PROMOTERS AND SUBSTANTIAL SHAREHOLDERS

The details of our Promoters and substantial shareholders, and their shareholdings in our Company before and after our IPO are as follows:

	Before our IPO				After our IPO			
	Direct		Indirect		Direct		Indirect	
Name / Nationality	No. of Shares	[(1)]%	No. of Shares	[(1)]%	No. of Shares	[(2)]%	No. of Shares	[(2)]%
Dato' Gooi/ Malaysian	303,098,749	87.10	-	-	260,218,749	63.11	-	-

	Before our IPO				After our IPO			
	Direct		Indirect		Direct		Indirect	
Name / Nationality	**No. of Shares**	**[1]%**	**No. of Shares**	**[1]%**	**No. of Shares**	**[2]%**	**No. of Shares**	**[2]%**
Lee Kim Wei/ Malaysian	37,929,051	10.90	-	-	37,929,051	9.20	-	-

Notes:

(1) Based on our issued share capital of 348,000,000 Shares before our IPO.

(2) Based on enlarged issued share capital of 412,300,000 Shares after our IPO.

Further details on the Promoters and substantial shareholders are set out in Section 5.1 of this Prospectus.

3.9 UTILISATION OF PROCEEDS

The total gross proceeds from the Public Issue of approximately RM16.08 million is expected to be utilised in the following manner:

Purposes	**RM'000**	**%**	**Estimated timeframe for utilisation from the Listing date**
Rental and purchase of machinery equipment for New Factory	5,500	34.21	Within 36 months
Expansion to Vietnam	3,500	21.77	Within 36 months
Working capital	1,175	7.31	Within 24 months
Purchase of equipment for product formulation	900	5.60	Within 24 months
Marketing expenses for our products	500	3.11	Within 24 months
Listing expenses	4,500	28.00	Within 1 month
Total	**16,075**	**100.00**	

Further details on the utilisation of proceeds are set out in Section 4.10 of this Prospectus.

3.10 FINANCIAL AND OPERATIONAL HIGHLIGHTS

The key historical financial information of our Group for the Financial Years/Period Under Review are as follows:

	Audited					Unaudited	Audited
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Revenue	55,352	58,872	53,818	56,338	52,439	21,671	24,346
COS	(39,728)	(44,284)	(36,631)	(34,742)	(31,342)	(12,483)	(13,314)
GP	15,624	14,588	17,187	21,596	21,097	9,188	11,032
Other income	990	4,853	14,189	3,510	764	426	126
PBT	7,237	4,029	17,841	13,587	10,523	5,048	6,063
PAT	6,399	3,101	14,426	10,378	8,202	3,860	4,554
Adjusted PAT[1]	6,399	3,704	5,043	8,184	8,054	3,860	4,554
Current assets	37,039	43,479	39,258	39,307	35,725	*-	42,602
Current liabilities	18,125	16,527	17,865	15,981	11,003	*-	13,220

	Audited					Unaudited	Audited
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Total assets	58,289	57,021	58,125	61,755	55,605	*-	62,501
Total borrowings (including hire purchase)	22,047	21,965	13,455	11,160	10,252	*-	9,177
Total equity/NA	23,192	24,188	30,546	37,124	36,752	*-	41,306
Cash flow generated from operating activities	3,469	7,047	8,105	8,200	11,593	*-	3,120
Cash and bank balances	7,206	9,804	10,060	9,319	10,721	*-	12,410
Dividend declared	2,587	2,105	8,068	3,800	8,574	*-	-
Dividend paid	2,587	2,105	8,068	1,000	11,374	*-	-
GP margin (%)(2)	28.23	24.78	31.94	38.33	40.23	42.40	45.31
PBT margin (%)(2)	13.07	6.84	33.15	24.12	20.07	23.29	24.90
PAT margin (%)(2)	11.56	5.27	26.81	18.42	15.64	17.81	18.71
Adjusted PAT margin (%)(2)	11.56	6.29	9.37	14.53	15.36	17.81	18.71
Current ratio (times)(3)	2.04	2.63	2.20	2.46	3.25	*-	3.22
Gearing ratio (times)(4)	0.95	0.91	0.44	0.30	0.28	*-	0.22
Trade receivables turnover (days)(5)	102	94	89	79	78	*-	76
Trade payables turnover (days)(6)	80	64	73	62	73	*-	88
Inventory turnover (days)(7)	84	82	92	99	121	*-	132

Notes:

(1) Adjusted PAT of our Group after excluding the income and expenses arising from the fire incident and disposal of our Bukit Panchor Factory.

(2) Calculated based on GP, PBT, PAT and Adjusted PAT over revenue.

(3) Computed based on current assets over current liabilities as of each financial year/period ended.

(4) Computed based on our total loans and borrowings (excluding lease liabilities for rights-of-use assets) over total equity for each financial year/period ended.

(5) Computed based on the average trade receivables over revenue for the financial years/period multiplied by 365/151 days for each financial year/period ended.

(6) Computed based on the average trade payables over the cost of sales for the financial years/period multiplied by 365/151 days for each financial year/period ended.

(7) Computed based on the average inventory as at year/period-end over the cost of sales for the respective financial years/period, multiplied by 365/151 days for each financial year/period.

* Not available as no comparative figure was prepared for our Company's combined statements of financial position as at 31 May 2025.

Further details on our historical financial information are set out in Section 12.1 of this Prospectus.

The table below sets out our Group's revenue by product segments for the Financial Years/Period Under Review:

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
Product segments	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	46,024	83.15	53,685	91.19	51,342	95.40	53,826	95.54	48,713	92.89
Emulsion polymer	9,328	16.85	5,187	8.81	2,476	4.60	2,512	4.46	3,672	7.01
- Manufacturing	9,328	16.85	4,517	7.67	2,160	4.01	2,512	4.46	3,672	7.01
- Trading	-	-	670	1.14	316	0.59	-	-	-	-
Sealant	-	-	-	-	-	-	-	-	54	0.10
Total	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**	**52,439**	**100.00**

	FPE 2025		FPE 2026	
Product segments	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	20,180	93.12	22,651	93.04
Emulsion polymer	1,491	6.88	1,622	6.66
- Manufacturing	1,491	6.88	1,622	6.66
- Trading	-	-	-	-
Sealant	-	-	73	0.30
Total	**21,671**	**100.00**	**24,346**	**100.00**

3.11 DIVIDEND POLICY

Our Group presently does not have any formal dividend policy, and the declaration of dividends and other distributions are subject to the discretion of our Board. It is our Board's policy to recommend dividends to allow our shareholders to participate in the profits of our Group. However, our ability to pay dividends or make other distributions to our shareholders in future years is subject to various factors such as having profits and excess funds, which are not required to be retained to fund our business.

During the Financial Years/Period Under Review and up to LPD, our Group declared and paid the following dividends to shareholders of the respective subsidiaries:

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 up to LPD
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Dividends declared	2,587	2,105	8,068	3,800	8,574	-	-
Dividend paid	2,587	2,105	8,068	1,000	11,374	-	-

Save for the above, our Company does not intend to declare any dividends prior to our Listing.

The dividends were funded via internally generated funds.

Further details on our dividend policy are set out in Section 12.16 of this Prospectus.

4. DETAILS OF OUR IPO

4.1 OPENING AND CLOSING OF APPLICATIONS

Application for our IPO Shares will open at 10.00 a.m. on 9 September 2026 and will remain open until 5.00 p.m. on 18 September 2026.

Late applications will not be accepted.

4.2 INDICATIVE TIMETABLE

The following events are intended to take place on the following indicative times and/or dates:

Event	Date
Opening date of Applications	9 September 2026
Closing date of Applications	18 September 2026
Balloting of Applications	22 September 2026
Allotment of IPO Shares to successful applicants	29 September 2026
Listing on the ACE Market	1 October 2026

In the event there are any changes to the indicative timetable above, we will advertise the notice of the changes in a widely circulated daily English and Bahasa Malaysia newspaper in Malaysia, and make an announcement on Bursa Securities' website.

4.3 PARTICULARS OF OUR IPO

4.3.1 Public Issue

The Public Issue of 64,300,000 Issue Shares, representing 15.60% of our enlarged issued share capital at the IPO Price will be made available for Application in the following manner:

(i) Malaysian Public (via balloting)

20,615,000 Issue Shares, representing 5.00% of our enlarged issued share capital, will be made available for application by the Malaysian Public, to be allocated via balloting process as follows:

(a) 10,307,500 Issue Shares made available to public investors; and

(b) 10,307,500 Issue Shares made available to Bumiputera public investors.

(ii) Private placement to Bumiputera investors approved by MITI

39,562,000 Issue Shares, representing 9.60% of our enlarged issued share capital, will be made available by way of private placement to Bumiputera investors approved by MITI through our Placement Agent.

(iii) Eligible Persons

4,123,000 Issue Shares, representing 1.00% of our enlarged issued share capital, will be made available and set aside for the Eligible Persons under the Pink Form Allocations.

(a) Eligible Directors

The criteria for allocation to our eligible Directors are based on their anticipated contribution to our Group. Dato' Gooi (our Managing Director), Lee Kim Wei (our Executive Director), Gooi Zi Jing (our Executive Director) and persons connected to them will not participate in the Pink Form Allocations. Their roles and responsibilities to our Group are further set out in Section 5.5 of this Prospectus. Details of the proposed allocation to our other Directors are as follows:

Name	Designation	No. of Issue Shares allocated
Khaw Mui Suan	Independent Non-Executive Chairperson	200,000
Dr. Choi Yong Hae	Independent Non-Executive Director	200,000
Lee Seow Ling	Independent Non-Executive Director	200,000
Lee Kooi Hoon	Independent Non-Executive Director	200,000
		800,000

(b) Eligible Persons

The Issue Shares will be allocated to eligible employees of our Group based on the following criteria as approved by our Board:

(1) the eligible employee must be a full time and confirmed employee of our Group;

(2) the eligible employee must be on our Group's payroll;

(3) seniority and position;

(4) length of service;

(5) past performance and respective contribution made to our Group; and

(6) the eligible employee must be at least 18 years of age.

Included in the allocation to our eligible employees are the proposed allocation to the Key Senior Management as set out below:

Name	Designation	No. of Issue Shares allocated
Eng Pek Yui	Chief Financial Officer	200,000
Leo Hee Seng	Director of Purebond Adhesive	200,000
Yew Kim Chuan	Sales Manager of GB Chemical	200,000
		600,000

The Issue Shares to be allocated to the business associates of our Group will take into consideration their contribution to the success of our Group. Their allocations are based on, amongst others, their level of contributions to our Group and length of their respective relationships. The persons who have contributed to the success of our Group include, amongst others, suppliers and customers.

Details of the Pink Form Allocations to Eligible Persons of our Group are as follows:

Category	No. of Eligible Persons	Aggregate no. of Issue Shares allocated
Our eligible Directors	4	800,000
Our Key Senior Management	3	600,000
Our eligible employees	37	1,000,000
Persons who have contributed to our success	12	1,723,000
		4,123,000

As at the LPD, save as disclosed above, to the extent known to our Company:

(a) there are no substantial shareholders, Directors or key senior management of our Company who have indicated to our Company that they intend to subscribe for our IPO Shares; and

(b) there are no person(s) who have indicated to our Company that they intend to subscribe for more than 5.0% of our IPO Shares.

4.3.2 Offer for Sale

The 42,880,000 Offer Shares, representing 10.40% of our enlarged issued share capital, are offered by our Selling Shareholder at the IPO Price. The Offer for Sale is subject to the terms and conditions of this Prospectus.

The Offer Shares set out in paragraph 4.3.2 (i) and (ii) shall be undertaken by way of private placement in the following manner:

(i) Private Placement to Bumiputera investors approved by MITI

11,975,500 Offer Shares, representing 2.90% of our enlarged issued share capital, will be available for Bumiputera Investors approved by MITI; and

(ii) Private Placement to selected investors

30,904,500 Offer Shares, representing 7.50% of our enlarged issued share capital, will be made available for selected Investors.

The selected investors under sub-paragraph 4.3.2(ii) above will be identified and selected in such manner as may be determined by our Placement Agent, in consultation with our Board. Our Placement Agent, in consultation with our Board, has the absolute discretion to decide whether to accept or reject any placement of the Offer Shares to the selected investors.

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4. DETAILS OF OUR IPO *(cont'd)*

The details of our Selling Shareholder are as follows:

			As at the LPD / Before our IPO		Shares offered pursuant to the Offer for Sale			After the Offer for Sale and our IPO	
Name	**Address**	**Nature of relationship with our Group**	**No. of Shares**	**(1)%**	**No. of Shares**	**(1)% of existing issued share capital**	**(2)% of enlarged issued share capital**	**No. of Shares**	**(2)%**
Dato' Gooi	No. 3663, Changkat, 14300 Nibong Tebal, Pulau Pinang	Promoter, Specified Shareholder, Selling Shareholder and Managing Director	303,098,749	87.10	42,880,000	12.32	10.40	260,218,749	63.11

Notes:

(1) Based on our issued share capital comprising 348,000,000 shares before our IPO.

(2) Based on enlarged issued share capital of 412,300,000 Shares after our IPO.

Further details of Dato' Gooi, being the Selling Shareholder, whom is also our Promoter, Specified Shareholder and Managing Director are set out in Section 5.1.2 of this Prospectus.

The Offer for Sale is expected to raise gross proceeds of up to RM10.72 million based on the IPO Price, which will accrue entirely to the Selling Shareholder and our Company will not receive any of the proceeds raised through the Offer for Sale. The Selling Shareholder shall bear all expenses and fees such as placement fees and other miscellaneous fees in relation to the Offer for Sale which is estimated to be approximately RM0.30 million.

4.3.3 Clawback and reallocation of our IPO Shares

Our IPO Shares shall be subject to the following clawback and reallocation provisions:

(i) Malaysian Public via balloting

If our Issue Shares allocated to the Bumiputera Malaysian Public are under-subscribed, such Issue Shares will be made available to the other Malaysian Public. Likewise, in the event that any Issue Shares allocated to the other Malaysian Public are under-subscribed, such Issue Shares will be made available to the Bumiputera Malaysian Public.

In the event that there are Issue Shares which are not subscribed by the Malaysian Public, the remaining portion unsubscribed will be made available for application and offered to the selected investors.

Any further Issue Shares which are not subscribed after being allocated and offered to the selected investors shall be underwritten by our Underwriter in accordance with the salient terms of the Underwriting Agreement.

(ii) Eligible Persons

Any Issue Shares under Pink Form Allocations which are not subscribed by any of the Eligible Persons shall be re-offered to our Group's other Eligible Persons before being re-allocated to the Malaysian Public and/or to the selected investors by way of private placement.

Thereafter, any remaining Issue Shares under the Pink Form Allocations which are not subscribed for shall be underwritten by our Underwriter in accordance with the terms of the Underwriting Agreement.

(iii) Private placement to selected investors

In the event of under-subscription of the IPO Shares in respect of the allocation by way of private placement to the selected investors, the remaining unsubscribed portion will be clawed back and reallocated to the Malaysian Public.

(iv) Private placement to Bumiputera investors approved by MITI

In the event of under-subscription of the IPO Shares in respect of the allocation by way of private placement to Bumiputera investors approved by MITI ("**MITI Tranche**"), the unsubscribed IPO Shares under the MITI Tranche shall firstly be reallocated to the over-subscribed portion of the Bumiputera Malaysian Public Investors, if any. Any unsubscribed portion after the re-allocation shall be made available for Application by the non-Bumiputera Malaysian Public and/or other investors under the private placement to selected investors.

The clawback and reallocation provisions will not apply in the event that there is an over-subscription in all of the allocations of our IPO Shares at the closing date of our IPO. The allocation of our IPO Shares shall be in a fair and equitable manner and shall take into account the desirability of distributing our IPO Shares to a reasonable number of applicants with a view of broadening our Company's shareholding base to meet the public shareholding spread requirements of Bursa Securities and to establish a liquid market for our Shares. The number of Issue Shares offered under the Public Issue will not be increased via any over-allotment of "greenshoe" option.

4.3.4 Price stabilisation mechanism

We will not be employing any price stabilisation mechanism in accordance with the Capital Markets and Services (Price Stabilisation Mechanism) Regulations 2008 for our IPO.

4.3.5 Minimum subscription

There is no minimum subscription in terms of the proceeds to be raised from our IPO. However, in order to comply with the public shareholding spread requirements of the Listing Requirements, the minimum subscription level will be the number of Shares required to be held by public shareholders for our Company to comply with the public shareholding spread requirements under the Listing Requirements or as approved by Bursa Securities.

Pursuant to the Listing Requirements, we must have at least 25.00% of our enlarged issued share capital, or such lower percentage as may be allowed by Bursa Securities, to be held in the hands of a minimum number of 200 public shareholders holding not less than 100 Shares each at the time of our admission to the Official List.

We expect to meet the public shareholding spread requirements at the point of our Listing. If we fail to meet the abovementioned requirements, we may not be allowed to proceed with our Listing on the ACE Market.

In such an event, we will return in full, without interest, all monies paid with respect to all Applications. If any such monies are not repaid within 14 days after we become liable to do so, the provision of sub-section 243(2) of the CMSA shall apply accordingly.

4.4 BASIS OF ARRIVING AT THE IPO PRICE

Our Directors and Malacca Securities, as the Principal Adviser, Sponsor, Underwriter and Placement Agent, had determined and agreed upon the IPO Price after taking into consideration the following factors:

(i) Financial and operating history

Based on the audited combined statements of profit or loss and other comprehensive income of our Group for the FYE 31 December 2025, we recorded a PAT attributable to owners of our Company of RM8.05 million (after adjusting for one-off income, i.e. insurance claims arising from the fire incident of our Valdor Factory), representing:

(a) an EPS of 2.31 sen (based on our issued share capital of 348,000,000 Shares as at LPD). This EPS translates into a PE Multiple of 10.82 times based on the IPO Price; and

(b) an EPS of 1.95 sen (based on our enlarged issued share capital of 412,300,000 Shares after our IPO). This EPS translates into a PE Multiple of 12.82 times based on the IPO Price.

Our detailed operating history and historical financial performance are set out in Section 7.1 and Section 12.1 of this Prospectus, respectively.

(ii) Pro forma combined NA

Our pro forma combined NA per Share as at 31 May 2026 is 12.83 sen based on our enlarged issued share capital of 412,300,000 Shares after our IPO and subsequent to the utilisation of proceeds raised from our Public Issue as set out in Section 4.10 of this Prospectus.

(iii) Future plans and strategies

Our future plans and strategies, which are set out in Section 7.5 of this Prospectus.

(iv) Competitive strengths and industry overview

Our competitive strengths as described in Section 7.4 of this Prospectus, and the industry overview as set out in the IMR Report in Section 8 of this Prospectus.

Prospective investors should note that the market price of our Shares upon Listing is subject to the vagaries of market forces and other uncertainties which may affect the market price of our Shares. Prospective investors should form your own views on the valuation of our IPO Shares and reasonableness of the bases used before deciding to invest in our IPO Shares. You are also reminded to carefully consider the risk factors as set out in Section 9 of this Prospectus.

4.5 SHARE CAPITAL

Upon completion of our IPO, our issued share capital will be as follows:

	No. of Shares	RM
Existing issued share capital	100	100
New Shares issued pursuant to the Acquisitions	347,999,900	30,275,991
New Shares to be issued pursuant to our Public Issue	64,300,000	16,075,000
Estimated listing expenses directly attributable to our Public Issue	-	(1,077,528)
Enlarged issued share capital upon Listing	**412,300,000**	**45,273,563**
IPO Price		0.25
Offer for Sale (1)	42,880,000	10,720,000
Market capitalisation upon Listing (2)		103,075,000

Notes:

(1) Our Offer for Sale will not have any effect on our share capital.

(2) Based on our IPO Price and our enlarged number of shares upon Listing.

As at the date of this Prospectus, we have only 1 class of shares, being ordinary shares, all of which rank equally with each other. Our IPO Shares will, upon allotment and issue, rank equally in all respects with our existing Shares in issue, including voting rights and rights to all dividends and distributions that may be declared subsequent to the date of allotment of our IPO Shares.

Subject to any special rights attaching to any Shares which may be issued by us in the future, our shareholders shall, in proportion to the amount of Shares held by them, be entitled to share in the whole of the profits paid out by us as dividends and other distributions and any surplus if our Company is liquidated in accordance with our Constitution and provisions of the Act.

Each of our shareholders shall be entitled to vote at any of our general meetings in person, or by proxy or by attorney or by other duly authorised representative. Every shareholder present in person or by proxy or by attorney or by other duly authorised representative shall have 1 vote for each Share held.

4.6 DILUTION

Dilution is computed as the difference between the IPO Price to be paid by investors for our IPO Shares and our pro forma combined NA per Share after our IPO and it is illustrated as follows:

	RM
IPO Price	0.25
Pro forma combined NA per Share as at 31 May 2026 after the Acquisitions but before our Public Issue[(1)]	0.12
Pro forma combined NA per Share as at 31 May 2026 after the Acquisitions, Public Issue and utilisation of proceeds raised from our Public Issue[(2)]	0.13
Increase in the pro forma combined NA per Share attributable to existing shareholders	0.01
(Decrease) in the pro forma combined NA per Share to our new investors	(0.12)
(Decrease) in the pro forma combined NA per Share as a percentage of our IPO Price	(48.00%)

Notes:

(1) Based on the pro forma combined NA of approximately RM41.31 million divided by our issued share capital of 348,000,000 Shares after the Acquisitions but before our Listing.

(2) Based on the pro forma combined NA of approximately RM52.88 million divided by our enlarged issued share capital of 412,300,000 Shares upon Listing.

Save as disclosed below, there has been no acquisition of any of our Shares by our Promoters, substantial shareholders, Directors and/or Key Senior Management or persons connected with them, or any transaction entered into by them, which grants them the right to acquire any of our Shares from the date of our incorporation up to the date of this Prospectus:

	No. of Shares held before IPO	**[(3)]No. of Shares held from IPO**	**Total consideration (RM)**	**Effective cash cost per Share (RM)**
Promoters and substantial shareholders				
Dato' Gooi	[(1)]303,098,749	-	26,369,668.76	0.087
Lee Kim Wei	[(2)]37,929,051	-	3,299,841.14	0.087
Directors				
Khaw Mui Suan	-	200,000	50,000.00	0.25
Dr. Choi Yong Hae	-	200,000	50,000.00	0.25
Lee Seow Ling	-	200,000	50,000.00	0.25
Lee Kooi Hoon	-	200,000	50,000.00	0.25
Key Senior Management				
Eng Pek Yui	-	200,000	50,000.00	0.25
Leo Hee Seng	-	200,000	50,000.00	0.25
Yew Kim Chuan	-	200,000	50,000.00	0.25

Notes:

(1) Being the aggregate of the subscriber's shares (85 Shares at RM1.00 each) and Shares issued to Dato' Gooi pursuant to the Acquisitions (303,098,664 Shares at RM0.0870 each), the details of which are set out in Section 6.2.2 of this Prospectus.

(2) Being the aggregate of the subscriber's shares (15 Shares at RM1.00 each) and Shares issued to Lee Kim Wei pursuant to the Acquisitions (37,929,036 Shares at RM0.0870 each), the details of which are set out in Section 6.2.2 of this Prospectus.

(3) Assuming all Pink Form Allocations are fully subscribed.

4.7 OBJECTIVES OF OUR IPO

The objectives of our IPO are as follows:

(i) To provide an opportunity for the Malaysian Public, our eligible Directors, employees and persons who have contributed to the success of our Group to participate in our equity;

(ii) To enable our Group to raise funds for the purposes specified in Section 4.10 of this Prospectus;

(iii) To enable us to tap into the equity capital market for future fund raising and to provide us the financial flexibility to pursue future growth opportunities as and when they arise; and

(iv) To gain recognition through our listing status which will enhance our Group's reputation in the marketing of our products and to retain and attract new, skilled employees in the industry.

4.8 UNDERWRITING COMMISSION, BROKERAGE AND PLACEMENT FEES

4.8.1 Underwriting commission

Our Underwriter has agreed to underwrite 20,615,000 Issue Shares which are available for application by the Malaysian Public and 4,123,000 Issue Shares made available to Eligible Persons as set out in Sections 4.3.1(i) and 4.3.1(iii) of this Prospectus. We will pay our Underwriter an underwriting commission at the rate of 2.50% of the total value of the underwritten Shares based on the IPO Price.

4.8.2 Brokerage fee

We will pay the brokerage rate of 1.00% on the IPO Price in respect of all successful Applications bearing the stamp of either Malacca Securities, the participating organisations of Bursa Securities, members of the Association of Banks in Malaysia, members of the Malaysian Investment Banking Association or the Issuing House.

4.8.3 Placement fee

Our Placement Agent has agreed to place out 39,562,000 Issue Shares to be issued to Bumiputera investors approved by MITI as well as 42,880,000 Offer Shares to be offered to Bumiputera investors approved by MITI and selected investors as set out in Sections 4.3.1(ii) and 4.3.2 of this Prospectus.

We will pay our Placement Agent a placement fee of up to 2.50% of the value of Issue Shares to be placed out to selected investors at the IPO Price.

The placement fee of up to 2.50% of the value of Offer Shares placed out by our Placement Agent will be borne entirely by the Selling Shareholder.

4.9 SALIENT TERMS OF THE UNDERWRITING AGREEMENT

On 30 July 2026, we had entered into the Underwriting Agreement with our Underwriter to underwrite 24,738,000 Issue Shares comprising of 20,615,000 Issue Shares which are available for application by the Malaysian Public and 4,123,000 Issue Shares made available to Eligible Persons ("**Underwritten Shares**"), upon the terms and subject to the conditions as set out in the Underwriting Agreement.

The salient terms of the Underwriting Agreement are as follows:

4.9.1 The obligations of the Underwriter under the Underwriting Agreement are conditional upon the fulfilment of, amongst others, the following conditions precedent ("**Conditions Precedent**"):

(i) The Underwriter having received the certificates in the prescribed form signed by a Director of our Company (on behalf of the Board) stating that, to the best of his knowledge and belief, after having made all reasonable enquiries with the Directors and management of our Company, there has been no such change, development or occurrence as referred to in the representations, warranties and undertakings given by our Company under the Underwriting Agreement and being provided with the reports or confirmation that, among others:

(a) there has been no material change, development or occurrence which has resulted or is reasonably expected to result in a material adverse change in the financial position, cash flows, business, operations or other conditions of our Group from those disclosed in this Prospectus;

(b) there has not occurred any event, circumstance, omission or discovery of any fact which renders any of the representations, warranties or undertakings contained in the Underwriting Agreement untrue, inaccurate, misleading or incorrect or which would constitute a breach of the Underwriting Agreement;

(c) there is no occurrence of any change in national or international monetary, financial and capital markets (including stock market conditions and interest rates), political, trade policies of major Malaysian trading partners, social or fiscal or economic and other conditions or exchange control or currency exchange rates which in the opinion of the Underwriter would have or is likely to have a material adverse effect (whether in the primary market or in respect of dealings in securities including the Shares in the secondary market). Without limiting the above, if the FTSE Bursa Malaysia KLCI ("**Index**") is, at the close of normal trading on Bursa Securities, on any Market Day:

(1) on or after the date of the Underwriting Agreement; and

(2) prior to the last day and time for the acceptance of and payment of the subscription money ("**Closing Date**"),

lower than 95% of the level of Index at the last close of normal trading on Bursa Securities on the Market Day immediately prior to the date of the Underwriting Agreement and remains at or below that level for at least three (3) consecutive Market Days, it shall be deemed a material adverse change in the stock market condition;

(d) our Company has not breached any of its obligations under the Underwriting Agreement;

(e) all undertakings, representations, warranties and covenants given by our Company under the Underwriting Agreement have been complied with; and

(f) our Company has duly performed and fulfilled all conditions required to be performed by it.

(ii) The Underwriting Agreement being signed by the relevant authorised signatories (as approved by the Board to sign on behalf of the Company) to the Underwriting Agreement and stamped within the statutory time frame;

(iii) The issuance of this Prospectus;

(iv) The registration of this Prospectus and such other documents in relation to the IPO with Bursa Securities and its lodgement of the same with the Registrar of Companies of Malaysia ("**ROC**") in accordance with CMSA, the Act and the Listing Requirements;

(v) The approval of Bursa Securities for the IPO, the Listing and the admission of our Company to the Official List being obtained on terms acceptable to the Underwriter, and such approval and all other necessary approvals remaining in full force and effect, with all conditions thereto (except for any which can only be complied with after the Listing has been completed) having been complied with to the reasonable satisfaction of the Underwriter;

(vi) The Underwriter being satisfied that our Company will, after the Issue Date and following completion of the Closing Date, be admitted to the Official List and its entire enlarged issued share capital listed and quoted on the ACE Market no later than two (2) months from the date of the Underwriting Agreement, unless otherwise mutually agreed in writing by our Company and the Underwriter;

(vii) All necessary approvals remain in full force and effect up to and including the date of listing of and quotation for the entire enlarged issued share capital of our Company ("**Trading Date**") and that all conditions to the approvals (except for any which can only be complied with after the Listing has been completed) have been complied with;

(viii) The Underwriter receiving a copy duly certified by at least one Director or company secretary of our Company to be a true and accurate copy and in full force and effect, of a resolution of the Directors:

(a) approving this Prospectus and the application forms of the IPO Shares ("**Issue Documents**") including the Prospectus for registration with Bursa Securities and lodgement of the same with the ROC (including a confirmation that the Directors, collectively and individually, accept full responsibility for the accuracy of all information stated in the Prospectus), the Underwriting Agreement and the transactions contemplated by it;

(b) authorising the issuance of the Issue Documents including the date of issuance of this Prospectus ("**Issue Date**") and the Closing Date;

(c) authorising at least one Director to sign and deliver the Underwriting Agreement on behalf of our Company;

(d) approving the IPO and the Listing and the transactions contemplated by each of the same; and

(e) approving the allotment and issuance of the Issue Shares and/or transfer of the Offer Shares to successful investors/applicants under the IPO;

(ix) All resolutions of the Directors referred to in Section 4.9.1(h) of this Prospectus remaining in full force and effect up to and including the Trading Date and none having been rescinded, revoked or varied;

(x) The Underwriter being satisfied that the IPO and/or the Listing not being prohibited or impeded by any statute, order, rule, directive or regulation promulgated by any legislative, executive or regulatory body or authority of Malaysia and all consents, approvals, authorisations or other orders required by our Company under such laws for or in connection with the IPO and/or the Listing have been obtained and are in force up to and including the Trading Date;

(xi) Our Company and/or our Group does not have any actual or contingent liability under applicable laws or regulations or generally accepted accounting standards including but not limited to issues concerning human health and safety, pollution or protection of the environment or in relation to any interest in land and other assets which would have a material adverse effect on the Group's conditions (financial, operational or otherwise) including the IPO and/or the Listing;

(xii) The Underwriter being satisfied that our Company has complied with, and that the IPO and the Listing are in compliance with, the policies, guidelines and requirements of Bursa Securities, the SC, the ROC, the MITI and all other applicable securities laws and regulations, including all revisions, amendments and/or supplements thereto;

(xiii) There not having occurred, on or prior to the Trading Date, any breach of and/or failure by our Company to perform any of the undertakings contained in the Underwriting Agreement;

(xiv) There having been, as at the Closing Date, no registration or lodgement of any amendment, supplement or replacement to this Prospectus with Bursa Securities or the ROC without the prior written approval of the Underwriter;

(xv) There not being any investigation, directions or actions or orders by any judicial, governmental or any governmental, statutory or regulatory body having authority, jurisdiction or control ("**Relevant Authorities**") in relation to the Listing and/or in connection with compliance with any laws by the Group, Directors, Selling Shareholder and/or its Promoters which is still subsisting or unresolved to the satisfaction of the Underwriter up to and including the Trading Date;

(xvi) The obligations of the Underwriter to subscribe for and/or procure subscriptions for the Underwritten Shares not being prohibited by any statute, order, external rule, directive or regulation amended, supplemented or introduced after the date of the Underwriting Agreement by any legislative, executive or regulatory body or authority in Malaysia at any time on or before the Trading Date; and

(xvii) The Underwriter being satisfied with the arrangements made by our Company for the payment of the fees, commission, costs and expenses payable under the Underwriting Agreement.

4.9.2 In the event any of the Conditions Precedent are not fulfilled or waived on or before the date specified in the Underwriting Agreement (or if no date is specified, on or before the Closing Date and up to the Trading Date), the Underwriter shall be entitled to terminate the Underwriting Agreement. In such event, our Company and the Underwriter shall be released and discharged from their respective obligations, and the Underwriting Agreement shall become null and void and of no further force and effect. Neither the Underwriter nor our Company shall have any claim against the other save for any antecedent breaches and without prejudice to the Underwriter's rights to the fees and commission ("**Underwriting Commission**") and the reimbursement of costs and expenses as provided in the Underwriting Agreement.

4.9.3 Subject to the terms and conditions as provided in the Underwriting Agreement, the Underwriter may at its sole and absolute discretion terminate the Underwriting Agreement and withdraw its commitment to underwrite the Underwritten Shares as stated in Section 4.8.1 of this Prospectus by notice in writing to our Company upon occurrence of any of the following:

(i) there is any breach by our Company of any of the representations, warranties or undertakings contained in the Underwriting Agreement or which is contained in any certificate, statement or notice under or in connection with the Underwriting Agreement; or

(ii) there is failure on the part of our Company to perform any of its obligations contained in the Underwriting Agreement; or

(iii) there is withholding of information from the Underwriter which is required to be disclosed pursuant to the Underwriting Agreement which, in the opinion of the Underwriter, would have or can reasonably be expected to have, a material adverse effect on the financial performance, cash flows and financial condition, business or operations or prospects of our Group, the success of the IPO, or the distribution or sale of the IPO Shares; or

(iv) there shall have occurred, or happened any material and adverse change in the business or financial condition or operations or prospects of our Group and/or occurrence of any event(s) expected to have a material adverse effect; or

(v) the Closing Date for the application and subscription of the IPO Shares does not occur within one (1) month from the Issue Date, or such other extended date as may be agreed in writing by the Underwriter in consultation with Bursa Securities and/or the SC; or

(vi) the occurrence of any *force majeure* event or any event or series of events beyond the reasonable control of the Underwriter, of the nature described in Section 4.9.7 below, which would have or can reasonably be expected to have a material adverse effect or which has or is likely to have the effect of making any obligation under the Underwriting Agreement incapable of performance with its terms or which prevents the processing of applications and/or payments pursuant to the IPO or pursuant to the underwriting of the Underwritten Shares; or

(vii) there shall have occurred any material adverse change in national or international monetary, financial and capital markets (including stock market conditions and interest rates), political, trade policies of major Malaysian trading partners, social or fiscal or economic and other conditions or exchange control or currency exchange rates which in the opinion of the Underwriter would have or is likely to have a material adverse effect (whether in the primary market or in respect of dealings in securities including the Shares in the secondary market). For the avoidance of doubt, if the Index is, at the close of normal trading on Bursa Securities, on any Market Day:

(a) on or after the date of the Underwriting Agreement; and

(b) prior to the Closing Date,

lower than 95% of the level of Index at the last close of normal trading on Bursa Securities on the Market Day immediately prior to the date of the Underwriting Agreement and remains at or below that level for at least three (3) consecutive Market Days, it shall be deemed a material adverse change in the stock market condition;

(viii) any new law or change in law, regulation, directive, policy or ruling in any jurisdiction, interpretation or application by the court/authorities which has/likely to have a material adverse effect on the Group and/or materially prejudice the financial performance and financial condition, business or prospects or operations of our Group, the success of the IPO, or the Listing or market conditions generally or which has or is likely to have the effect of making the Underwriting Agreement incapable of performance in accordance with its terms; or

(ix) any imposition of moratorium, suspension or material restriction on trading of securities on Bursa Securities; or

(x) any government requisition or occurrence of any other nature which would have or is likely to have a material adverse effect on the business, operations and/or financial performance, financial position or prospects of our Group or the success of the IPO or the Listing; or

(xi) the IPO is stopped or delayed by our Company or Bursa Securities or the SC or any Relevant Authorities for any reason whatsoever (unless such delay has been approved by the Underwriter); or

(xii) any commencement of legal proceedings by Relevant Authorities and creditors or action against any member of our Group or any of our Directors, our Selling Shareholder and Promoters which in the opinion of the Underwriter, would have or is likely to have a material adverse effect or make it impracticable to market the IPO or to enforce contracts to allot, issue and/or transfer the IPO Shares; or

(xiii) any one of the Issue Documents (i) having been terminated or rescinded in accordance with its terms; (ii) ceased to have any effect whatsoever, or (iii) varied or supplemented upon terms and such variation or supplementation would have or likely to have a material adverse effect; or

(xiv) any of the resolutions or approvals referred to in the Underwriting Agreement is revoked, suspended or ceases to have any effect whatsoever, or is varied or supplemented upon terms that would have or is likely to have a material adverse effect; or

(xv) if Bursa Securities, the SC (if applicable) or any other Relevant Authorities issues an order pursuant to any Malaysian law such as to make it impracticable to market the IPO or to issue and allot and/or transfer the IPO Shares and/or the application and subscription of the IPO Shares by the Malaysian Public, Eligible Persons, selected investors, and selected Bumiputera investors approved by MITI; or

(xvi) any event in which a material adverse effect has occurred or which in the opinion of the Underwriter is likely to occur; or

(xvii) if the obligations of the Underwriter to subscribe for and/or procure subscriptions for the Underwritten Shares is or becomes prohibited by any statute, order, rule, directive or regulation amended, supplemented or introduced after the date of the Underwriting Agreement by any legislative, executive or regulatory body or authority of any jurisdiction; or

(xviii) in the event that the Listing is withdrawn or not procured or procured but subject to conditions not acceptable to the Underwriter or does not take place within two (2) months from the date of the Underwriting Agreement or such other extended date as may be agreed in writing by the Underwriter in consultation with Bursa Securities and/or the SC (if applicable).

4.9.4 The term "material adverse effect" is defined in the Underwriting Agreement as any event, development or occurrence or series of events, development or occurrences, which in the opinion of the Underwriter, have or could be expected to have a prospective material adverse effect and/or change, whether individually or in the aggregate, and whether or not arising in the ordinary course of business, on any of the following:

(i) the conditions (financial, operational or otherwise), contractual commitments, general affairs, Board, management, business, assets, liquidity, liabilities, prospects, earnings, shareholders' equity, business undertakings, properties or results or cash flows of operations of our Company and/or our Group; or

(ii) the ability of our Company to perform in any respect its obligations under or with respect to, or to consummate the transactions contemplated by the Prospectus or the Underwriting Agreement; or

(iii) the ability of our Company and/or our Group to conduct its businesses and to own or lease its assets and properties as described in this Prospectus; or

(iv) the IPO including but not limited to the success of the IPO or the distribution or the sale of the IPO Shares pursuant to the IPO.

4.9.5 Upon the notice being given in accordance with the Underwriting Agreement, the Underwriter shall be released and discharged of its obligation without prejudice to its rights under the Underwriting Agreement, and where the Underwriter has terminated the Underwriting Agreement or withdrawn its commitment to underwrite the Underwritten Shares pursuant to the Underwriting Agreement, the Underwriting Agreement shall be of no further force or effect and no party shall be under any liability to any other parties in respect of the Underwriting Agreement, except that our Company shall pay the Underwriting Commission and the costs and expenses in accordance with the terms and conditions of the Underwriting Agreement and our Company shall continue to be liable to indemnify the Underwriter and the indemnified persons as set out in Section 4.9.8 of this Prospectus.

4.9.6 In the event that any of the Underwritten Shares remain unsubscribed after completion of all applicable clawback and reallocation procedures ("**Unsubscribed Underwritten Shares**"), the Underwriter shall, within three (3) Market Days after receipt of the notice from our Company specifying the final number of Unsubscribed Underwritten Shares to be subscribed for or procured to be subscribed for by the Underwriter ("**Underwriting Notice**"), apply for or procure applications for, the number of Unsubscribed Underwritten Shares specified in the Underwriting Notice and deliver, or procure the delivery of, the duly completed applications together with the subscription monies payable for such Unsubscribed Underwritten Shares. Our Company shall, as soon as practicable and in any event within eight (8) Market Days after the date of the Underwriting Notice (or such other period as may be agreed between the parties), procure the relevant Unsubscribed Underwritten Shares to be credited into the securities account(s) of the Underwriter and/or its nominee(s) and despatch the relevant notices of allotment. If our Company fails to do so, the Underwriter shall be entitled to a refund of the subscription monies paid together with any interest, costs and expenses incurred. If the Underwriter fails to comply with its underwriting obligation, our Company shall be entitled to complete the Underwriter's subscription for the relevant Unsubscribed Underwritten Shares, credit such shares into the securities account(s) of the Underwriter and/or its nominee(s), and recover the subscription monies from the Underwriter.

4.9.7 Under the Underwriting Agreement, the occurrence of any *force majeure* event or any event or series of events beyond the reasonable control of the Underwriter including (without limitation) acts of government, acts of God (including, without limitation, the occurrence of a tsunami and/or earthquakes), pandemic, epidemic, acts of terrorism, strikes, national disorder, declaration of a state of emergency, lockouts, fire, explosion, flooding, landslide, civil commotion, sabotage, acts of war, diseases or accidents which would have or can reasonably be expected to have a material adverse effect or which has or is likely to have the effect of making any obligation under the Underwriting Agreement incapable of performance with its terms or which prevents the processing of applications and/or payments pursuant to the IPO by the Closing Date or pursuant to the underwriting of the Underwritten Shares.

4.9.8 Our Company has agreed to indemnify and hold harmless the Underwriter, its affiliates and each of their respective directors, employees, officers, agents and other indemnified persons against any losses, claims, actions, damages, liabilities, costs and expenses (including legal fees and taxes) arising from, amongst others:

(i) any untrue, false or misleading statement in the Issue Documents, or any omission to state a material fact necessary to make the statements therein not misleading;

(ii) any breach or failure by our Company to perform its obligations or any breach of its representations, warranties or undertakings under the Underwriting Agreement;

(iii) any breach of the terms of the approvals or any applicable laws resulting from the commitments to underwrite the Underwritten Shares which would have a material adverse effect;

(iv) the proper performance by the Underwriter of its obligations under the Underwriting Agreement or in connection with the distribution or making available of the Issue Documents, except to the extent that such losses arise from the fraud, wilful misconduct or gross negligence of the relevant indemnified person; and

(v) any failure by our Company to allot and issue the Issue Shares or by the Selling Shareholder to transfer the Offer Shares in accordance with the Constitution and/or the Issue Documents.

The indemnity shall not apply to the extent that the relevant losses are finally determined by a court of competent jurisdiction to have resulted directly from the fraud, willful misconduct or gross negligence of the relevant indemnified person. Such exclusion shall apply only to the relevant indemnified person and shall not affect the rights of any other indemnified person.

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4.10 UTILISATION OF PROCEEDS

The total gross proceeds from the Public Issue of approximately RM16.08 million is expected to be utilised in the following manner:

Purposes	Notes	RM'000	%	Estimated timeframe for utilisation from the Listing date
Rental and purchase of machinery and equipment for New Factory	(1)	5,500	34.21	Within 36 months
Expansion to Vietnam	(2)	3,500	21.77	Within 36 months
Working capital	(3)	1,175	7.31	Within 24 months
Purchase of equipment for product formulation	(4)	900	5.60	Within 24 months
Marketing expenses for our products	(5)	500	3.11	Within 24 months
Listing expenses	(6)	4,500	28.00	Within 1 month
Total		**16,075**	**100.00**	

The current allocated utilisation is based on the respective estimated costs as at the LPD.

Pending the utilisation of the proceeds raised from our Public Issue, the proceeds will be placed in interest-bearing short-term deposits or money market instruments with licensed financial institutions.

In the event of any material variation to the intended use of proceeds as set out above after our Listing, we will seek shareholders' approval in accordance with Rule 8.24 of the Listing Requirements.

Notes:

(1) Rental and purchase of machinery and equipment for the New Factory

Our Group intends to set up a new factory with a built-up area of approximately 40,000 sq ft and purchase additional machinery and equipment to expand the manufacturing capacity for sealants and industrial adhesives to cater for anticipated increased sales of these products in Malaysia and Vietnam. We intend to allocate RM5.50 million for this purpose.

We plan to rent the New Factory for this purpose. Based on the existing rental rates of the surrounding area of approximately RM2.00 per sq ft, we expect to pay an approximate of RM80,000.00 monthly. As such, we intend to allocate RM3.00 million or about 18.66% from the gross proceeds of the Public Issue to be used for the rental (as well as the requisite deposits) of the New Factory to be utilised within 36 months from the date of our Listing. Any surplus arising from the rental of the new factory being lower than estimated will be utilised for working capital purposes, while any shortfall arising from higher-than-estimated rental costs will be funded from internally generated funds. As at LPD, we are identifying a few suitable locations around Bukit Panchor for the said purpose.

We plan to rent the New Factory as opposed to acquiring a new facility as it enables us to preserve capital and provide us with financial flexibility by avoiding substantial upfront expenditure and long-term debt commitments. This allows us to allocate funds toward core operations and/or growth initiatives.

The setting up of the New Factory is part of our Group's plan to expand our operations in Malaysia, in particular to set up additional machinery and equipment for the manufacturing of our new product offering, sealant. Additionally, the New Factory will also allow us to increase our manufacturing capacity of industrial adhesives in anticipation of increased orders from Malaysia as well as to cater for the increased demand in Vietnam arising from the setting up of our sales office in Vietnam. We recorded a utilisation rate of 86.78%, 82.85%, 85.87% and 94.07% for our industrial adhesives manufacturing operations for the past 4 FYEs 2021 to 2024 respectively. In view of the high utilisation rate, we invested in 3 additional mixing and blending machines in November 2024 to increase our manufacturing capacity, following which, we recorded a utilisation rate of 65.13% and 72.41% for the FYE 2025 and FPE 2026 respectively. Notwithstanding that the newly added capacity contributed by the 3 new mixing and blending machines is yet to be fully utilised, we intend to continue expanding our manufacturing capacity for industrial adhesives in anticipation of continuous growth of sales in Malaysia as well as in Vietnam. The anticipated sales growth in both Malaysia and Vietnam is premised on intensified sales and marketing activities as well as our expansion plan in Vietnam as detailed below.

In anticipation of setting up the New Factory, we intend to allocate RM2.50 million or about 15.55% from the gross proceeds of the Public Issue for the purchase of machinery and equipment to be utilised within 36 months from the date of our Listing. The said machinery and equipment will be installed in the New Factory. The operation at the New Factory is expected to commence approximately 8 months from the date of commencement of rental. This estimated timeline takes into account the time required for the installation and commissioning of the new machinery and equipment at the New Factory.

We have earmarked RM1.50 million for the following machinery and equipment for the manufacturing of sealants:

Type of Machinery	**Function**	**Quantity (units)**	**[a]Estimated cost (RM'000)**
Dispersing power mixer	To mix, blend, disperse, emulsify and homogenise various raw materials and chemical products	2	782
Hydraulic/barrel extruder	To discharge and fill high-viscosity materials with controlled pressure	4	227
Vacuum pump	To remove air and gases from mixers to ensure bubble-free, high-purity adhesive and sealant formulations	2	30
Filing machine	To fill finished sealants into cartridges or sausage packs	2	461
		Total	**1,500**

Note:

(a) Based on quotation obtained from supplier. The actual cost of the machines may differ from the estimated cost if the quotation obtained are revised by the supplier, or if the other suppliers can offer the machines with the similar specifications at a lower price before the purchase is made. For avoidance of doubt, no installation and set-up costs are required to be incurred by our Group to commission the production lines as the installation and set-up of these machines are not complicated and we are able to do it on our own.

The above machinery and equipment will enable the Group to increase its sealant production to a total of 3 production lines with total manufacturing capacity of 1,422.00 tonnes, from 1 production line with a manufacturing capacity of 474.00 tonnes which is currently being utilised for the manufacturing of sealant. Whilst the machinery and equipment are intended to be used by our Group to manufacture sealant in the New Factory, the dispersing power mixer and vacuum pump are also compatible with the production of industrial adhesives and may be utilised for this purpose if necessary, such as in cases of urgent production requirements or operational need. This provides the Group with flexibility to utilise the machinery and equipment for production of industrial adhesives, as the Group expects the demand for its sealant product to gradually increase over the years.

In addition, we have earmarked RM1.00 million for the following machinery and equipment to be utilised for the manufacturing of industrial adhesives:

Type of Machines	**Function**	**Quantity (units)**	**[(a)]Estimated cost per unit (RM'000)**
Mixer	Mixing and blending adhesive components[(b)]	4	700
Installation and set-up costs			300
		Total	**1,000**

Notes:

(a) Based on quotation obtained from supplier. The actual cost of the machines may differ from the estimated cost if the quotation obtained are revised by the supplier, or if the other suppliers can offer the machines with the similar specifications at a lower price before the purchase is made.

(b) For information, the dispersing power mixer required for the manufacturing of sealant varies from the mixer required for the manufacturing of industrial adhesives as it has additional functions such as dispersing raw materials in powder form and mixing the sealant products in paste form.

In summary, the purchase of the additional 2 production lines of machinery and equipment for the manufacturing of sealants will increase our total production capacity to 3 production lines, thereby increasing our annual manufacturing capacity from 474.00 tonnes to 1,422.00 tonnes. In addition, the purchase of the additional 4 mixing and blending machines for industrial adhesives will increase the Group's mixing and blending machines to 18, thereby increasing the Group's total annual manufacturing capacity for industrial adhesives from 23,628.90 tonnes to 31,971.30 tonnes.

An overview of our Group's current annual manufacturing capacity as well as the anticipated incremental annual manufacturing capacity from the purchase of machinery and equipment to be installed at the New Factory are as follows:-

Products Manufactured	**[(a)] Current annual manufacturing capacity**	**[(b)] Incremental annual manufacturing capacity**	**[(c)] New annual manufacturing capacity**
	(tonnes)	(tonnes)	(tonnes)
Industrial adhesives	23,628.90	8,342.40	31,971.30
Emulsion polymers	4,740.00	-	4,740.00
Sealant	474.00	948.00	1,422.00

Notes:

(a) Calculated based on the total daily manufacturing capacity of the existing machines for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance, as follows:

Products Manufactured	**Current manufacturing capacity / day**	**Current annual manufacturing capacity**
	(tonnes)	(tonnes)
Industrial adhesives	99.70	23,628.90
Emulsion Polymers	20.00	4,740.00
Sealant	2.00	474.00

(b) Calculated based on the total daily manufacturing capacity using the new machines to be purchased, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance, as follows:

Products Manufactured	**Incremental manufacturing capacity / day**	**Incremental annual manufacturing capacity**
	(tonnes)	(tonnes)
Industrial adhesives	35.20	8,342.40
Emulsion Polymers	-	-
Sealant	4.00	948.00

(c) Calculated based on the aggregate of our current annual manufacturing capacity and the incremental annual manufacturing capacity.

If the cost of the above machines exceeds our estimation, such additional cost will be funded via our internally generated funds. Conversely, if the actual amount for the above purchase of machineries and equipment are lower than budgeted, the excess will be used for working capital purposes.

Please refer to Section 7.5 of this Prospectus for further details of our business strategies and plans in relation to the purchase of machinery and equipment.

(2) Expansion to Vietnam

We intend to allocate RM3.50 million or about 21.77% of the gross proceeds from the Public Issue as part of our expansion of business in Vietnam within 36 months from the date of our Listing.

For the Financial Years/Period Under Review, our sales to Vietnam contributed 5.60%, 3.52%, 4.84%, 4.93%, 5.36% and 4.25% to our total revenue, respectively. Building on our steady stream of revenue from Vietnam, we plan to further expand our business and strengthen our market presence by establishing the Vietnam Office, which will focus on driving additional sales in Vietnam. The sales office will enable us to further penetrate the Vietnamese market by improving customer satisfaction through more efficient service delivery. By having a local presence, we will be able to speed up order processing, improve coordination on logistics, respond more quickly to customer enquiries, and facilitate faster delivery of products, all of which are expected to contribute to greater confidence amongst local customers.

The breakdown for our total estimated cost for our expansion to Vietnam is as follows:

Details	RM'000
Payroll expenses[(a)]	2,800
Operational expenses[(b)]	350
Setting up of sales office[(c)]	200
Advertising and marketing expenses[(d)]	150
Total	**3,500**

Notes:

(a) The payroll expenses expected to be utilised over a period of 30 months after our Listing. These expenses consist of salary, statutory contribution, medical expenses, employee benefits and other expenses relating to our human resources. We intend to recruit up to 10 personnel for various positions comprising the following:

Position	Head Count	Job Responsibility	Estimated payroll expenses for 30 months (RM'000)
General Manager	1	Manage the entire operation of the Vietnam Office	750
Senior Sales Executive	3	Plan and supervise the daily sales operation	1,170
Junior Sales Executive	3	Execute daily sales operation	745
Admin Clerk	1	Coordinate daily sales deliveries	45
Logistic Personnel	1	Monitor Stock and Purchase while also manage custom clearance	45
Account Clerk	1	Daily sales invoicing and account	45
Total	**10**		**2,800**

We anticipate that we will require up to 6 months following the receipt of the IPO proceeds to identify a suitable location for the Vietnam Office and incorporate the Vietnam company. Accordingly, we have earmarked RM2.80 million to cover the estimated payroll expenses for a period of 30 months only. The estimated payroll expenses were derived from our Group's online research as well as enquiries with our customers in Vietnam on prevailing salary benchmarks in Vietnam.

(b) The operational cost will primarily comprise purchase of equipment for quality control (to be stored at our Vietnam Office) amounting to RM0.05 million and rental fees of RM0.30 million for pallet spaces at a third-party shared warehouse, where our Group will store its inventory. The quality control equipment to be acquired includes viscometer and oven, which are necessary to ensure that products meet the required standards before distribution.

Under the shared warehouse arrangements, our Group will rent pallet spaces, which are individual units of storage capacity designated for holding goods on standardised pallets. The rental cost is computed based on an expected fixed rate of approximately RM50.00 per pallet for a month and 200 pallets for 30 months. The shared warehouse arrangement allows our Group to avoid significant upfront costs of leasing and operating an entire warehouse facility, whilst also providing the Group with the flexibility to scale its storage requirements in response to seasonal demand and allows better control in managing their inventory levels. For avoidance of doubt, there are no specific requirements needed to store our finished goods at the shared warehouse.

As at LPD, our Group has not entered into any formal agreement in relation to the shared warehouse arrangement. We expect the rental of pallet space to remain relatively stable for the estimated pallet space of 200 pallets per month. In the event our Group requires additional storage capacity, we may rent additional pallet space which will be funded through our internally generated funds.

(c) We have identified Binh Duong in Ho Chi Minh City, Vietnam as the location for our Vietnam Office. We anticipate an office space of approximately 65 sq m. The rental price of offices within that area is approximately RM65.00 per sq m. This estimated cost of RM200,000.00 includes the rental fees up to 3 years (including requisite deposits), renovation works expenses and purchase of computer equipment and office furniture.

(d) We intend to utilise RM0.15 million of the gross proceeds from the Public Issue for marketing activities, which will include, among others, participation in trade exhibitions, industry fairs and promotional events in Vietnam; digital marketing campaigns; advertising through online and print media; and the production of promotional materials such as brochures and product samples. These marketing efforts are aimed at boosting our Group's visibility and establishing brand recognition, particularly in the Vietnamese market, as part of our planned business expansion into the region. By increasing our presence and awareness in Vietnam, we aim to strengthen our competitive positioning and support our anticipated sales growth in the market.

For clarity purposes, any excess amount required for the Vietnam Expansion may be funded by the gross proceeds from the Public Issue designated for the working capital of the Group. If such excess amount from the working capital had been exhausted, we will finance the said expansion using our internally generated funds or bank borrowings. Conversely, if the actual amount for the above expansion to Vietnam is lower than budgeted, the excess will be used for working capital purposes.

Please refer to Section 7.5 of this Prospectus for further details of our business strategies and plans in relation to our expansion to Vietnam.

(3) General working capital

Our Group's working capital is expected to increase in conjunction with the expansion of our business. As such, our Group proposes to allocate RM1.18 million representing 7.31% of the proceeds from our Public Issue for our Group's administrative and other operating expenses, such as staff-related costs, rental expenses, office expenses as well as utilities expenses.

(4) Purchase of equipment for product formulation

We intend to allocate RM0.90 million, representing 5.60% of the proceeds from our Public Issue to purchase equipment for product formulation within 24 months from our Listing. The additional machines and equipment will enable us to enhance our product specifications, and allow us to formulate products that are suited for targeted applications requested by our customers, thus enabling us to expand our product range.

The breakdown of the proceeds earmarked for the purchase of equipment for product formulation is as follows:

Type of Machines	Function	Quantity (units)	Estimated cost (RM'000)
Differential Scanning Calorimetry	To determine polymer transition glass temperature	1	250
Universal Tensile Testing Machine	To determine polymer/ adhesive/ sealant mechanical properties	1	270
Particle Size Analyser	To determine polymer/ adhesive particle size and distribution	1	360
Minimum Film Forming Temperature Analyser	To determine polymer/ adhesive minimum film forming temperature	1	20
		Total	**900**

If the actual amount required for the purchase of equipment for product formulation is lower than estimated, the excess will be reallocated for working capital purposes. Conversely, if the amount required exceeds the estimated cost, the additional funds will be sourced from the Public Issue proceeds earmarked for working capital requirements.

Please refer to Section 7.5 of this Prospectus for further details of our business strategies and plans in relation to our purchase on this product formulation equipment.

(5) Marketing expenses for our products

As our Group aims to expand our market presence within the Malaysia market, we intend to allocate RM0.50 million, representing approximately 3.11% of the gross proceeds from our Public Issue within 24 months from our Listing, as our marketing expenses.

Our Group target to carry out proactive marketing activities such as increasing our on-ground marketing campaign which include promotional displays, signage and banners to engage customers and drive sales growth. We also intend to participate in exhibitions in Malaysia to promote our products. Further, we target to boost brand awareness through digital marketing such as advertisement on the social media platforms. The marketing activities will be carried out by our in-house marketing team, complemented by third-party marketing companies if required.

If the actual amount required for the marketing expenses is lower than estimated, the excess will be reallocated for working capital purposes. Conversely, if the amount required exceeds the estimated cost, the additional funds will be sourced from the Public Issue proceeds earmarked for working capital requirements.

Please refer to Section 7.5 of this Prospectus for further details of our business strategies and plans to intensify our sales and marketing activities.

(6) Estimated listing expenses

An amount of RM4.50 million, representing approximately 28.00% of the gross proceeds from our Public Issue, is allocated to meet the estimated cost of our Listing. The following summarises the estimated expenses incidental to our Listing to be borne by us:

Details	**RM'000**
Professional fees[(a)]	3,600
Underwriting, placement and brokerage fees	351
Fees payable to the authorities	67
Printing, advertising fees and contingencies[(b)]	482
Total	**4,500**

Notes:

(a) Includes advisory fees for, amongst others, our Principal Adviser, solicitors, reporting accountants, IMR and Issuing House.

(b) Other incidental or related expenses in connection with our IPO.

The Offer for Sale will raise gross proceeds of approximately RM10.72 million which will accrue entirely to our Selling Shareholder. The Selling Shareholder shall bear all the expenses and fees such as placement fees and other miscellaneous fees in relation to the Offer for Sale which is estimated to be approximately RM0.30 million.

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5. INFORMATION ON PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY SENIOR MANAGEMENT

5.1 PROMOTERS AND SUBSTANTIAL SHAREHOLDERS

5.1.1 Shareholdings

The details of our Promoters and substantial shareholders, and their shareholdings in our Company before and after our IPO are as follows:

	Before our IPO				After our IPO			
	Direct		Indirect		Direct		Indirect	
Name / Nationality	No. of Shares	(1)%	No. of Shares	(1)%	No. of Shares	(2)%	No. of Shares	(2)%
Dato' Gooi / Malaysian	303,098,749	87.10	-	-	260,218,749	63.11	-	-
Lee Kim Wei / Malaysian	37,929,051	10.90	-	-	37,929,051	9.20	-	-

Notes:

(1) Based on our issued share capital of 348,000,000 Shares before our IPO.

(2) Based on enlarged issued share capital 412,300,000 Shares after our IPO.

Save for our Promoters and substantial shareholders above, there are no other persons who are able to, directly or indirectly, jointly or severally, exercise control over our Company. As at the LPD, our Promoters and substantial shareholders have the same voting rights as the other shareholders of our Company and there is no arrangement between our Company and its shareholders with any third parties, the operation of which may, at a subsequent date, result in the change in control of our Company.

5.1.2 Profiles

The profiles of our Promoters and Substantial Shareholders are as follows:

(i) Dato' Gooi

Promoter, Specified Shareholder, Selling Shareholder, substantial shareholder and Managing Director

Dato' Gooi, a Malaysian, aged 55, is our Promoter, Specified Shareholder, Selling Shareholder, substantial shareholder and Managing Director. He was appointed to our Board on 5 May 2025. As the Managing Director and co-founder of our Group, he plays a pivotal role in the formulation of our business direction and growth, our strategic corporate planning and the overall operations and management.

He has more than 30 years of experience in the industrial adhesive segment.

After leaving his secondary school, Sekolah Menengah Tun Syed Sheh Barakbah, Sungai Jawi, Penang in 1987, he assisted in his father's business for a few years. In 1991, he founded and registered his business, Gooi Brothers Trading with his father and brother, which was principally involved in the manufacturing and sale of polyvinyl chloride (PVC) doors. In 1993, he recognised the prospects of the industrial adhesives industry and had steered Gooi Brothers Trading to venture into selling industrial adhesives as well as other hardware products. Gooi Brothers Trading had also ceased the manufacturing and sale of polyvinyl chloride (PVC) doors in the same year. In 1994, under Dato' Gooi's direction, Gooi Brothers Trading started manufacturing its own industrial adhesive products.

In 2000, Dato' Gooi co-founded GB Chemical with his father and his brother, to assume the industrial adhesive business carried out by Gooi Brothers Trading while Gooi Brothers Trading focused on the trading of hardware products only. In 2004, Gooi Brothers Trading was deregistered.

In 2001, Dato' Gooi recruited Lee Kim Wei, who is our Promoter, Specified Shareholder, major shareholder and Executive Director, to spearhead our product formulation and expand the application of our industrial adhesive products across a larger variety of industries. Upon recognising the prospects of the emulsion polymer segment, Dato' Gooi led the Group to venture into the manufacturing of the same in 2004.

In May 2011, together with Lee Kim Wei, he co-founded Purebond Adhesive in which he served as both a shareholder and a director, for the purpose of trading in emulsion polymer products, industrial glues and adhesives.

On 8 March 2013, GB Bond was incorporated to streamline our business operations for the purpose of manufacturing and sales of emulsion polymers. Dato' Gooi became a director and shareholder of GB Bond in October 2023 and November 2023, respectively.

Dato' Gooi is the father of Gooi Zi Jing, our Executive Director.

Please refer to Section 5.2.3 (ii) of this Prospectus for details of his principal directorship in other corporations and principal business activities performed outside our Group as at LPD.

(ii) Lee Kim Wei

Promoter, Specified Shareholder, substantial shareholder and Executive Director

Lee Kim Wei, a Malaysian, aged 58, is our Promoter, Specified Shareholder, substantial shareholder and Executive Director. He is responsible for overseeing the production process, product formulation, quality control and also factories' operation in our Group. He was appointed to our Board on 1 August 2025.

He graduated with Bachelor of Science in Chemistry from University of Malaya on 31 July 1993.

Upon graduation, he joined A.W Faber Castell (M) Sdn Bhd ("**Faber Castell**") as a chemist where he was responsible for enforcing quality control protocols and products development. In 1995, he left Faber Castell and joined Revertex Finewaters Sdn Bhd ("**Revertex Finewaters**") as a chemist where he was in charge of the execution of quality control procedures, development of industrial adhesive products and the provision of technical service.

In 1999, he left Revertex Finewaters and in 2000, he provided consultancy services to Gooi Brothers Trading until June 2001. In July 2001, he joined GB Chemical as a Technical Manager where he introduced new production methods and technology in the manufacture of industrial adhesive. He was responsible for overseeing production line, implementing quality control systems and procedures as well as conducting quality inspections at various stages of production to ensure that the products meet industry standards and customer requirements. He is also involved in the product formulation activities in our Group whereby he was tasked to continuously innovate the products in our Group to meet the evolving specifications and needs for our Group's customer base. He founded the laboratory and product formulation function of our Group and was among the pioneer personnel in the formulation of manufacturing emulsion polymer in our Group. He became a shareholder of GB Chemical in April 2006.

In May 2011, together with Dato' Gooi, he co-founded Purebond Adhesive in which he served as both a shareholder and a director, for the purpose of trading in emulsion polymer products, industrial glues and adhesives.

Lee Kim Wei became a director and shareholder of GB Bond which is involved in manufacturing and sales of emulsion polymers in April 2017 and May 2017, respectively.

Lee Kim Wei played a pivotal role in our success in the expansion of our product line where the use and application of our industrial glue and adhesive products expanded across a variety of industries including woodworking, fabric lamination and packaging industries and he was instrumental in the business development of our emulsion polymer segment.

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5.1.3 Changes in shareholdings

The changes in our Promoters and substantial shareholders' shareholdings in our Company since our incorporation on 5 May 2025 are as follows:

	As at 1 August 2025				After the Disposals and Acquisitions / As at LPD				After our IPO			
	Direct		Indirect		Direct		Indirect		Direct		Indirect	
Name	No. of Shares	%	No. of Shares	%	No. of Shares	(1)%	No. of Shares	(1)%	No. of Shares	(2)%	No. of Shares	(2)%
Dato' Gooi	85	85.00	-	-	303,098,749	87.10	-	-	260,218,749	63.11	-	-
Lee Kim Wei	15	15.00	-	-	37,929,051	10.90	-	-	37,929,051	9.20	-	-

Notes:

(1) Based on our issued share capital of 348,000,000 Shares after completion of the Disposals and Acquisitions but before our IPO.

(2) Based on enlarged issued share capital of 412,300,000 Shares after our IPO.

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5.1.4 Remuneration and Benefits of our Substantial Shareholders

Save for the issuance of our Shares under the Acquisitions, dividends paid as well as remuneration and benefits paid or proposed to be paid for services rendered to our Group in all capacities as disclosed in Sections 5.2.4 and 5.3.4 of this Prospectus, there are no other amounts or benefits that have been paid or intended to be paid to our substantial shareholders within the 2 years preceding the date of this Prospectus:

	Remuneration and benefits	**Dividends declared and paid**	**Total**
	RM'000	**RM'000**	**RM'000**
FYE 2024			
Dato' Gooi	1,200	3,300	4,500
Lee Kim Wei	692	500	1,192
FYE 2025			
Dato' Gooi	1,200	(1)8,274	9,474
Lee Kim Wei	704	(1)300	1,004
Proposed FYE 2026			
Dato' Gooi	1,200	-	1,200
Lee Kim Wei	705	-	705

Note:

(1) Pursuant to the mutual renunciation of dividend entitlements between Lee Kim Wei and Dato' Gooi in respect of the dividend declared for the FYE 2025, the net dividend amount of RM0.48 million was renounced by Lee Kim Wei in favour of Dato' Gooi.

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5.2 DIRECTORS

5.2.1 Shareholdings

The direct and indirect shareholdings of our Directors in our Company as at the LPD and after our IPO are as follows:

		As at LPD				After our IPO			
		Direct		Indirect		Direct		Indirect	
Director	**Designation / Nationality**	**No. of Shares**	**(1)%**	**No. of Shares**	**(1)%**	**No. of Shares**	**(2)%**	**No. of Shares**	**(2)%**
Khaw Mui Suan	Independent Non-Executive Chairperson / Malaysian	-	-	-	-	(3)200,000	0.05	-	-
Dato' Gooi	Managing Director / Malaysian	303,098,749	87.10	-	-	260,218,749	63.11	-	-
Lee Kim Wei	Executive Director / Malaysian	37,929,051	10.90	-	-	37,929,051	9.20	-	-
Gooi Zi Jing	Executive Director / Malaysian	-	-	-	-	-	-	-	-
Dr. Choi Yong Hae	Independent Non-Executive Director / South Korean	-	-	-	-	(3)200,000	0.05	-	-
Lee Seow Ling	Independent Non-Executive Director / Malaysian	-	-	-	-	(3)200,000	0.05	-	-
Lee Kooi Hoon	Independent Non-Executive Director / Malaysian	-	-	-	-	(3)200,000	0.05	-	-

Notes:

(1) Based on our issued share capital of 348,000,000 Shares as at the LPD.

(2) Based on enlarged issued share capital of 412,300,000 Shares after our IPO.

(3) Assuming that our Directors fully subscribe for their respective entitlements under the Pink Form Allocations.

5.2.2 Profiles

The profiles of our Managing Director, Dato' Gooi and Executive Director, Lee Kim Wei who are also our substantial shareholders are disclosed in Section 5.1.2 of this Prospectus.

The profiles of our other Directors are as follows:

(i) Khaw Mui Suan

Independent Non-Executive Chairperson

Khaw Mui Suan, a Malaysian, aged 56, is our Independent Non-Executive Chairperson. She was appointed to our Board on 4 November 2025.

She graduated with a Degree in Bachelor of Laws from University of London in 1993. Subsequently, she obtained her Certificate in Legal Practice in 1995 and was admitted to the Malaysian Bar as Advocate and Solicitor of the High Court of Malaysia on 26 October 1996.

She commenced her pupillage at Chew, Tan & Lim, a legal firm in Penang in January 1996 and thereafter commenced her practice in the same firm as a legal assistant in November 1996. During her time at Chew, Tan & Lim, she was mainly involved in corporate, commercial, conveyancing and banking-related work which includes conducting due diligence exercise for companies seeking to list on the Kuala Lumpur Stock Exchange (now known as Bursa Securities). In April 1997, she relocated to Kuala Lumpur and practised at Cheong Kee Fong & Co as a legal assistant where she was primarily involved in mergers and acquisitions matters. Her responsibility includes supervising the legal teams in conducting due diligence exercises, advising on commercial transactions, drafting of transaction agreements and preparing legal opinions. In April 2000, she left Cheong Kee Fong & Co and joined Khaw & Partners as a senior legal assistant. In August 2000, she returned to Penang and rejoined Chew, Tan & Lim as a senior legal assistant, where she was in-charge of handling high-value conveyancing files as well as advising clients on proposed initial public offerings, reverse take-overs and other corporate exercise. In January 2002, she left Chew, Tan & Lim and joined Salina, Lim Kim Chuan & Co as a Partner to set up a corporate practice area for the firm.

In September 2015, she left Salina, Lim Kim Chuan & Co to establish her own legal practice, Katherine Khaw & Associates, in Penang in which she is currently a Partner and a sole proprietor of the firm. During this period, she had advised on corporate exercises, proposed initial public offerings and represented state agency in numerous tenders, joint developments, joint ventures and conveyancing matters.

With 29 years of experience as a lawyer, she has gained extensive expertise in corporate law, equity corporate finance and commercial law. She renders legal advisory services on a broad spectrum of matters, including mergers and acquisitions and joint ventures, initial public offerings, corporate exercises and restructuring, corporate governance and compliances, banking and finance, land/property acquisitions and development projects.

She is currently the Independent Non-Executive Director of Dufu Technology Corp. Berhad, a company listed on the Main Market of Bursa Securities.

Details of her involvements in other companies outside of our Group are set out in Section 5.2.3(i) of this Prospectus.

(ii) Gooi Zi Jing

Executive Director

Mr. Gooi Zi Jing, a Malaysian, aged 33, is our Executive Director. He is responsible for managing the sales and marketing operations of our Group, business development, and sourcing of raw materials. He was appointed to our Board on 1 August 2025.

He graduated with a Bachelor of Business with a major in Marketing from Griffith University, Queensland Australia in December 2015.

Upon graduation, he joined GB Chemical as a management trainee in various departments including production, product formulation, sales and marketing and purchasing. At the end of his training towards the end of 2016, he accepted the role of an executive where he was responsible for the purchasing function of our Group. Thereafter, from 2017 to 2023, he performed various roles across different departments in our Group, namely in production, sales and marketing, purchasing, product formulation, and general administration. In 2024, he was promoted to the Head of Operation where he was responsible for leading and managing the operational activities of our Group. Additionally, he is also responsible for developing our Group's marketing plans, focusing on sales and marketing activities and new business developments.

Mr. Gooi Zi Jing is the son of Dato' Gooi, our Managing Director.

Please refer to Section 5.2.3(iii) of this Prospectus for details of his principal directorship in other corporations and principal business activities performed outside our Group as at LPD.

(iii) Dr. Choi Yong Hae

Independent Non-Executive Director

Dr. Choi Yong Hae ("**Dr Choi**"), a Korean, aged 59, is our Independent Non-Executive Director. He was appointed to our Board on 4 November 2025. He is the Chairman of our Nomination Committee and a member of our Audit and Risk Management Committee and Remuneration Committee.

He graduated from the University of Ulsan, South Korea in February 1993 with a Bachelor of Chemistry. He continued his postgraduate education in the University of Ulsan, South Korea and obtained his Master's Degree in Chemistry in February 2002. In August 2011, he obtained his Doctorate Degree in Polymer Engineering from Pukyong National University in Korea. He is also a life member of the Korean Society of Industrial and Engineering Chemistry since March 2010.

Dr. Choi started his career in Taeyoung Chemicals Co., Ltd. in February 1993, as a technical assistant where he was involved in the research and development function of the company. He was later promoted to the role of technical manager where he led the development of new polymer products. In May 1998, Tae Young Chemicals Co. Ltd. was acquired by Air Products Korea Inc. and Dr. Choi continued his service thereunder. During his time in Air Products Korea Inc. from May 1998 to January 2008, he was involved in project management where he assisted the company in the development of new products including water-based emulsion copolymers.

In February 2008, Wacker Chemie AG acquired Air Product Korea Inc and as a result of the acquisition, Dr. Choi joined Wacker Chemicals Korea Inc ("**Wacker Korea**") where he continued his role as a technical manager. He was responsible for technical services and development application for the Asia region except for China and to increase the market volume for the company's products in construction applications. In 2014, Dr. Choi was promoted as the Head of Technical Center in Wacker Polymer Asia. In 2019, he received another promotion to act as the Director of Innovation under the Research and Development ("**R&D**") Center in Wacker Korea. In 2022, he was further promoted to act as the Director of the R&D Center for Polymer of Wacker Korea. He served as the Director of R&D Center until January 2025 where he resigned to pursue early retirement.

(iv) Lee Seow Ling

Independent Non-Executive Director

Lee Seow Ling, a Malaysian, aged 56, is our Independent Non-Executive Director. She is the Chairperson of our Audit and Risk Management Committee and member of our Nomination Committee and Remuneration Committee. She was appointed to our Board on 4 November 2025.

She graduated with a Bachelor of Business in Accountancy from Charles Sturt University at Riverina, New South Wales, Australia in April 1993. She has been a member of the Australian Society of Accountant (now known as CPA Australia) since 1993, a Certified Practising Accountant since 1996 and a Fellow Certified Practising Accountant since July 2025. She is also a member of the Malaysian Institute of Accountants since March 2024.

In 1993, she started her career in the audit firm, Kiat & Associates as an Audit Assistant. Her responsibilities included assisting clients in setting up their accounting and financial information systems as well as computerised accounting systems. She also provided accounting and auditing advisory services to her clients. She took a career break in May to August 1995.

In September 1995, she joined THB Industries Sdn Bhd (now known as Kobay Technology Berhad) as an Account and Admin Officer where she was responsible for preparing monthly financial reports. Subsequently in January 1997, she was promoted to Accountant, where her role was further expanded to include group consolidation review. She also took part in the listing exercise of Kobay Technology Berhad on the Main Board of Kuala Lumpur Stock Exchange (now known as Main Market of Bursa Securities) in the same year. In January 2004, she was further promoted to Group Accountant, where she was responsible for overseeing the financial reporting of the group. In July 2021, she was transferred to Kobay Management Services Sdn Bhd (a wholly owned subsidiary of Kobay Technology Berhad) as Group Accountant, where she assumed the same scope of responsibilities. In February 2023, she was promoted to Senior Group Accountant, a role she presently assumes, with extended managerial responsibilities.

She is currently the Independent Non-Executive Director of Agricore CS Holdings Berhad, a company listed on the ACE Market of Bursa Securities and an Independent Non-Executive Director of Custom Food Holding Berhad, a company proposed to be listed on the Main Market of Bursa Securities.

Details of her involvements in other companies outside of our Group are set out in Section 5.2.3(iv) of this Prospectus.

(v) Lee Kooi Hoon

Independent Non-Executive Director

Lee Kooi Hoon is a Malaysian, age 56, is our Independent Non-Executive Director. She is the Chairperson of our Remuneration Committee and member of our Audit and Risk Management Committee and Nomination Committee. She was appointed to our Board on 4 November 2025.

She graduated with a Bachelor of Business in Accountancy from Charles Sturt University at Riverina, New South Wales, Australia in April 1993 and subsequently obtained her Master in Development Management from the Asian Institute of Management, Manila, the Philippines in May 2001. She has been an associate member of the Australian Society of Accountant (now known as CPA Australia) since August 1993, was admitted as a Certified Practicing Accountant in May 1998 and a Fellow Certified Practising Accountant since July 2025. Additionally, she has been a Chartered Accountant and a member of the Malaysian Institute of Accountants since July 2003.

She began her career with Ismail Chong & Associates in March 1993 as an Audit Assistant where she was involved in audit processes and reviewing tax computations. She left Ismail Chong & Associate in December 1994. In January 1995, she joined Price Waterhouse (now known as Pricewaterhouse Coopers PLT) as Audit Assistant where she handled audit assignments for multinational companies and tax review work. She was promoted to Audit Senior in January 1996.

In April 1997, she left Price Waterhouse and joined Hunza Consolidation Berhad (now known as Master-Pack Group Berhad) (listed on the Main Market of Bursa Malaysia) as Senior Executive, Internal Audit where she conducted internal audit reviews to assess internal controls and compliance. In March 1998, she was seconded to Hunza Marine Products Sdn Bhd (a subsidiary of Hunza Consolidation Berhad) as Assistant Finance Manager where she managed the finance department's daily operation, including financial statement preparation, budgeting and monitoring of expenditure and receivables.

She resigned from Hunza Marine Products Sdn Bhd in January 1999 and joined Shangri-La Hotels (M) Berhad (listed on the Main Market of Bursa Malaysia) in February 1999 as an Internal Audit Officer where she supported the internal audits of the hotel assets of the company. She then took a sabbatical break from July 2000 to May 2001 to pursue her Master in Development Management followed by a short break until August 2001.

In September 2001, she joined Cargill (Malaysia) Sdn Bhd as Finance Manager where she was responsible for monthly financial reporting and the preparation of financial statements. She left Cargill (Malaysia) Sdn Bhd in April 2003 and joined International SOS Pte Ltd as Assistant Finance and Administration Manager in June 2003. She was promoted to Finance Manager in September 2006. During her tenure, she was seconded to various companies within the group, where she managed both local and overseas finance operations, including monthly financial reports and tax compliance.

In May 2012, she joined Cold Storage Singapore (1983) Pte Ltd, a subsidiary of DFI Retail Group Holdings Limited (listed on the Singapore Exchange Limited) where she was appointed as Chief Financial Officer of DFI Lucky Pte Ltd, a company based in Cambodia (subsidiary of DFI Retail Group Holdings Limited) that operates a retail chain of supermarkets where she primarily oversaw finance functions and cash flow management for its retail operations. She left Cold Storage Singapore (1983) Pte Ltd in July 2021.

After a break, she was appointed by Olympia Medical Hub Co Ltd in June 2022 as Financial & Business Advisor, where she advised on strategic budgeting and other financial and accounting matters. She left Olympia Medical Hub Co Ltd in May 2024. In November 2024, she joined Emits Technology Sdn Bhd as Financial Controller where she was responsible for overseeing and reviewing company consolidated financial statements, finance internal control policies and tax computation reconciliation. She left Emits Technology Sdn Bhd in August 2025 to pursue other interests. In March 2024, she registered a sole proprietorship which is principally involved in business and management consultancy, accounting and training services, guest house services, online sales on non-food products.

In September 2023, she was appointed as the Independent Non-Executive Director of Kobay Technology Berhad and was later promoted as the Senior Independent Non-Executive Director on 4 December 2023. She later resigned from Kobay Technology Berhad on March 2025. She is currently the Independent Non-Executive Director of Chemlite Innovation Berhad and Pentech Holdings Berhad, whereby both companies are listed on the ACE Market of Bursa Securities. Apart from her directorships in these companies and her sole proprietorship, she is not engaged in other employment.

Details of her involvements in other companies outside of our Group are set out in Section 5.2.3(v) of this Prospectus.

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5.2.3 Principal directorships and business activities of our Directors outside our Group for the past 5 years

Save as disclosed below, as at the LPD, none of our Directors have any principal business activities performed outside our Group (including principal directorships in the past 5 years preceding LPD):

(i) Khaw Mui Suan

	Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest Direct (%)	Equity interest Indirect (%)
	Present involvement						
1.	Dufu Technology Corp. Berhad	Investment holdings for companies involved in the business of manufacturing, developing and trading of die components and precision machining of vice, computer peripherals, parts for hard disk drive, precision steel mould, metal products and steel parts, medical industry's chairs and instrument tables and etc	Independent Non-Executive Director	17 February 2025	-	-	-
2.	Ong Boon Seong Sdn Bhd	Investment holding and commission agents	Shareholder	-	-	2.05	-

(ii) Dato' Gooi

	Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest Direct (%)	Equity interest Indirect (%)
	Present involvement						
1.	WST Properties Sdn Bhd	Investment holding company for properties	Director/ shareholder	4 November 2010	-	100.00	-
2.	Gooi Brothers United Sdn Bhd	Manufacturing, trading and providing solutions with various formulations specialising in food-safe technologies packaging and other variety industries(1)	Director/ shareholder	31 March 2023	-	100.00	-
3.	Gooi Brothers Capital Sdn Bhd	Investment holding company for properties	Director/ shareholder	23 November 2023	-	100.00	-
4.	Gooi Brothers Properties Sdn Bhd	Investment holding company for properties	Director/ shareholder	15 October 2021	-	100.00	-
	Past involvement						
1.	Real Discoverer Sdn Bhd(2)	(1) To provide consultancy services in relation to the financial review and credit evaluation for credit financing; (2) to act as consultants and project co-ordinators for all kinds of project including but not limited to construction of buildings, property development and etc; and (3) to act as general commission agent(3)	Director	17 July 2013	1 September 2022	-	-

Notes:

(1) Currently inactive and has yet to commence business operations. For information, Gooi Brothers United Sdn Bhd owns a factory building located in Taman Perindustrian Bukit Minyak, Simpang Ampat, Pulau Pinang which it is currently renting out to a third party. As at the LPD, the company intends to continue with this arrangement.

(2) As at LPD, the current shareholders of Real Discoverer Sdn Bhd ("**Real Discoverer**") are Ang Siew Gin and Lee Wee Seng, who do not have any relationship with our Promoters, Substantial Shareholders, Directors and Key Senior Management.

(3) Dato' Gooi disposed of his entire shareholding in Real Discoverer to Ang Siew Gin on 9 September 2022. At that time, the principal activities of Real Discoverer were manufacturing of ecofriendly water-based chemicals, notwithstanding that Real Discoverer was then dormant. On 21 October 2022, Ang Siew Gin changed the company's principal activities from the manufacturing of ecofriendly water-based chemicals to the current activities stated above to align the company's principal activities with her intended business direction. Our Group has not had any prior dealings with Real Discoverer.

(iii) Gooi Zi Jing

Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest	
					Direct (%)	Indirect (%)
Present involvement						
1. Gooi Brothers United Sdn Bhd	Manufacturing, trading and providing solutions with various formulations specialising in food-safe technologies packaging, and other variety industries[(1)]	Director	10 April 2023	-	-	-
2. Gooi Brothers Capital Sdn Bhd	Investment holding company for properties	Director	23 November 2023	-	-	-
3. WST Properties Sdn Bhd	Investment holding company for properties	Director	16 March 2017	-	-	-

Note:

(1) Currently inactive and has yet to commence business operations. For information, Gooi Brothers United Sdn Bhd owns a factory building located in Taman Perindustrian Bukit Minyak, Simpang Ampat, Pulau Pinang which it is currently renting out to a third party. As at the LPD, the company intends to continue with this arrangement.

The involvement of our Managing Director and Executive Directors in other directorships or business outside our Group does not require significant amount of time as these companies are principally involved in investment holding and has no business operations. Other than attending meetings of the board of directors, our Managing Director and Executive Directors are not involved in the management of these companies. Hence, their involvement in these companies does not affect their ability to perform their executive role and responsibilities to our Group.

(iv) Lee Seow Ling

	Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest	
						Direct (%)	Indirect (%)
	Present involvement						
1.	Agricore CS Holdings Berhad	Investment holdings for companies involved in the business of sourcing and distribution of plant-based agricultural food ingredients and production and sale of food additives and fried shallots	Independent Non-Executive Director	18 September 2023	-	-	-
2.	Custom Food Holding Berhad	Investment holdings for companies involving manufacturing and supply of specialty food ingredients and food products	Independent Non-Executive Director	21 July 2025	-	-	-
	Past involvement						
1.	Eplas Global Berhad	Investment holdings for companies involving marketing distribution and sale of houseware products	Independent Non-Executive Director	2 September 2024	30 April 2025	-	-

(v) Lee Kooi Hoon

	Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest Direct (%)	Equity interest Indirect (%)
	Present involvement						
1.	Lee Kooi Hoon[1]	Business and management consultancy, accounting and training services, guest house services, online sales on non-food products	Sole Proprietor	6 March 2024	-	100.00	-
2.	Chemlite Innovation Berhad	Investment holdings for companies involving in provision of surface finishing treatment services	Independent Non-Executive Director	24 June 2024	-	0.04	-
3.	Pentech Holdings Berhad	Investment holdings for companies involving in provision of enterprise ICT solutions which include integrating enterprise ICT infrastructure, supplying hardware and software, and providing cloud, managed and other services such as technical and digital transformation services	Independent Non-Executive Director	1 July 2025	-	0.04	-

	Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest	
						Direct (%)	Indirect (%)
	Past involvement						
1.	Kobay Technology Berhad	Investment holdings and provision of management services with subsidiaries mainly involved in manufacturing property development, pharmaceutical and healthcare, asset management, investment holding and others	Independent Non-Executive Director	8 September 2023	19 March 2025	-	-
2.	H&S Venture Enterprise	Management services, short-term lodgings	Partner	5 March 2024	3 March 2025	45.00	-
3.	Lee Kooi Hoon[(2)]	Retail sale in household equipment, electrical products, food products, fresh produce, and bakery products. Financial consultant includes financial accounting, bookkeeping, consultant for financial performance of companies, online retails of products, e-book, digital education products, software application, apps, other digital-related products, bakery and cakes, electronic products and household	Sole Proprietor	9 August 2021	9 August 2022	100.00	-

Notes:

(1) Currently active and bearing Business Registration No.: 202403065446 (AS0475953-K).

(2) The business has expired and bearing Business Registration No.: 202103238223 (003307366-V).

The involvement of our Independent Non-Executive Directors in other directorships or business outside our Group will not affect their contribution to our Group as they do not act in any executive capacity and are not involved in the day-to-day operations of our Group.

5.2.4 Directors' remunerations and material benefits-in-kind

The details of the remuneration and material benefits in-kind paid and proposed to be paid to our Directors for services rendered to our Group in all capacities for the FYE 2024, FYE 2025 and FYE 2026 are as follows:

(i) Paid for FYE 2024

Name	Fees	Salary	Bonus	Allowances	[1] Statutory contributions	Benefits in-kind	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Dato' Gooi	-	984	-	-	188	28	1,200
Lee Kim Wei	-	590	-	5	72	25	692
Gooi Zi Jing	-	178	-	-	35	9	222

Note:

(1) Includes employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

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(ii) Paid for FYE 2025

Name	Fees	Salary	Bonus	Allowances	(1) Statutory contributions	Benefits in-kind	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Khaw Mui Suan(2)	-	-	-	1	-	-	1
Dato' Gooi	-	984	-	-	188	28	1,200
Lee Kim Wei	-	600	-	6	73	25	704
Gooi Zi Jing	-	235	-	-	46	19	300
Dr. Choi Yong Hae(2)	-	-	-	1	-	-	1
Lee Seow Ling(2)	-	-	-	1	-	-	1
Lee Kooi Hoon(2)	-	-	-	1	-	-	1

Notes:

(1) Includes employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

(2) The independent non-executive directors joined our Group on 4 November 2025.

(iii) Proposed for FYE 2026

Name	Fees	Salary	Bonus	Allowances	(1) Statutory contributions	Benefits in-kind	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Khaw Mui Suan(2)	33	-	-	1	-	-	34
Dato' Gooi	-	984	-	-	188	28	1,200
Lee Kim Wei	-	600	-	6	74	25	705
Gooi Zi Jing	-	240	-	-	47	19	306
Dr. Choi Yong Hae(2)	24	-	-	1	-	-	25
Lee Seow Ling(2)	24	-	-	1	-	-	25
Lee Kooi Hoon(2)	24	-	-	1	-	-	25

Notes:

(1) Includes employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

(2) The independent non-executive directors joined our Group on 4 November 2025.

The remuneration of our Directors, which includes salaries, fees and allowances, bonuses, as well as other benefits, must be considered and recommended by our Remuneration Committee and subsequently, be approved by our Board, subject to the provisions of our Constitution. Our Directors' fees and benefits must be further approved and endorsed by our shareholders at a general meeting.

5.3 KEY SENIOR MANAGEMENT

5.3.1 Shareholdings

Dato' Gooi (our Managing Director), Lee Kim Wei (our Executive Director) and Gooi Zi Jing (our Executive Director) are part of our key senior management team. Their shareholdings have been set out in Sections 5.1.1 and 5.2.1 of this Prospectus. Our other Key Senior Management's shareholdings in our Company as at the LPD and after our IPO are as follows:

		As at the LPD				After our IPO			
		Direct		Indirect		Direct		Indirect	
Key Senior Management	Designation	No. of Shares	(1)%	No. of Shares	(1)%	No. of Shares	(2)%	No. of Shares	(2)%
Eng Pek Yui	Chief Financial Officer	-	-	-	-	(3)200,000	0.05	-	-
Leo Hee Seng	Director of Purebond Adhesive	-	-	-	-	(3)200,000	0.05	(4)6,972,200	1.69
Yew Kim Chuan	Sales Manager of GB Chemical	-	-	-	-	(3)200,000	0.05	-	-

Notes:

(1) Based on our issued share capital of 348,000,000 Shares as at the LPD.

(2) Based on our enlarged issued share capital of 412,300,000 Shares after our IPO.

(3) Assuming that Eng Pek Yui, Leo Hee Seng and Yew Kim Chuan fully subscribe for their entitlement under the Pink Form Allocations.

(4) Deemed interested by virtue of his shareholding in Supermulti Team pursuant to Section 8(4) of the Act.

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5.3.2 Profile

The profiles of our Group's Key Senior Management, Dato' Gooi, Lee Kim Wei and Gooi Zi Jing who are also our Directors and/or substantial shareholders are disclosed in Sections 5.1.2 and 5.2.2 of this Prospectus.

The profiles of our Group's other Key Senior Management are as follows:

(i) Eng Pek Yui

Chief Financial Officer

Eng Pek Yui, a Malaysian, aged 41, is our Chief Financial Officer. She is responsible for the management of the overall finance and accounting functions of our Group. Her role includes, amongst others, overseeing our Group's financial management and reporting function, including preparation of financial statements, management reports and analysis to support strategic decision-making, as well as monitoring cash flow and budget performance. She also ensures compliance with accounting standards, tax and statutory requirements, liaises with auditors and regulators, leads the finance team, and maintains internal financial controls to safeguard our Group's assets and mitigate risks.

In June 2008, she graduated with a Bachelor Degree in Accounting with Honours from University Utara Malaysia. Subsequently, she became a member of the Malaysian Institute of Accountants since April 2012. In April 2019, she was admitted as an Associate of the Chartered Institute of Management Accountants and has continued to maintain her membership.

She started her career in June 2008 as an Audit Cum Tax Assistant in MC F'ng & Associates before progressing to the position of Audit Senior Executive in September 2009. She was responsible for the preparation of audit reports and tax filings. Subsequently, she joined Tashin Steel Sdn Bhd as an Account Executive in January 2010. During this period, she was responsible for preparing monthly and quarterly management reports, assist in financial analysis, ensure reports submit to holding company on time and handling general ledger accounts maintenance. In June 2011, she joined Armstrong Auto Parts Sdn Bhd ("**Armstrong**") as an Account Executive where she was responsible for overseeing of finance and shipping departments' accounting documents and ensuring the accounts are timely prepared and reported to the operation manager and head office. She was later promoted as an Assistant Finance Manager in Armstrong in January 2013 and she took up the responsibility of credit management for debtors and creditors, overseeing facilities from financial institutions, managing trade finance matters and also liaising with auditors, tax agent and company secretary. In August 2013, she left Armstrong and became the Assistant Finance Manager in Genting Malaysia Berhad. In this role, she was responsible for ensuring compliance with the monthly, quarterly and yearly closing obligations, the preparation of the annual accounts and budgets, and verifying all payment requisitions, claims and cash advance settlement. Additionally, she assisted in the development and implementation of accounting procedures during Goods and Service Tax ("**GST**") transition period while ensuring all accounting performance are in compliant with ISO standards. She also liaised with auditors, tax agent and company secretary. She left Genting Malaysia Berhad on May 2017.

In June 2017, she joined our Group as Finance Manager and on 1 August 2025 she was promoted to Chief Financial Officer where she assumed her current responsibilities. During her tenure as Finance Manager, she was responsible for overseeing our Group's finance and accounting functions, providing continuity and support in financial reporting, cash flow monitoring, budget management, and compliance matters.

(ii) Leo Hee Seng

Director of Purebond Adhesive

Leo Hee Seng, a Malaysian, aged 61, is the Director of Purebond Adhesive. He is responsible for leading the sale, marketing and general management functions of Purebond Adhesive.

He completed his secondary education in 1983, where he obtained his Malaysian Certificate of Education from S.M. Dato Haji Kamaruddin. Subsequently, he obtained his Malaysian Higher School Certificate from Vanto Academy in 1985.

In 1987, he joined Waterbased Chemical Industries Sdn Bhd ("**Waterbased Chemical**") as a sales and marketing executive where he was responsible for the business development and improvement of sales of the company. Waterbased Chemical was later acquired by Revertex Finewaters Sdn Bhd ("**Revertex Finewaters**") in 1993. Leo Hee Seng then continued working under Revertex Finewaters as a senior sales and marketing executive where he was responsible for the sales and marketing functions of the company. In 2010, Revertex Finewaters was acquired by H.B. Fuller Co and he continued his service there and in the same year he was promoted as the regional sales and marketing executive. During his time in H.B. Fuller Co, he was mainly in charge of marketing, procurement and securing business leads and maintaining business relationship with clients by providing support, information and guidance.

He left H.B. Fuller Co in 2011 and joined Purebond Adhesive in 2012. He became an indirect shareholder of Purebond Adhesive via his shareholdings in Supermulti Team in June 2012. He was later appointed as the director of Purebond Adhesive in January 2013 where his main responsibilities include management of sales and marketing and the general management of Purebond Adhesive. His main job scope revolves around maintaining client relationships, resolving enquiries from customers and implementation of sales and marketing strategies of Purebond Adhesive.

Details of his involvements in other company outside of our Group are set out in Section 5.3.3(i) of this Prospectus.

(iii) Yew Kim Chuan

Sales Manager of GB Chemical

Yew Kim Chuan, a Malaysian, aged 47, is the Sales Manager of GB Chemical. He is responsible for leading the sales and marketing function of GB Chemical.

He completed his secondary education in Heng Ee High School, Penang, where he obtained his Malaysian Certificate of Education in 1997. Subsequently, he obtained his Advance Diploma in Mass Communication (Public Relation) from Tunku Abdul Rahman College in 2002.

Upon his graduation, he joined Saint Gobain Terreal Sdn Bhd, a manufacturing company specialising in roofing material as a sales executive and assistant manager where he was in-charge of the sales and marketing activities of the company. He left Saint Gobain Terreal Sdn Bhd in November 2007. In December 2007, he joined VR Marketing Sdn Bhd, a company that trades wood panel products, as a sales manager where he was responsible for increasing the sales volume of the company.

Upon leaving his previous employment, he joined GB Chemical in June 2008 as a sales executive where he was responsible for handling and maintaining customer relationship in Klang Valley. In March 2022, he was promoted as the sales and marketing manager in GB Chemical where his responsibilities include monitoring sales performance and ensuring the sales target are met. Dato' Gooi, Gooi Zi Jing and Yew Kim Chuan work collaboratively to drive the growth of GB Chemical's sales. While Dato' Gooi and Gooi Zi Jing are primarily responsible in strategising sales objective and direction, Yew Kim Chuan is tasked with executing these strategies. To date, he oversees a team of 5 sales associates, each responsible for different regions across Malaysia. He is also the person-in-charge of all the sales-related activities of GB Chemical in Malaysia.

On 1 February 2024, he was promoted as the Sales Manager of GB Chemical and resumed his existing responsibilities.

Details of his involvements in other company outside of our Group are set out in Section 5.3.3(ii) of this Prospectus.

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5.3.3 Principal directorships and business activities of our Key Senior Management outside our Group for the past 5 years

Save as disclosed below, as at the LPD, none of our Key Senior Management (other than Dato' Gooi and Gooi Zi Jing, details of which are set out in Section 5.2.3 of this Prospectus respectively) have any principal business activities performed outside our Group (including principal directorships in the past 5 years preceding LPD):

(i) Leo Hee Seng

Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest	
					Direct (%)	Indirect (%)
Present involvement						
Supermulti Team Sdn Bhd[(1)]	Investment holding for shares in Purebond Adhesive	Director/ shareholder	1 June 2012	-	54.00	-

Note:

(1) As at the LPD, the balance shareholdings of Supermulti Team are held by:-

(a) Lee Wah Chai, age 70, Malaysian, director of Supermulti Team and Purebond Adhesive (19.00%);

(b) Kuay Teck Heng, age 49, Malaysian, employee of Purebond Adhesive (9.00%);

(c) Lee Chow Lek, age 71, Malaysian, employee of Purebond Adhesive (9.00%); and

(d) Ter Yew Wai, age 52, Malaysian, employee of Purebond Adhesive (9.00%).

The aforementioned shareholders of Supermulti Team do not have any family relationships with the Promoters, Directors, Key Senior Management and/or persons connected to them. As at the LPD, they do not have any other interest, whether direct or indirect, in any businesses or corporations which are carrying on a similar trade as our Group or which are the customers or suppliers of our Group.

(ii) Yew Kim Chuan

Company	Principal activities	Involvement in business	Date of appointment	Date of resignation	Equity interest Direct (%)	Indirect (%)
Past involvement						
AXG Co Ltd[1]	Selling glue and all kinds of adhesive products	Shareholder and director	20 November 2018	22 December 2025	100.00	-

Note:

(1) The company has been registered for dissolution on 20 December 2025, and a Certificate of Dissolution was issued by the Department of Business Development under the Ministry of Commerce of Thailand to the Company. The company has commenced the liquidation process and has filed the final financial statements. The liquidation process is expected to complete within two (2) years.

5.3.4 Key Senior Management's remunerations and material benefits-in-kind

The details of the remuneration and material benefits in-kind paid and proposed to be paid to our Key Senior Management (other than Dato' Gooi, Lee Kim Wei and Gooi Zi Jing, details of which are set out in Section 5.2.4(i), 5.2.4(ii) and 5.2.4(iii) of this Prospectus respectively) for services rendered to our Group in all capacities for the FYE 2024, FYE 2025 and FYE 2026 are as follows:

(i) Paid for FYE 2024

	Remuneration band (in bands of RM50,000)		
Name	[1] Remuneration (RM'000)	Benefits-in-kind (RM'000)	Total (RM'000)
Eng Pek Yui	150 - 200	-	150 - 200
Leo Hee Seng	300 - 350	-	300 - 350
Yew Kim Chuan	450 - 500	-	450 - 500

Note:

(1) Includes salaries, bonus, allowances and statutory contribution such as employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

(ii) Paid for FYE 2025

Name	Remuneration band (in bands of RM50,000) [1] Remuneration (RM'000)	Benefits-in-kind (RM'000)	Total (RM'000)
Eng Pek Yui	200 - 250	-	200 - 250
Leo Hee Seng	300 - 350	-	300 - 350
Yew Kim Chuan	500 - 550	-	500 - 550

Note:

(1) Includes salaries, bonus, allowances and statutory contribution such as employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

(iii) Proposed for FYE 2026

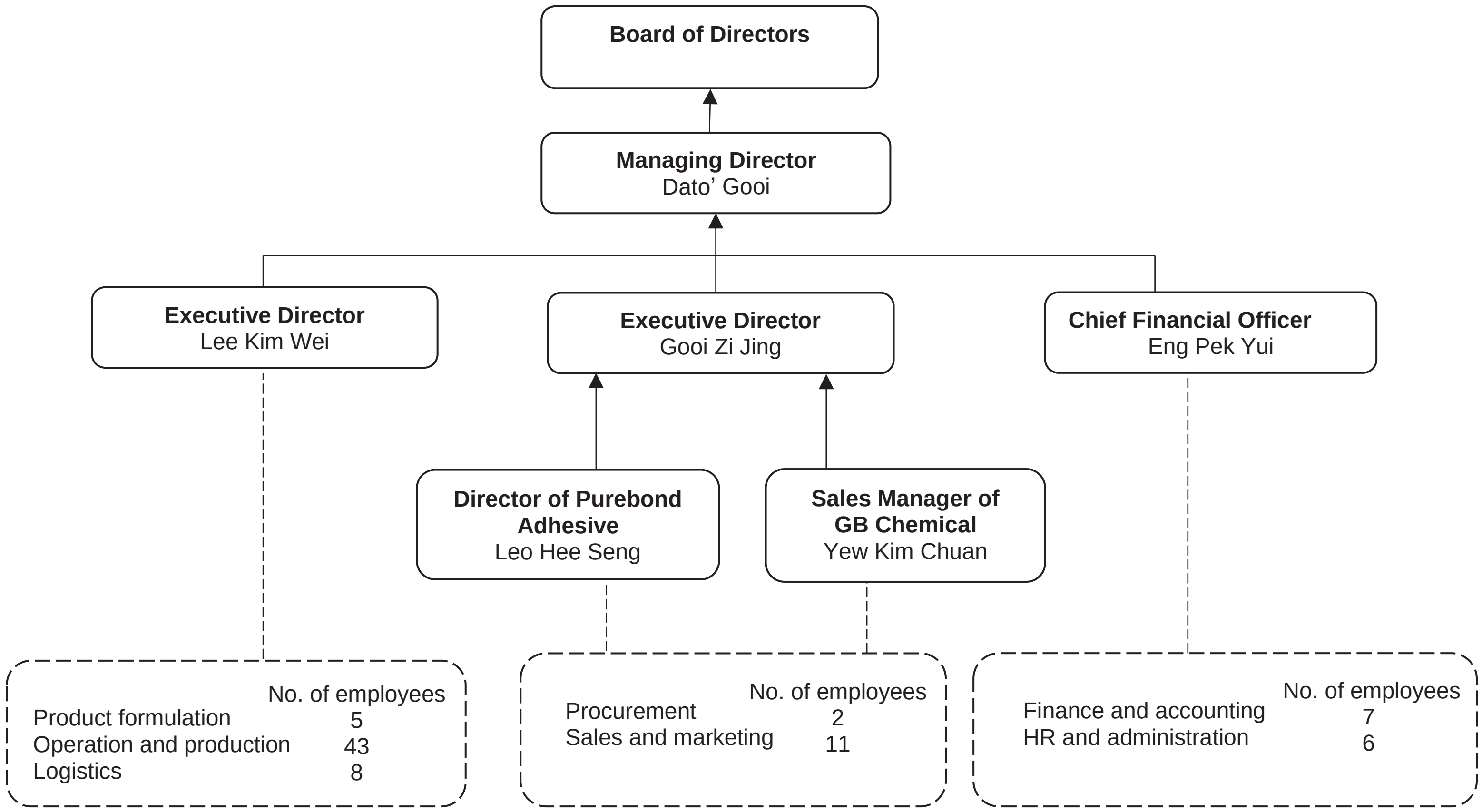
Name	Remuneration band (in bands of RM50,000) [1] Remuneration (RM'000)	Benefits-in-kind (RM'000)	Total (RM'000)
Eng Pek Yui	300 - 350	-	300 - 350
Leo Hee Seng	300 - 350	-	300 - 350
Yew Kim Chuan	500 - 550	-	500 - 550

Note:

(1) Includes salaries, bonus, allowances and statutory contribution such as employer's contribution to Employees Provident Fund, Social Security Organisation and employment insurance system.

5. INFORMATION ON PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY SENIOR MANAGEMENT *(cont'd)*

5.4 MANAGEMENT REPORTING STRUCTURE



5.5 BOARD PRACTICES

5.5.1 Board

As at the LPD, the date of expiration of the current term of office for each of our Directors and the period for which our Directors have served in that office are as follows:

Name	Designation	Date of appointment	Date of expiration of the current term of office	No. of years in office as at the LPD
Khaw Mui Suan	Independent Non-Executive Chairperson	4 November 2025	At the annual general meeting ("**AGM**") in year 2029	Less than a year
Dato' Gooi	Managing Director	5 May 2025	At the AGM in year 2027	1 year
Lee Kim Wei	Executive Director	1 August 2025	At the AGM in year 2027	1 year
Gooi Zi Jing	Executive Director	1 August 2025	At the AGM in year 2028	1 year
Dr. Choi Yong Hae	Independent Non-Executive Director	4 November 2025	At the AGM in year 2029	Less than a year
Lee Seow Ling	Independent Non-Executive Director	4 November 2025	At the AGM in year 2029	Less than a year
Lee Kooi Hoon	Independent Non-Executive Director	4 November 2025	At the AGM in year 2028	Less than a year

In accordance with our Company's Constitution, all Directors shall retire from office at the first AGM and an election of Directors shall take place each year at the AGM of our Company where 1/3 of the Directors for the time being, or, if their number is not 3 or a multiple of 3, then the number nearest to 1/3 shall retire from office and be eligible for re-election PROVIDED ALWAYS that all Directors shall retire from office at least once in every 3 years but shall be eligible for re-election. A retiring Director shall retain office until the close of the meeting at which he retires.

5.5.2 Audit and Risk Management Committee

Our Audit and Risk Management Committee was established on 4 November 2025 and its members are appointed by our Board. Our Audit and Risk Management Committee comprises the following members:

Name	Designation	Directorship
Lee Seow Ling	Chairperson	Independent Non-Executive Director
Lee Kooi Hoon	Member	Independent Non-Executive Director
Dr. Choi Yong Hae	Member	Independent Non-Executive Director

The main functions of the Audit and Risk Management Committee include:

(i) External auditors

(a) To consider any matters concerning the appointment and re-appointment, the audit and non-audit fees and any questions of resignation or dismissal of external auditors;

(b) To ensure and annually assess the suitability, objectivity and independence of external auditors, taking into consideration:

(1) the adequacy of the experience, competence, audit quality and resource capacity of the external auditor in relation to the audit;

(2) the persons assigned to the audit;

(3) the accounting firm's audit engagements;

(4) the size and complexity of the Company being audited;

(5) the number and experience of supervisory and professional staff assigned to the particular audit;

(6) the nature and extent of the non-audit services rendered and the appropriateness of the level of fees; and

(7) assurance from the external auditors confirming that they are, and have been, independent throughout the conduct of the audit engagement in accordance with the terms of all relevant professional and regulatory requirements;

(c) To appropriately communicate the Audit and Risk Management Committee's insights, views and concerns about relevant transactions and events as well as concerns on matters that may have an effect on the financials or audit of our Company to the external auditors;

(d) To ensure coordination between the external auditors and the internal auditors;

(e) To review with the external auditors:

(1) their audit plan, scope and nature of the audit of our Group;

(2) their evaluation and findings of the system of risk management and internal controls;

(3) their audit reports on financial statements;

(4) the management letter and management's response with regard to problems and reservations arising from their audits;

(5) the coordination of audits where more than one audit firm is involved; and

(6) any other matters that the external auditor may wish to discuss (in the absence of management, where necessary);

(f) To review the Annual Transparency Report ("**ATR**") of the external auditors, if applicable, or to engage with audit firms (for firms that are not required to issue ATR) on matters typically covered in the ATR including their governance and leadership structure as well as measures undertaken by the audit firm to uphold the audit quality and manage risks;

(g) To review the assistance given by the management and employees of the Group to the external auditors;

(h) To review any letter of resignation from the external auditors of the Company;

(i) To review whether there is a reason (supported by grounds) to believe that the Company's external auditors are not suitable for re-appointment; and

(j) To recommend the nomination of a person or persons as external auditors of the Company.

(ii) Internal audit function

(a) To review and assess the adequacy of the scope, functions, competency, experience and resources of the internal audit functions, ensuring that the internal audit should report directly to the Audit and Risk Management Committee;

(b) To ensure that the internal auditors are independent and objective, and have the relevant qualifications and be responsible for assuring the Audit and Risk Management Committee that the internal controls are operating effectively;

(c) To receive reports directly from the persons responsible for the internal audit;

(d) To appropriately communicate the Audit and Risk Management Committee's insights, views and concerns about relevant transactions and events, as well as concerns on matters that may affect the financials or audit of our Company to the internal auditors;

(e) To ensure coordination between the internal auditors and the external auditors;

(f) To review the internal audit plan, processes, the results of internal audit assessments or investigations undertaken and whether or not appropriate action is taken on the recommendations made;

(g) To review the adequacy and effectiveness of our Group's internal control systems, anti-corruption and whistle-blowing as evaluated, identified and reported by the management, internal or external auditors, as well as to review whether actions taken to ratify the same are appropriate or timely; and

(h) To review whether the internal audit function is carried out in accordance with a recognised framework.

(iii) Financial reporting

(a) To ensure that the Audit and Risk Management Committee is fully informed about significant matters related to our Company's audit and its financial statements and addresses these matters; and

(b) To review the quarterly results and year-end financial statements of our Group before the approval by our Board, focusing particularly on –

(1) any changes in or implementation of major accounting policy changes;

(2) significant matters highlighted, including financial reporting issues, a significant judgements made by management, significant and unusual events or transactions and, how these matters are addressed; and

(3) compliance with accounting standards and other legal and regulatory requirements.

(iv) Risk management

(a) To assist our Board to effectively discharge its risk oversight responsibilities by monitoring and overseeing our Group's risk management and processes in identifying, evaluating, monitoring and managing significant risks within our Group;

(b) To review the risk profiles in the respective business units and our Group;

(c) To identify the key risks faced by our Group and respective business units and major changes and the management action plans to manage the risks;

(d) To highlight actual and potential impact of any failing or weakness, particularly those related to financial performance or conditions affecting our Group;

(e) To review and assess the adequacy and effectiveness of the systems of internal control, anti-corruption, whistle blowing, governance process and accounting control procedures and appropriate systems in place to manage and mitigate risks; and

(f) To review our Group's risk management policy and implementation of the risk management framework.

(v) Sustainability

(a) To oversee and review the development and implementation of our Company's sustainability vision, strategy, framework, initiatives, policies and practices, and explore ways to incorporate them into our Company's overall operations and business goals;

(b) To regularly review the sustainability framework of our Company, which is grounded in the Environmental, Social and Governance ("**ESG**") pillars, to ensure its alignment with evolving local and global sustainability trends and developments, while also confirming its feasibility within our Company's existing resources and capabilities; and

(c) To assist our Board with regard to the disclosures in the sustainability statement to be included in our Company's annual report.

(vi) Related party transactions

(a) To ensure that our Board establishes a comprehensive framework/ policy to identify, evaluate, approve and report related party transactions;

(b) To review with the internal auditors their quarterly report from work performed to establish whether recurring related party transactions have been carried out in accordance with the mandate approved by shareholders and on an arm's length basis, and with commercial terms that are not more favourable than those available to non-related third parties; and

(c) To review non-recurring corporate proposals involving related parties to ensure that they are in the best interest of our Group and not detrimental to the interest of minority shareholders.

(vii) Conflict of interest situations

(a) To assess all the disclosed conflicts by our Directors and Key Senior Management, to evaluate their nature, significance and potential impact on our Group. During the process of evaluating and handling the conflict of interest, the Audit and Risk Management Committee has the authority to seek independence advice or opinions to aid in their evaluation;

(b) To review the adequacy of the arrangements within the Group when dealing with any conflict of interest; and

(c) To review and recommend appropriate measures, such as reassignment, termination or other actions, if the disclosed conflict poses a significant risk to our Group.

(viii) Compliance

(a) To verify the allocation of options under a share issuance scheme or the allocation of shares according to any incentive plan for employees of our Group at the end of each financial year to comply with the criteria which are disclosed to the employees;

(b) To review and conduct an annual performance evaluation of the internal and external auditors, in respect of each financial year under review, to monitor the performance, suitability, objectivity and independence of the internal and external auditors;

(c) To prepare the Audit and Risk Management Committee Report at the end of the financial year for inclusion in the Annual Report of our Company pursuant to the Listing Requirements; and

(d) To carry out such other functions or assignments as may be delegated by our Board from time to time.

5.5.3 Nomination Committee

Our Nomination Committee was established on 4 November 2025 and its members are appointed by our Board. Our Nomination Committee comprises the following members:

Name	Designation	Directorship
Dr. Choi Yong Hae	Chairman	Independent Non-Executive Director
Lee Kooi Hoon	Member	Independent Non-Executive Director
Lee Seow Ling	Member	Independent Non-Executive Director

The main functions of the Nomination Committee include:

(i) to identify, review, assess, recommend and nominate suitable candidates for appointment as Directors of our Company, as well as retiring Directors seeking re-election at the AGM;

(ii) our Committee may seek out independent sources to identify qualified candidates for our Board. The Committee is responsible for appointing a gender-diverse Board;

(iii) to evaluate the necessary mix of skills, experience, qualifications, directorships, core competencies and diversity (including age, cultural background, and gender) of our Board and our Board committees. Our Nomination Committee will assess the contribution and performance of each Director to ensure the Board and the Board Committees operate effectively and efficiently;

(iv) to review the size, structure, balance and composition of our Board and our Board committees to ensure optimal performance;

(v) to identify and review the core competence, skills and other qualities including but not limited to the qualifications, skills, knowledge, experience and diversity required by each of the Directors, that are essential to contribute towards the effectiveness and balance of the Board;

(vi) to assess each Director's ability to contribute to our Board's decision-making process and ensure that our Board operates actively, efficiently and effectively in all its decision-making;

(vii) to conduct an annual review of the term of office and performance of our Audit and Risk Management Committee and each of its members. The review will assess whether our Audit and Risk Management Committee and its members have fulfilled their duties in accordance with their terms of reference;

(viii) to evaluate annually the effectiveness of our Board and our Board committees as a whole for assessing the contribution to the effectiveness of the decision-making process of our Board;

(ix) to review and assess annually the independence of the Independent Non-Executive Directors of our Company;

(x) to review, consider and make recommendations regarding the continuation in office of Independent Non-Executive Directors who have served for more than 9 years. The assessment will take into account their performance and ability to contribute to the Board, in light of the necessary knowledge, skills, and experience;

(xi) to oversee the development of succession planning of our Board and Key Senior Management of our Company;

(xii) to ensure that all Directors, including the Executive Directors, shall retire from office at least once every three (3) years but shall be eligible for re-election;

(xiii) to remain up-to-date and fully informed about strategic issues and commercial changes that impact the Company and the market in which it operates;

(xiv) to act in line with the directions of our Board;

(xv) to carry out such other functions or assignments as may be delegated by our Board from time to time; and

(xvi) to review the training needs/ programs for our Board and facilitate the Board's induction and training programs.

5.5.4 Remuneration Committee

Our Remuneration Committee was established on 4 November 2025 and its members are appointed by our Board. Our Remuneration Committee comprises the following members:

Name	Designation	Directorship
Lee Kooi Hoon	Chairperson	Independent Non-Executive Director
Lee Seow Ling	Member	Independent Non-Executive Director
Dr. Choi Yong Hae	Member	Independent Non-Executive Director

The main functions of the Remuneration Committee include:

(i) to review and recommend appropriate remuneration packages for all Directors, with or without professional advice;

(ii) to review and recommend fees and benefits payable to our Directors;

(iii) to assist our Board in formulating policies and guidelines for the composition of various components of remuneration such as basic salary, bonus and other benefits for Directors and Key Senior Management;

(iv) to ensure that the remuneration packages and benefits for Directors align with our Company's business strategies, long-term objectives, and remuneration policy, as well as comply with all laws, rules, regulations, and guidelines set by relevant authorities and our Board;

(v) to develop and administer a fair and transparent procedure for setting policy on the remuneration of Directors and Key Senior Management, which considers the demands, complexities and performance of our Company, as well as the skills and experience required;

(vi) to implement our Board's remuneration policy and procedures in a transparent process, including reviewing and recommending matters related to the remuneration of our Board and Key Senior Management;

(vii) to ensure that the level of remuneration packages is fair and appropriate in accordance with the industry, general market sentiments or conditions, our Company's operating results, as well as our Directors' merit, qualification, competence and individual performance;

(viii) to ensure that appropriate rewards, benefits, compensation and remuneration are offered to retain Directors, and structuring remuneration packages to link rewards to individual performance; and

(ix) to carry out any other functions delegated by our Board that would benefit our Company and ensure the effective discharge of our Remuneration Committee's duties and responsibilities.

5.6 SERVICE AGREEMENTS

As at the LPD, none of our Directors and/or Key Senior Management have any existing or proposed service agreement with our Group.

5.7 DECLARATIONS BY EACH PROMOTERS, DIRECTORS AND KEY SENIOR MANAGEMENT

None of our Promoters, Directors and Key Senior Management is or was involved in any of the following events, whether within or outside Malaysia:

(i) a petition under any bankruptcy or insolvency law was filed (and not struck out) against such person or any partnership in which he was a partner, or any corporation of which he was a director or member of key personnel in the last 10 years;

(ii) disqualified from acting as a director of any corporation, or from taking part directly or indirectly in the management of any corporation;

(iii) charged or convicted in a criminal proceeding, or is a named subject of a pending criminal proceeding in the last 10 years;

(iv) any judgment was entered against such person, or finding of fault, misrepresentation, dishonesty, incompetence or malpractice on his part, involving a breach of any law or regulatory requirement that relates to the capital market in the last 10 years;

(v) the subject of any civil proceeding, involving an allegation of fraud, misrepresentation, dishonesty, incompetence or malpractice on his part that relates to the capital market in the last 10 years;

(vi) the subject of any order, judgment or ruling of any court, government, or regulatory authority or body, temporarily enjoining him from engaging in any type of business practice or activity;

(vii) the subject of any current investigation or disciplinary proceeding, or has been reprimanded or issued any warning by any regulatory authority, securities or derivatives exchange, professional body or government agency in the last 10 years; and

(viii) any unsatisfied judgment against such person.

5.8 RELATIONSHIPS AND/OR ASSOCIATIONS

As at the LPD, there are no family relationships or associations between our Promoters, substantial shareholders, Directors and Key Senior Management, save for the following:

Name	**Relationship / Association**
Dato' Gooi	Father of Gooi Zi Jing
Gooi Zi Jing	Son of Dato' Gooi

6. INFORMATION ON OUR GROUP

6.1 OUR COMPANY

Our Company was incorporated in Malaysia under the Act on 5 May 2025 as a private limited company under the name GB Bond Holdings Sdn Bhd. On 15 August 2025, we converted into a public limited company and assumed our present name. We were incorporated as a special purpose vehicle to facilitate our Listing.

Our Company is an investment holding company. Our Group is principally involved in the manufacturing and sales of industrial adhesives, emulsion polymers and sealants. For the Financial Years/Period Under Review, our products are commonly used in several industrial applications, namely paper and packaging, fabric lamination, woodworking and renovation and building materials.

As at the LPD, our issued share capital is RM30,276,091 comprising 348,000,000 Shares. The movements in our issued share capital since our date of incorporation are set out below:

Date of allotment	No. of Shares allotted	Consideration / Nature of transaction	Cumulative issued share capital	
			RM	No. of Shares
5 May 2025	1	Cash/ Allotment of shares	1	1
1 August 2025	99	Cash / Allotment of shares	100	100
23 July 2026	347,999,900	Otherwise than cash[(1)]	30,276,091	348,000,000

Note:

(1) Being the consideration paid by our Company to Dato’ Gooi, Lee Kim Wei and Supermulti Team in relation to the Acquisitions, details of which are set out in Sections 6.2.2 and 6.2.3.

As at the LPD, we do not have any outstanding warrants, options, convertible securities and uncalled capital. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of the consideration for the above allotments.

Since the beginning of FYE 2025 up to the LPD, there has been no take-over offer by any third-party for our Shares and there has been no take-over offer by our Company for the shares of any other third-party company.

Upon completion of our IPO, our enlarged issued share capital will increase to RM45,273,563 comprising 412,300,000 Shares.

6.2 OUR GROUP STRUCTURE

To formalise our listing group in preparation of our Listing, we undertook the following Disposals and Acquisitions:

6.2.1 Disposal of Gooi Brothers Capital and Disposal of Gooi Brothers United

On 1 August 2025, GB Chemical had entered into a share sale agreement with Dato’ Gooi to dispose the entire equity interest in Gooi Brothers Capital comprising 1,000,100 ordinary shares for a total consideration of RM1,000,100 and the entire equity interest in Gooi Brothers United comprising 200,000 ordinary shares for a total consideration of RM200,000 which was fully satisfied via cash, to Dato’ Gooi.

The total consideration of RM1,000,100 for the Disposal of Gooi Brothers Capital arrived after taking into consideration GB Chemical's original cost of investment. For information, the adjusted NA of Gooi Brothers Capital as at 30 June 2025 is RM873,506.00 which had taken into consideration its audited net liabilities as at 30 June 2025 of RM1.64 million, adjusted for revaluation surplus arising from the difference between the market value of its freehold land of RM30.30 million and the audited NBV of the freehold land as at 30 June 2025 of RM27.78 million. The market value of the freehold land was determined by comparing with recently transacted or offer for sale of lands with similar nature within the vicinity. The said land is currently vacant and not in use.

The total consideration of RM200,000 for the Disposal of Gooi Brothers United arrived after taking into consideration GB Chemical's original cost of investment. For information, the adjusted NA of Gooi Brothers United as at 30 June 2025 is RM196,642.00, which had taken into consideration its audited net liabilities as at 30 June 2025 of RM0.94 million, adjusted for revaluation surplus arising from the difference between the market value of its factory and leasehold land of RM18.75 million and the audited NBV of the property as at 30 June 2025 of RM17.61 million. The market value of the said property was determined by comparing with recently transacted or offer for sale of properties with similar nature within the vicinity. The said property is currently leased to a third party.

Both the disposal of Gooi Brothers Capital and the disposal of Gooi Brothers United were completed on 1 August 2025.

The transaction was undertaken on an arm's length basis with the total consideration determined based on GB Chemical's original cost of investment. Further, the aggregate consideration represents a slight premium to the adjusted audited NA as at 30 June 2025 of Gooi Brothers Capital and Gooi Brothers United respectively.

6.2.2 Acquisition of GB Bond and Acquisition of GB Chemical

On 14 August 2025, our Company had entered into a conditional share sale agreement with Dato' Gooi and Lee Kim Wei to acquire the entire equity interest in GB Bond comprising 100,000 ordinary shares for a total purchase consideration of RM10,200,960.71 and the entire equity interest in GB Chemical comprising 1,000,000 ordinary shares for a total purchase consideration of RM19,468,449.19.

The total purchase consideration of RM10,200,960.71 for the Acquisition of GB Bond is approximately the audited NA of GB Bond as at 31 December 2024 which amounts to RM10,204,150.00. The total purchase consideration was satisfied via the issuance of 117,252,422 new Shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Bond	%	No. of new Shares to be issued
Dato' Gooi	85,000	85.00	99,664,559
Lee Kim Wei	15,000	15.00	17,587,863
Total	**100,000**	**100.00**	**117,252,422**

The transaction was undertaken on an arm's length basis as the total purchase consideration of RM19,468,449.19 for the Acquisition of GB Chemical is approximately the adjusted NA of GB Chemical as at 31 December 2024 which amounts to RM19,474,536.00, derived from the audited consolidated NA attributable to the owners, adjusted for subsequent events, which includes, dividends declared, disposal of investments, and relevant adjustments arising from the Disposal of Gooi Brothers Capital and Disposal of Gooi Brothers United.

The total purchase consideration was satisfied via the issuance of 223,775,278 new Shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Chemical	%	No. of new Shares to be issued
Dato' Gooi	909,080	90.91	203,434,105
Lee Kim Wei	90,920	9.09	20,341,173
Total	**1,000,000**	**100.00**	**223,775,278**

The Acquisition of GB Bond and the Acquisition of GB Chemical were completed on 23 July 2026. Thereafter, both GB Bond and GB Chemical became wholly-owned subsidiaries of our Company.

6.2.3 Acquisition of 49% of Purebond Adhesive

On 14 August 2025, our Company and GB Chemical entered into a tri-partite conditional share sale agreement with Supermulti Team where GB Chemical acquired 49% equity interest in Purebond Adhesive comprising 490 ordinary shares for a purchase consideration of RM606,581.40. Our Company settled the purchase consideration on behalf of GB Chemical through an issuance of 6,972,200 new Shares to Supermulti Team at an issue price of RM0.0870 per Share.

The transaction was undertaken on an arm's length basis with the total purchase consideration of RM606,581.40 is approximately 49% of the audited NA of Purebond Adhesive as at 31 December 2024 of RM1,238,309.00.

The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026. Thereafter, Purebond Adhesive became a wholly-owned subsidiary of GB Chemical.

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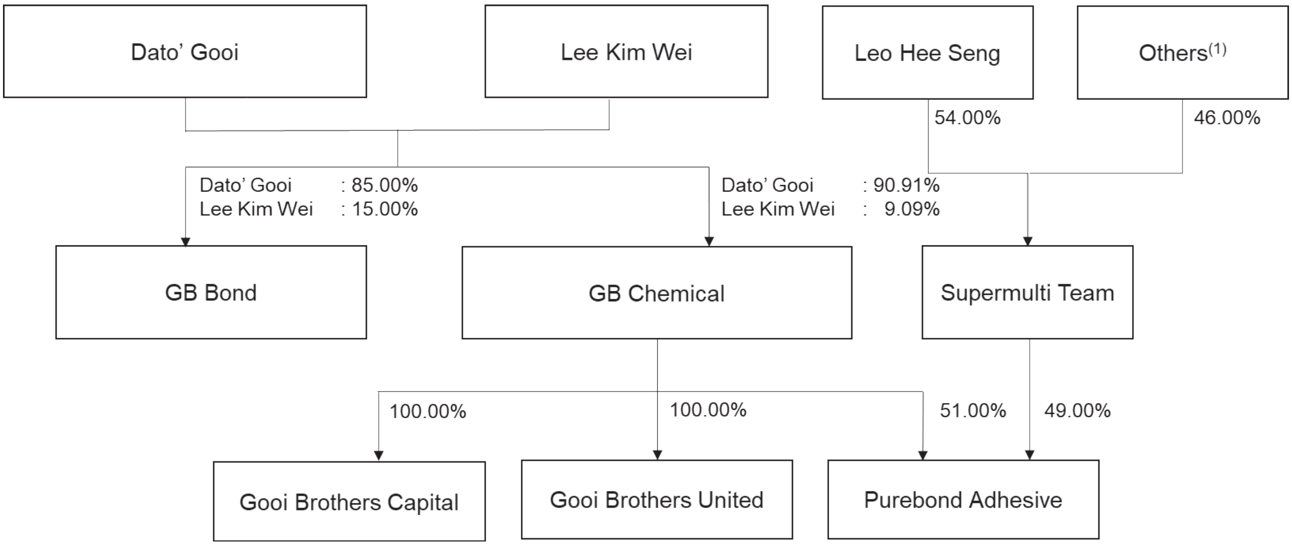
6.2.4 Our Group structure

(i) An overview of our Group structure before the Acquisitions and Disposals is as follows:



Note:

(1) As at the LPD, the balance shareholdings of Supermulti Team are held by:-

(a) Lee Wah Chai, age 70, Malaysian, director of Supermulti Team and Purebond Adhesive (19.00%);
(b) Kuay Teck Heng, age 49, Malaysian, employee of Purebond Adhesive (9.00%);
(c) Lee Chow Lek (9.00%), age 71, Malaysian, employee of Purebond Adhesive; and
(d) Ter Yew Wai (9.00%), age 52, Malaysian, employee of Purebond Adhesive.

The aforementioned shareholders of Supermulti Team do not have any family relationships with the Promoters, Directors, Key Senior Management and/or persons connected to them. As at the LPD, they do not have any other interest, whether direct or indirect, in any businesses or corporations which carry on a similar trade as our Group or which are the customers or suppliers of our Group.

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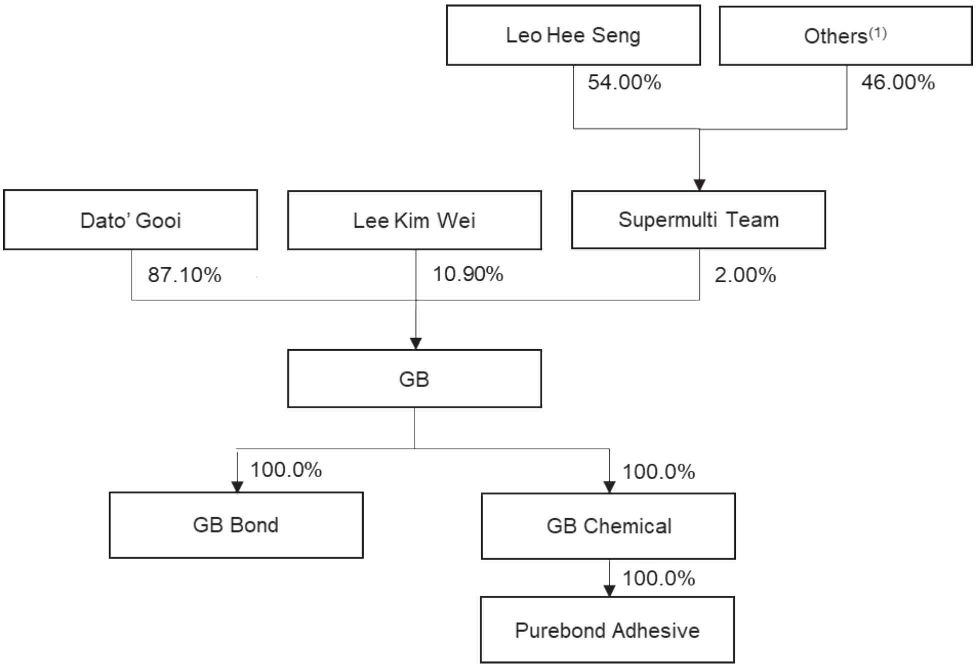
(ii) An overview of our Group structure after the Disposals and Acquisitions is as follows:



Note:

(1) As at the LPD, the balance shareholdings of Supermulti Team are held by:-

(a) Lee Wah Chai, age 70, Malaysian, director of Supermulti Team and Purebond Adhesive (19.00%);
(b) Kuay Teck Heng, age 49, Malaysian, employee of Purebond Adhesive (9.00%);
(c) Lee Chow Lek (9.00%), age 71, Malaysian, employee of Purebond Adhesive; and
(d) Ter Yew Wai (9.00%), age 52, Malaysian, employee of Purebond Adhesive.

The aforementioned shareholders of Supermulti Team do not have any family relationships with the Promoters, Directors, Key Senior Management and/or persons connected to them. As at the LPD, they do not have any other interest, whether direct or indirect, in any businesses or corporations which carry on a similar trade as our Group or which are the customers or suppliers of our Group.

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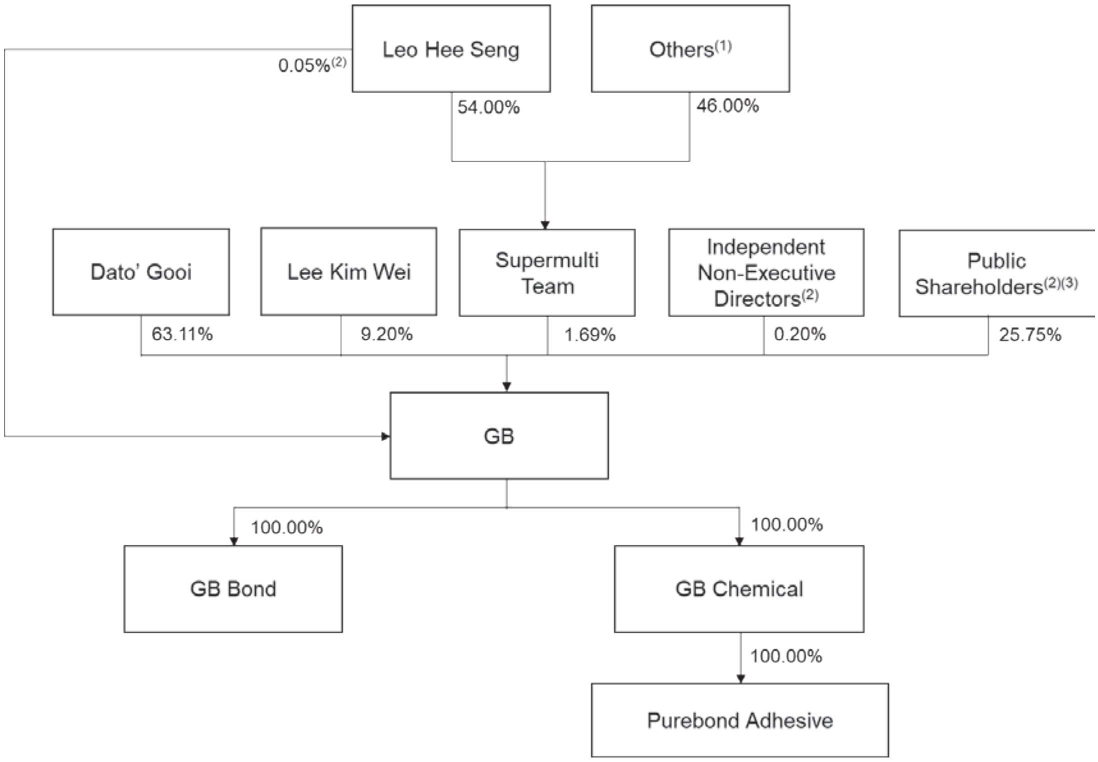
(iii) Our Group structure upon the Listing is set out below:



Notes:

(1) As at the LPD, the balance shareholdings of Supermulti Team are held by:-

(a) Lee Wah Chai, age 70, Malaysian, director of Supermulti Team and Purebond Adhesive (19.00%);
(b) Kuay Teck Heng, age 49, Malaysian, employee of Purebond Adhesive (9.00%);
(c) Lee Chow Lek (9.00%), age 71, Malaysian, employee of Purebond Adhesive; and
(d) Ter Yew Wai (9.00%), age 52, Malaysian, employee of Purebond Adhesive.

The aforementioned shareholders of Supermulti Team do not have any family relationships with the Promoters, Directors, Key Senior Management and/or persons connected to them. As at the LPD, they do not have any other interest, whether direct or indirect, in any businesses or corporations which carry on a similar trade as our Group or which are the customers or suppliers of our Group.

(2) Assuming our Independent Non-Executive Directors and Key Senior Management will fully subscribe for their respective allocation under the Pink Form Allocations.

(3) Comprising the Malaysian Public, selected Bumiputera investors approved by MITI as set out in Sections 4.3.1(i) and 4.3.1(ii) of this Prospectus and Pink Form Allocations to our Eligible Persons (excluding Independent Non-Executive Directors and Leo Hee Seng). These shareholders are deemed public shareholders.

6.3 OUR SUBSIDIARIES

The details of our subsidiaries are set out below:

Name	Directors	Date / Place of incorporation	Principal place of business	Issued share capital (RM)	Effective equity interest (%)	Principal activities
Held by GB						
GB Chemical (Registration No. 200001027230 (529837-H))	1. Dato' Gooi 2. Gooi Zi Jing	24 October 2000 / Malaysia	Malaysia	1,000,000	100.00	Manufacturing of emulsion polymer products, industrial glues and adhesives, transport agent and providing transportation and related services, manufacturer of and dealer in all kinds of sealant products
GB Bond (Registration No. 201301007688 (1037529-T))	1. Dato' Gooi 2. Lee Kim Wei	8 March 2013 / Malaysia	Malaysia	100,000	100.00	Manufacturing of emulsion polymer products and industrial glues
Held by GB Chemical						
Purebond Adhesive (Registration No. 201101015731 (943865-X))	1. Dato' Gooi 2. Lee Kim Wei 3. Gooi Zi Jing 4. Leo Hee Seng 5. Lee Wah Chai	10 May 2011 / Malaysia	Malaysia	1,000	100.00	Trading of chemical products

6.3.1 GB Chemical

(i) Background and history

GB Chemical was incorporated in Malaysia on 24 October 2000 under the CA 1965 (deemed registered under the Act) as a private limited company.

(ii) Principal place of business

GB Chemical's principal place of business is at No. 1744, Jalan Industri 2, Kawasan Perindustrian Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang.

(iii) Principal activities and products / services

GB Chemical is principally involved in the manufacturing of emulsion polymer products, industrial glues and adhesives, transport agent and providing transportation and related services and manufacturer of and dealer in all kinds of sealant products.

(iv) Share capital

As at the LPD, the issued share capital of GB Chemical is RM1,000,000.00 comprising 1,000,000 ordinary shares. Save as disclosed below, there has been no change in the issued share capital of GB Chemical since incorporation up to the LPD:

Date of allotment	No. of shares allotted	Consideration / Nature of transaction	Cumulative issued share capital RM	Cumulative issued share capital No. of shares
24 October 2000	3	Cash	3.00	3
1 February 2001	49,997	Cash	50,000.00	50,000
30 October 2003	50,000	Otherwise than cash(1)	100,000.00	100,000
23 August 2004	150,000	Otherwise than cash(1)	250,000.00	250,000
11 March 2005	250,000	Cash	500,000.00	500,000
28 July 2006	500,000	Otherwise than cash(2)	1,000,000.00	1,000,000

Notes:

(1) The consideration was for the satisfaction of part of the amount owing by GB Chemical to the allottees.
(2) The consideration was satisfied via capitalisation from the unappropriated profits account.

GB Chemical does not have any outstanding warrants, options, convertible securities and uncalled capital as at the LPD. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of consideration for the above allotment.

(v) Shareholder

GB Chemical is our wholly-owned subsidiary.

(vi) Subsidiary or associated company

As at the LPD, the subsidiary of GB Chemical is Purebond Adhesive.

6.3.2 GB Bond

(i) Background and history

GB Bond was incorporated in Malaysia on 8 March 2013 under the CA 1965 (deemed registered under the Act) as a private limited company.

(ii) Principal place of business

GB Bond's principal place of business is at No. 21 & 23, Lorong Seruling 2, Kawasan Perindustrian Valdor, 14200 Sungai Jawi, Pulau Pinang.

(iii) Principal activities and products / services

GB Bond is a company involved in the business of manufacturing emulsion polymer products and industrial glues.

(iv) Share capital

As at the LPD, the issued share capital of GB Bond is RM100,000.00 comprising 100,000 ordinary shares. Save as disclosed below, there has been no change in the issued share capital of GB Bond since incorporation up to the LPD:

			Cumulative issued share capital	
Date of allotment	**No. of shares allotted**	**Consideration / Nature of transaction**	**RM**	**No. of shares**
8 March 2013	2	Cash	2.00	2
18 July 2013	99,998	Cash	100,000.00	100,000

GB Bond does not have any outstanding warrants, options, convertible securities and uncalled capital as at the LPD. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of consideration for the above allotment.

(v) Shareholder

GB Bond is our wholly-owned subsidiary.

(vi) Subsidiary or associated company

GB Bond does not have any subsidiary or associated company.

6.3.3 Purebond Adhesive

(i) Background and history

Purebond Adhesive was incorporated in Malaysia on 10 May 2011 under the CA 1965 (deemed registered under the Act) as a private limited company.

(ii) Principal place of business

Purebond Adhesives' principal place of business is at No. 2A, Tingkat Bawah & 1, Jalan Kemuning Prima D 33/D, Taman Kemuning Utama, Seksyen 33, 40400 Shah Alam, Selangor.

(iii) Principal activities and products / services

Purebond Adhesive is principally involved in the business of trading of chemical products.

(iv) Share capital

As at the LPD, the issued share capital of Purebond Adhesive is RM1,000.00 comprising 1,000 ordinary shares. Save as disclosed below, there has been no change in the issued share capital of Purebond Adhesive since incorporation up to the LPD:

Date of allotment	No. of shares allotted	Consideration / Nature of transaction	Cumulative issued share capital	
			RM	No. of shares
10 May 2011	2	Cash	2.00	2
1 June 2012	998	Cash	1,000.00	1,000

Purebond Adhesive does not have any outstanding warrants, options, convertible securities and uncalled capital as at the LPD. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of consideration for the above allotment.

(v) Shareholder

Purebond Adhesive is a wholly-owned subsidiary of GB Chemical, which in turn, is a wholly-owned subsidiary of our Company.

(vi) Subsidiary or associated company

As at the LPD, Purebond Adhesive does not have any subsidiary or associated company.

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7. BUSINESS OVERVIEW

7.1 INCORPORATION, HISTORY AND MILESTONES

The table below sets out the history and development of our Group since our incorporation in 2000:

Year	Key events and milestones
2000	• On 24 October 2000, GB Chemical was founded by our Managing Director, Dato' Gooi, together with Gooi Bak Thong and Gooi Ching Keang (the father and brother to Dato' Gooi respectively) who both ceased to be shareholders on 17 March 2017. • We commenced our operations by manufacturing general-purpose industrial adhesives from a factory in Jalan Changkat, Penang ("**Changkat Factory**"), with an approximate built-up area of 3,000 sq ft, which we subsequently expanded to 15,200 sq ft prior to the cessation of operations and relocation to our current headquarters in Bukit Panchor in 2018. Our general-purpose industrial adhesives were mainly used for bonding in the furniture and carpentry industries, and were sold to hardware shops at that juncture, under the "GB Bond" brand.
2001	• Our Executive Director, Lee Kim Wei joined our Group as a Technical Manager and later assumed his current position in 2025. Please refer to Section 5.1.2 of this Prospectus for the profile of Lee Kim Wei. • We began to manufacture and sell specialised industrial adhesives with customised formulations based on our customers' specific requirements and application needs. This also led to us selling industrial adhesives directly to industrial end-users who use our products in the manufacturing or processing of their end-products, such as manufacturers of paper and packaging, fabric lamination as well as woodworking.
2003	• We began manufacturing industrial adhesives for sales to overseas customers in Indonesia, marking our first overseas venture.
2004	• We ventured into the manufacturing of emulsion polymers, which are used internally as raw materials to support and facilitate our manufacturing of industrial adhesives. This enabled us to achieve faster production turnaround times, maintain greater control on the quality and consistency of raw materials, as well as to reduce our Group's manufacturing costs. • We commenced our operation of the manufacturing of emulsion polymers at 2 adjoining units of factories in Kawasan Perindustrian Valdor, Penang ("**Valdor Factory**") with a total built-up area of approximately 10,010 sq ft, which was acquired by Dato' Gooi and Gooi Ching Keang, and later acquired by GB Chemical in 2017.
2007	• GB Chemical obtained ISO 9001:2015 Quality Management System. Please refer to Section 7.8 of this Prospectus for further details of our ISO certifications. • We continued to expand the geographical coverage of our export sales as we successfully secured overseas customers in Thailand.
2009	• We further expanded the geographical reach of our export sales as we began selling our products to overseas customers in Vietnam.

Year	Key events and milestones
2011	• On 10 May 2011, Purebond Adhesive was incorporated by Dato' Gooi and Lee Kim Wei to expand our customer base by marketing and selling our industrial adhesives and emulsion polymers. • Purebond Adhesive obtained ISO 9001:2015 Quality Management System. Please refer to Section 7.8 of this Prospectus for further details of our ISO certifications. • We expanded our physical presence to the central region of Peninsular Malaysia by setting up a sales office at a rented industrial shoplot in Shah Alam, Selangor ("**Shah Alam Office**"), to support and better facilitate our business in the central region.
2012	• As we continued to grow our business, we acquired a factory in Bukit Panchor, Penang ("**Bukit Panchor Factory**") with a total gross floor area of approximately 47,752 sq ft that provided us with additional space to house our manufacturing operations of industrial adhesives, in addition to the Changkat Factory which we continued to utilise at the material time.
2013	• On 8 March 2013, GB Bond was incorporated by Tan Sai Hoon (the mother to Dato' Gooi) and Gooi Ching Keang (who ceased to be shareholders in 2017 and 2016 respectively) to streamline our business operations by taking over all manufacturing operations of emulsion polymers from GB Chemical to GB Bond. As a result, GB Bond focuses on the manufacturing and sales of emulsion polymers, while GB Chemical focuses on the manufacturing and sales of industrial adhesives. Dato' Gooi and Lee Kim Wei became shareholders of GB Bond in 2023 and 2017 respectively, through acquisition of 85.00% and 15.00% equity interest respectively from Tan Sock Chin (the wife of Dato' Gooi). • GB Bond obtained ISO 9001:2015 Quality Management System. Please refer to Section 7.8 of this Prospectus for further details of our ISO certifications.
2015	• Our Executive Director, Gooi Zi Jing joined our Group as a management trainee and later assumed his current position in 2025. Please refer to Section 5.1.2 of this Prospectus for the profile of Gooi Zi Jing. • GB Chemical, Purebond Adhesive and GB Bond obtained ISO 14001:2015 Environmental Management System. Please refer to Section 7.8 of this Prospectus for further details of our ISO certifications. • GB Chemical, Purebond Adhesive and GB Bond obtained OHSAS 18001:2007 Health & Safety Management System. Subsequently, in 2021, GB Chemical, Purebond Adhesive and GB Bond obtained ISO 45001:2018 Occupational Health and Safety Management System, which superseded the earlier OHSAS 18001:2007 Health & Safety Management System certification obtained in 2015. Please refer to Section 7.8 of this Prospectus for further details of our ISO certifications.

Year	Key events and milestones
2018	• In line with our business expansion, we acquired a factory in Taman Industri Bukit Panchor, Penang with a total built-up area of approximately 78,276 sq ft to serve as our headquarters which we assume to present ("**Bukit Panchor HQ**") as well as to house our manufacturing operations of industrial adhesives. As we relocated our industrial adhesive operations to Bukit Panchor HQ in the same year, we ceased our operations at Bukit Panchor Factory and Changkat Factory. • We started offering emulsion polymers manufactured in-house to external customers, hence expanding our product range and creating an additional revenue stream for our Group.
2025	• We ventured into the manufacturing and sales of sealants, which are manufactured in various gradings which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces. We commenced our sealant manufacturing operations at our Bukit Panchor HQ.

7.2 PRINCIPAL BUSINESS ACTIVITIES

We are principally involved in the manufacturing and sale of industrial adhesives, emulsion polymers and sealants:

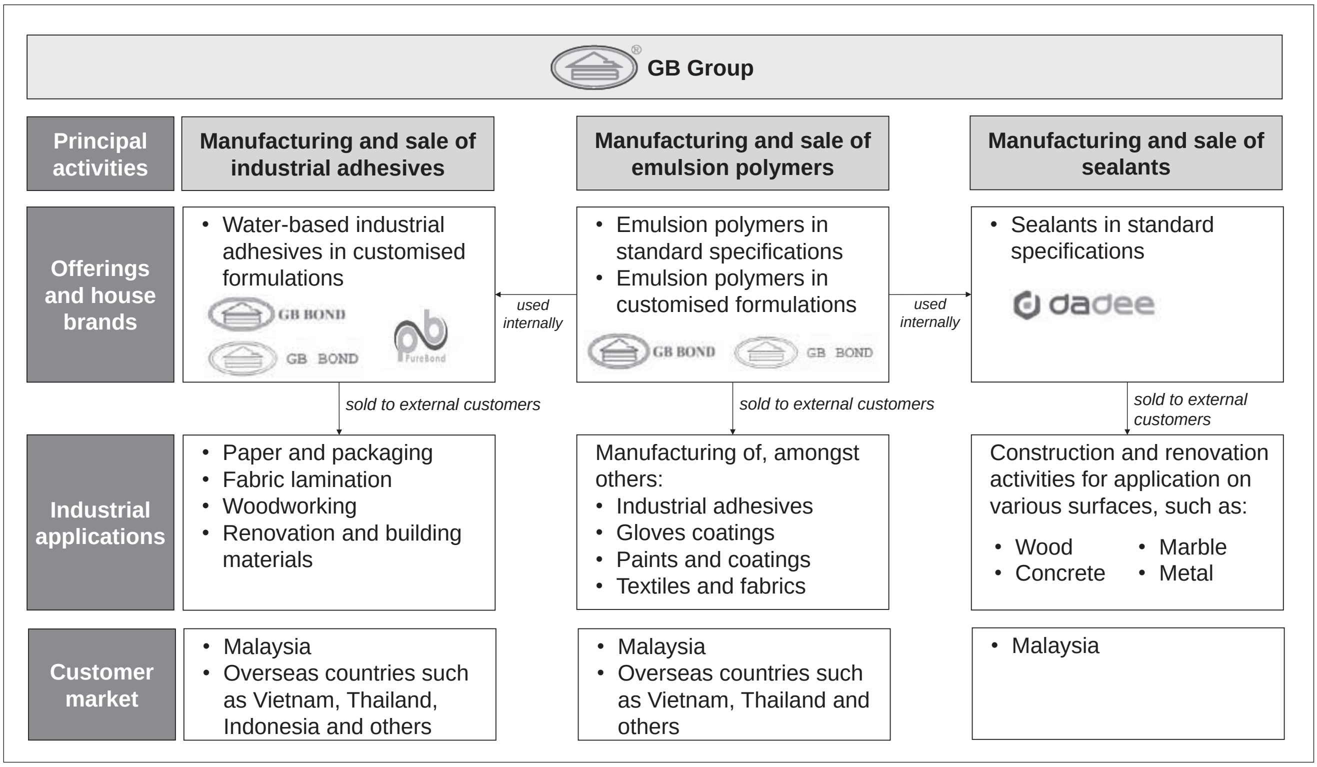
- **Industrial adhesives**, also referred to as industrial glues, serve as bonding agents in manufacturing and industrial activities to enable bonding of materials. Industrial adhesives are applied to material surfaces to hold them together and prevent separation. Our industrial adhesives are primarily water-based industrial adhesives which are commonly used in several industrial applications, namely paper and packaging, fabric lamination, woodworking as well as renovation and building materials, to support and facilitate the manufacturing of our customers' end-products.

- **Emulsion polymers** are dispersions of small plastic-like particles in water, which are formed through emulsion polymerisation where monomers (the main raw material for emulsion polymers) are emulsified into water using surfactants. Our emulsion polymers are commonly used as raw materials to manufacture various products, such as industrial adhesives, glove coatings, paints and coatings, as well as textiles and fabrics.

- **Sealants** are substances used to fill gaps, cracks, joints or openings to provide a protective barrier against moisture, dirt, dust and other external elements. Our sealants can be applied in various surfaces such as wood, concrete, marble and metal, mainly for construction and renovation activities.

We manufacture industrial adhesives tailored to our customers' specific requirements and applications. On the other hand, we manufacture emulsion polymers for in-house use in our manufacturing of industrial adhesives as well as for external sales to customers mainly in standard specifications (i.e. in various gradings which differ in properties including bond strength, flexibility and environmental resistance according to the specific requirements and applications for each of our customer's industry). Notwithstanding that, upon request, we may also manufacture emulsion polymers that are customised in accordance with our customers' specifications and requirements. As for sealants, we manufacture in several standard specifications (i.e. in various gradings which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces) for external sales to customers and we do not customise sealant formulations for our customers. Please refer to Section 7.2.1 of this Prospectus for further details on the applications/usage of our products.

Our business activities can be summarised in the business model below:



(i) Manufacturing and sales of industrial adhesives

Industrial adhesives are made up of a range of raw materials and chemical products, including emulsion polymers, water-based synthetic resins, additives, surfactants and solvents, that are combined in customised formulations to produce adhesives with distinct properties tailored to specific industrial applications. Industrial adhesives manufactured by us are mainly water-based industrial adhesives. For the Financial Years/Period Under Review, the sales of industrial adhesives contributed 83.15%, 91.19%, 95.40%, 95.54%, 92.89% and 93.04% to our revenue, respectively. Please refer to Sections 7.2.1 and 7.3 of this Prospectus for details of our product offerings and revenue segmentation by product category respectively.

Our Group is involved in the entire process from formulation to manufacturing, to produce industrial adhesives in accordance with our customers' specific requirements and applications. Further details are set out as follows:

(a) Formulation

We formulate industrial adhesives for our customers based on their requirements and applications. We analyse and understand our customers' requirements from various aspects, including the application of our products within their respective industries as well as other properties such as bond strength, bonding surface, visual appearance, product odour, viscosity, total solid content, pH value, curing time, flexibility and environmental resistance. Such understanding is critical for us to customise and propose suitable formulations of industrial adhesives that best suit our customers' needs.

We have a dedicated product formulation area located at our Bukit Panchor HQ to carry out formulation of industrial adhesives tailored in accordance with our customers' requirements. We also collaborate with our customers to perform application testing of our industrial adhesives on their end-products to ensure that our industrial adhesives meet our customers' expectations and specific requirements. All product formulation activities are performed in-house by our product formulation team, save for specific tests required for certification which we outsource to third-party laboratories, such as industrial product analysis which assesses the composition, properties and quality of our products to ensure compliance with regulatory standards applicable in countries to which we export to.

(b) Manufacturing

We produce industrial adhesives by mixing and blending various raw materials and chemical products, including emulsion polymers, water-based synthetic resins, additives, surfactants, solvents and other raw materials and chemical products according to our in-house developed formulation.

Our industrial adhesives are manufactured in-house at our Bukit Panchor HQ. As at the LPD, our Bukit Panchor HQ is equipped with 14 mixing and blending machines for the production of industrial adhesives. In addition, we are also equipped with 5 auxiliary mixing and blending machines primarily used for production trials and sample productions. Where necessary, we may also utilise these auxiliary mixing and blending machines for the manufacturing of industrial adhesives. We use a customised third-party software system to store the formulations of each industrial adhesive stock keeping units ("**SKU**s"), monitor the weighing of raw materials and chemical products, control the mixing and blending machines to ensure accurate sequencing and proper execution of manufacturing processes of industrial adhesives such as regulating the mixing and blending speed. This helps to achieve greater consistency, efficiency and productivity in fulfilling our customers' requirements. Please refer to Section 7.10 of this Prospectus for further details on our customised third-party software system.

Our industrial adhesives are primarily sold under our house brand, namely 'GB BOND' and 'PureBond' to our customers. However, upon request, we also provide contract manufacturing services, whereby customers, typically trading companies, purchase our industrial adhesives and rebrand them under their brand names. For the Financial Years/Period Under Review, revenue derived from our provision of contract manufacturing services of industrial adhesives amounted to RM1.13 million, RM1.61 million, RM1.30 million, RM1.22 million, RM1.04 million and RM0.31 million, representing less than 3.00% of our total revenue for each of the respective financial years/period.

While we do not formally impose a minimum order quantity for our contract manufacturing services, we generally accept orders with a batch volume of at least approximately 4.00 tonnes and we are liable to our customers for any defects in the industrial adhesives sold under our customers' brand names. Please refer to Section 7.2.4 for further details of our warranty policy.

For the avoidance of doubt, we are not exposed to regulatory liability, as we engage independent third-party laboratories to conduct the requisite testing and to obtain formal test reports demonstrating compliance with regulatory standards applicable in countries which we export to.

We manufacture industrial adhesives for our customers, including those labelled under our house brands and customers' brand names, all on a purchase order basis. Our industrial adhesives are primarily sold to local customers in Malaysia as well as to overseas markets such as Vietnam, Thailand and Indonesia. Please refer to Section 7.2.2 of this Prospectus for further information on our Group's customers.

(ii) Manufacturing and sales of emulsion polymers

We are also involved in the manufacturing of emulsion polymers, which are produced using various raw materials including water-based synthetic resins, monomers, additives, surfactants as well as other raw materials and chemical products through a process called emulsion polymerisation, whereby monomers are dispersed in water and polymerised into small particles. Our emulsion polymers are primarily manufactured in various gradings which differ in properties including bond strength, flexibility and environmental resistance in accordance with the specific requirements and applications for each of our customer's industry. Notwithstanding that, upon request, we may manufacture emulsion polymers that are customised in accordance with our customers' specifications and requirements. For the Financial Years/Period Under Review, the sales of emulsion polymers contributed 16.85%, 8.81%, 4.60%, 4.46%, 7.00% and 6.66% to our revenue, respectively.

Our Group is involved in the entire process of the manufacturing of emulsion polymers, starting from the formulation process. Our formulation of emulsion polymers are conducted by our in-house product formulation team at a dedicated product formulation area at our Bukit Panchor HQ, whereas the manufacturing of emulsion polymers is carried out at our Valdor Factory. As at the LPD, our Valdor Factory is equipped with 4 lines of emulsion polymerisation reactors, which are used for the manufacturing of emulsion polymers. Please refer to Section 7.11 of this Prospectus for further details on these machinery. Additionally, we also use a customised third-party software system for our manufacturing of emulsion polymers that encompasses various functions such as storing the formulations of each emulsion polymer SKUs, monitoring the weighing of raw materials and chemical products, controlling the emulsion polymerisation reactors to ensure accurate sequencing and proper execution of manufacturing processes of emulsion polymers such as regulating the emulsion polymer mixing speed, temperature settings during controlled heating and cooling processes as well as polymerisation process.

We manufacture emulsion polymers, primarily to be used in our in-house manufacturing of industrial adhesives. We also manufacture and sell emulsion polymers to external customers under our house brand, namely 'GB BOND'. Further details are set out in the table below:

	Volume of emulsion polymers manufactured for in-house manufacturing of industrial adhesives (Tonnes)	Volume of emulsion polymers manufactured for sales to external customers (Tonnes)
FYE 2021	1,106	1,735
FYE 2022	432	840
FYE 2023	190	545
FYE 2024	1,688	603
FYE 2025	1,732	935
FPE 2026	491	376

Emulsion polymers sold to external customers are conducted on a purchase order basis. We sell our emulsion polymers primarily to local customers in Malaysia as well as to overseas markets such as Vietnam and Thailand.

(iii) Manufacturing and sales of sealants

We are also involved in the manufacturing of sealants, which are produced using various raw materials and chemical products including emulsion polymers, silicone/modified silicone, rubber/modified rubber, fillers, additives and/or water. Sealants manufactured by us are mainly silicone-based, acrylic-based and modified silane ("**MS**") polymer-based sealants. Our sealants are manufactured in various gradings which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces and we do not customise sealant formulations for our customers. We began to manufacture sealants for sales in June 2025, hence we did not generate any sales of sealants to customers in the 4 FYEs 2021 to 2024. For the FYE 2025 and FPE 2026, the sales of sealants contributed 0.10% and 0.30% to our revenue respectively.

Our Group is involved in the entire process of the manufacturing of sealants, all of which are carried out at our Bukit Panchor HQ. As at the LPD, our Bukit Panchor HQ is equipped with 1 production line of machinery and equipment for the manufacturing of sealants, which encompasses various functions, including mixing, blending and filling.

Our sealants are sold under our house brand, namely 'dadee' to our customers, on a purchase order basis. As at the LPD, our sealants are sold to local customers in Malaysia.

7.2.1 Our products and applications

Our product offerings can be segmented into 3 main categories, namely industrial adhesives, emulsion polymers and sealants.

(i) Industrial adhesives

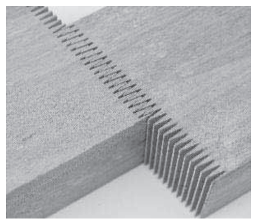
There are various types of industrial adhesives in the market, and we are principally involved in the manufacturing of water-based industrial adhesives. Water-based industrial adhesives form strong bonds between materials as the water content evaporates or is absorbed into the material, resulting in the formation of a solid adhesive layer.

For the past 5 FYEs 2021 to 2025, we sold an average of 409 SKUs of water-based industrial adhesives, while during the FPE 2026, we sold 357 SKUs. Each SKU represents a distinctive formulation, whereby the formulation comprises a specific combination and proportion of raw materials and chemical products to achieve certain specifications and properties, which are developed and manufactured by our Group in accordance with our customers' specific specifications and requirements. Each SKU is not associated with, nor developed exclusively for, a single customer; hence, each SKU may be purchased by multiple customers. Depending on our customers' specifications and requirements, we would generally propose existing SKU(s) where suitable. Where existing formulations do not meet the required specifications and requirements, we will formulate a new distinctive formulation tailored to the customer's needs, resulting to an increase in our SKU database.

While we do not formally impose a minimum order quantity for the manufacturing of industrial adhesives, we generally accept orders with a batch volume of at least approximately 4.00 tonnes based on purchase orders issued by customers on an as-needed basis, including those purchasing our existing SKU or new SKU resulted from the development of a new distinctive formulation. Despite not being patented, all formulations developed in-house are proprietary to our Group, and the formulation details are not disclosed to our customers.

7. BUSINESS OVERVIEW *(cont'd)*

Our water-based industrial adhesives are commonly used in several industrial applications, namely paper and packaging, fabric lamination, woodworking and renovation and building materials. Further details are illustrated in the table below:

Industrial applications	**Descriptions**	**Example of customers' end-products**
Paper and packaging	- Industrial adhesives are used to bond and seal the seams of paper-based products as well as to bond paper materials with non-paper materials. - Our industrial adhesives are used in the manufacturing of paper-based products such as paper bags, book bindings, adhesive labels, tube winding, envelopes and corrugated boxes.	 
Fabric lamination	- Industrial adhesives are used to bond multiple layers of fabric materials or to bond fabric materials with non-fabric materials. - Our industrial adhesives are used in textile lamination, carpet backing and fabric lamination with other materials such as plastic or foams.	
Woodworking	- Industrial adhesives are used to bond wooden components together to produce wood-based products as well as to bond wooden materials with non-wooden materials. - Our industrial adhesives are used in carpentry works for wood-based product and furniture manufacturing, as well as wood overlays and mouldings.	 
Renovation and building materials	- Industrial adhesives are applied in renovation activities as well as used to bond and assemble building materials. - Our industrial adhesives are used in renovation works, which include flooring installation and roof coating, as well as manufacturing of building materials such as gypsum boards.	

Our industrial adhesives are typically supplied in industrial bottles of 3 kg and 5 kg, industrial pails or packages of 20 kg, metal drums of 210 kg or in IBC tanks of 1.1 tonne (which is equivalent to 1,100 kg), depending on the purchase volume.

(ii) Emulsion polymers

We manufacture emulsion polymers, primarily to be used in our in-house manufacturing of industrial adhesives. Additionally, we also manufacture and sell emulsion polymers to external customers. Our emulsion polymers sold to external customers are commonly used as raw materials for the manufacturing of our customers' end-products, such as industrial adhesives, glove coatings, paints and coatings, as well as textiles and fabrics. For the past 5 FYEs 2021 to 2025, we sold an average of 20 SKUs of emulsion polymers, while during the FPE 2026, we sold 17 SKUs. Each SKU represents a distinctive formulation, whereby the formulation comprises a specific combination and proportion of raw materials and chemical products developed to achieve certain specifications and properties, which are developed and manufactured by our Group in accordance with industry requirements and customers' specifications and requirements. Each SKU is not associated with, nor developed exclusively for, a single customer; hence, each SKU may be purchased by multiple customers. Depending on our customers' specifications and requirements, we would generally propose existing SKU(s) where suitable. Where existing formulations do not meet the required specifications and requirements, we will formulate a new distinctive formulation tailored to the customer's needs, resulting to an increase in our SKU database.

While we do not formally impose a minimum order quantity for the manufacturing of emulsion polymers, we generally accept orders with a batch volume of at least approximately 0.50 tonnes based on purchase orders issued by customers on an as-needed basis, including those purchasing our existing SKU or new SKU resulted from the development of a new distinctive formulation. Despite not being patented, all SKU formulations are proprietary to our Group, and the formulation details are not disclosed to our customers.

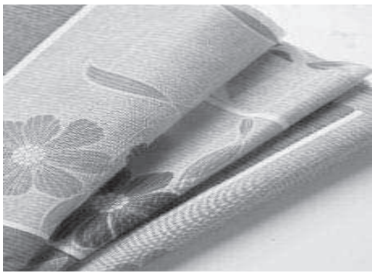
Further details are illustrated in the table below:

Industrial adhesives

Glove coatings

Paints and coatings

Textiles and fabrics



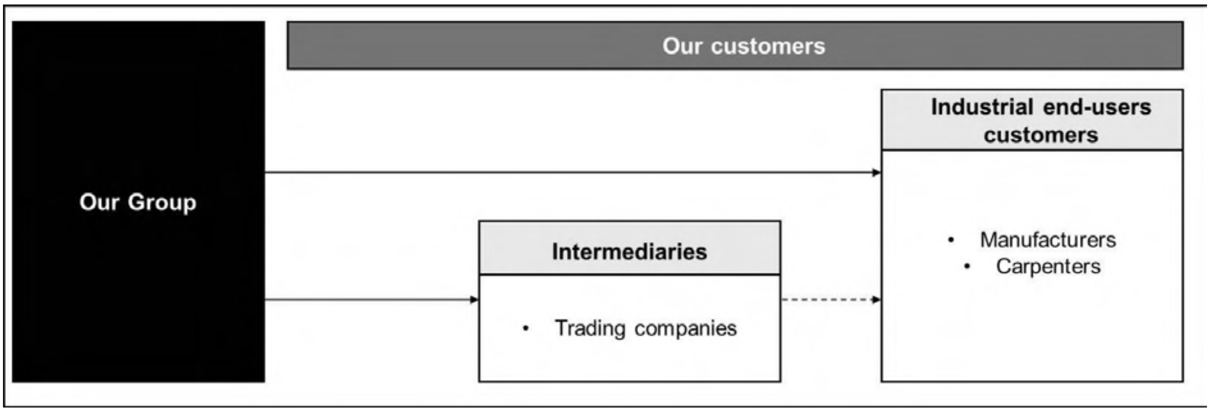
Our emulsion polymers are typically supplied in industrial pails of 20 kg, metal drums of 210 kg or in IBC tanks of 1.1 tonne (which is equivalent to 1,100 kg), depending on the purchase volume.

(iii) Sealants

We manufacture and sell sealants to customers for construction and renovation activities, to fill gaps, cracks, joints or openings of numerous surfaces, which include wood, concrete, marble and metal. We mainly manufacture silicone-based, acrylic-based and MS polymer-based sealants. Since the introduction of sealants into our product offerings in June 2025, we have launched 6 SKUs for sales, all of which are varied in terms of bases, colour, volume size, and/or application such as applied surface (e.g. wood, concrete, marble and metal), applied area (e.g. indoor or outdoor), and common usage (e.g. woodworking/ carpentry, roofing, bathroom fittings, windows/ doors/ walls, concrete/ metal/ plastic joints).

Our sealants are packaged and sold in cartons, each containing 24 cartridges, with capacities ranging from 280ml to 400ml or weights ranging from 350 grams to 450 grams, depending on the SKU.

7.2.2 Our customers



Notes:
→ denotes direct sales to industrial end-user customers.
⇢ denotes indirect sales to industrial end-user customers through intermediaries.

We mainly sell our house brand products directly to industrial end-users of our industrial adhesives, emulsion polymers and sealants. Products sold to industrial end-users directly are generally labelled under our house-brands.

The industrial end-user customers of our industrial adhesives consist of, but are not limited to:

Application	Industrial end-users
Paper and packaging	• Paper manufacturers • Paper box and packaging manufacturers • Cigarette manufacturers • Product label and sticker printing companies • Files and book manufacturers • Bookbinding companies • Stationery manufacturers • Food packaging manufacturers • Tissue manufacturers
Fabric lamination	• Apparel manufacturers • Textile and fabric manufacturers • Furniture manufacturers • Automotive component manufacturers
Woodworking	• Furniture manufacturers • Plywood and veneer manufacturers • Wood flooring manufacturers • Door manufacturers • Frame moulding companies • Finger joint wood-working manufacturers
Renovation and building materials	• Carpenters involved in construction and renovation works • Gypsum board manufacturers

The industrial end-users of our emulsion polymers primarily include manufacturers involved in the manufacturing of industrial adhesives, glove coatings, paints and coatings, as well as textiles and fabrics. On the other hand, the industrial end-users of our sealants are primarily carpenters involved in construction and renovation works and gypsum board manufacturers.

We also sell our products to industrial end-users indirectly through intermediaries (i.e. trading companies) for onwards sales to industrial end-users. Products sold to intermediaries are also primarily labelled under our house-brands. For our industrial adhesives, we may also sell our products to trading companies that are labelled under their brand names upon request.

For industrial adhesives and emulsion polymers, we work closely with industrial end-users to gain a comprehensive understanding of their requirements and applications of our products for direct sales, which is critical for our Group to manufacture customised industrial adhesives as well as propose the suitable emulsion polymers that are in accordance with their specific requirements and applications. Additionally, for indirect sales through intermediaries (i.e. trading companies), we may also work closely with the industrial end-users together with the respective trading companies to manufacture customised industrial adhesives as well as propose the suitable emulsion polymers, if required. For sealants, we do not customise formulations for our customers and they are generally sold as off-the-shelf products.

We primarily sell our products to local customers in Malaysia; as well as to overseas markets such as Vietnam, Thailand and Indonesia, mainly through intermediaries (i.e. trading companies). For the Financial Years/Period Under Review, sales of our products to local customers in Malaysia contributed 81.62%, 88.27%, 91.82%, 91.84%, 90.93% and 92.29% to our total revenue, respectively. Please refer to Section 7.3.2 of this Prospectus for further details on our Group's revenue segmentation by geographical market.

7.2.3 Our business locations

The details of the headquarters and operating facilities of our Group are as follows:

Facilities	Ownership	Address	Built-up area (sq ft)	Date of commencement of operation	Function
Bukit Panchor HQ	Owned	No. 1744, Jalan Industri 2, Kawasan Perindustrian Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang	78,276	January 2018	Headquarters, administrative office, manufacturing plant for industrial adhesives and sealants, as well as storage for finished goods.
Valdor Factory	Owned	No. 21 & 23, Lorong Seruling 2, Taman Perindustrian Valdor, Sungai Bakap, 14200 Sungai Jawi, Pulau Pinang	10,010	February 2004	Manufacturing plant for emulsion polymers.
Shah Alam Office	Rented	No. 2A Tingkat Bawah & 1, Jalan Kemuning Prima D 33/D, Taman Kemuning Utama, Seksyen 33, 40400 Shah Alam, Selangor	3,409	April 2011	Sales and marketing office as well as storage for finished goods.

7.2.4 Warranty

We do not have a formal warranty policy for our in-house manufactured industrial adhesives, emulsion polymers and sealants. However, our products typically have a shelf life of 3 months to 1 year from the date of manufacture. In cases where our customers notify us of any defects such as deformed product appearance or substandard product quality within the shelf life, we will conduct investigation on the causes of such defects. For industrial adhesives or emulsion polymers, if our investigation concludes that the issue falls under our responsibility, we will arrange for collection of the defect industrial adhesives or emulsion polymers from our customers, following which the products will be reprocessed in accordance to the agreed upon product specifications such as visual appearance, product odour, viscosity, total solid content and pH value before being redelivered to our customers. For sealants, where the responsibility for the defect lies with us, we will provide replacement products to the customer. The abovementioned practices are applicable to both our local as well as overseas customers.

Our product reprocessing activities are carried out using our machinery whereby the machining time allocated for our product reprocessing activities cannot be separately quantified. Further, raw materials used in our product reprocessing activities are not material and are expensed off as part of our cost of sales.

7.3 PRINCIPAL MARKETS AND SEGMENTS

7.3.1 Business segments

For the Financial Years/Period Under Review, our Group's total revenue was mainly derived from the sales of industrial adhesives, which accounted for 83.15%, 91.19%, 95.40%, 95.54%, 92.89% and 93.04% of our total revenue respectively.

The breakdown of our Group's revenue by principal activities for the Financial Years/Period Under Review is as follows:

	FYE 2021		FYE 2022		FYE 2023		FYE 2024	
Product category	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	46,024	83.15	53,685	91.19	51,342	95.40	53,826	95.54
Emulsion polymers	9,328	16.85	5,187	8.81	2,476	4.60	2,512	4.46
- Manufacturing	9,328	16.85	4,517	7.67	2,160	4.01	2,512	4.46
- Trading[(1)]	-	-	670	1.14	316	0.59	-	-
Sealants	-	-	-	-	-	-	-	-
Total revenue	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**

	FYE 2025		FPE 2025		FPE 2026	
Product category	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	48,713	92.89	20,180	93.12	22,651	93.04
Emulsion polymers	3,672	7.01	1,491	6.88	1,622	6.66
- Manufacturing	3,672	7.01	1,491	6.88	1,622	6.66
- Trading[(1)]	-	-	-	-	-	-
Sealants	54	0.10	-	-	73	0.30
Total revenue	**52,439**	**100.00**	**21,671**	**100.00**	**24,346**	**100.00**

Note:

(1) In May 2022, our Group experienced a fire incident at our Valdor Factory which had led to a complete suspension of our manufacturing of emulsion polymers at our Valdor Factory. Consequently, we purchased emulsion polymers from third-party suppliers to meet some of our customers' orders. For the FYE 2022 and FYE 2023, the sales of emulsion polymers purchased from third-party suppliers accounted for 1.14% and 0.59% of our revenue, respectively. In the FYE 2024, FYE 2025 and FPE 2026, we did not purchase emulsion polymers from third-party suppliers for sale to our customers.

7.3.2 Geographical markets

For the Financial Years/Period Under Review, our Group's principal market is in Malaysia, which accounted for 81.62%, 88.27%, 91.82%, 91.84%, 90.93% and 92.29% of our total revenue respectively.

The breakdown of our Group's revenue segmentation by geographical market is as follows:

	FYE 2021		**FYE 2022**		**FYE 2023**		**FYE 2024**	
	RM'000	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Malaysia	45,178	81.62	51,965	88.27	49,414	91.82	51,740	91.84
Overseas	10,174	18.38	6,907	11.73	4,404	8.18	4,598	8.16
- Vietnam	3,100	5.60	2,070	3.52	2,602	4.83	2,776	4.93
- Indonesia	1,472	2.66	1,857	3.15	738	1.37	735	1.30
- Thailand	2,011	3.63	1,944	3.30	609	1.13	524	0.93
- Others(1)	3,591	6.49	1,036	1.76	455	0.85	563	1.00
Total revenue	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**

	FYE 2025		**FPE 2025**		**FPE 2026**	
	RM'000	**%**	**RM'000**	**%**	**RM'000**	**%**
Malaysia	47,680	90.93	20,123	92.86	22,470	92.29
Overseas	4,759	9.07	1,548	7.14	1,876	7.71
- Vietnam	2,811	5.36	909	4.19	1,034	4.25
- Indonesia	573	1.09	289	1.33	565	2.32
- Thailand	529	1.01	223	1.03	167	0.69
- Others(1)	846	1.61	127	0.59	110	0.45
Total revenue	**52,439**	**100.00**	**21,671**	**100.00**	**24,346**	**100.00**

Note:

(1) Comprise revenue from Dubai, China, Bangladesh and Singapore.

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7.3.3 Customer types

For the Financial Years/Period Under Review, our Group's total revenue was mainly derived from sales to industrial end-user customers, which accounted for 79.15%, 86.24%, 82.80%, 85.72%, 89.64% and 90.14% of our total revenue respectively.

The breakdown of our Group's revenue by customer types for the Financial Years/Period Under Review is as follows:

	FYE 2021		FYE 2022		FYE 2023		FYE 2024	
Customer types	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial end-user customers	43,811	79.15	50,769	86.24	44,559	82.80	48,292	85.72
Intermediaries	11,541	20.85	8,103	13.76	9,259	17.20	8,046	14.28
Total revenue	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**

	FYE 2025		FPE 2025		FPE 2026	
Customer types	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial end-user customers	47,005	89.64	19,617	90.52	21,946	90.14
Intermediaries	5,434	10.36	2,054	9.48	2,400	9.86
Total revenue	**52,439**	**100.00**	**21,671**	**100.00**	**24,346**	**100.00**

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7.4 COMPETITIVE STRENGTHS

7.4.1 We have an established history and proven growth, with 26 years of experience since commencement of our business in 2000

We have an established history of 26 years since commencement of our business in 2000, starting with the manufacturing of general-purpose industrial adhesives. Shortly after in 2001, we began to manufacture specialised industrial adhesives with customised formulations based on our customers' specific requirements and application needs. Furthermore, we expanded our business in 2004 as we began to manufacture emulsion polymers, which are used internally as raw materials to support and facilitate our in-house manufacturing of industrial adhesives, and was subsequently made available for sale to external customers in 2018. Our in-house capability to manufacture emulsion polymers enables us to achieve faster production turnaround times, maintain greater control on the quality and consistency of raw materials, as well as to reduce our Group's manufacturing costs. It also eliminates our reliance on third-party suppliers for emulsion polymers, providing greater flexibility in expanding our business and securing orders from customers. In addition, we further expanded our product offerings in 2025 by manufacturing sealants. Our industry experience gained throughout the years has led to the expansion of our business, thus allowing us to establish ourselves as a reputable manufacturer of industrial adhesives and emulsion polymers.

The growth of our Group is also proven by the scale of our business operations which has grown throughout the years, evidenced by the expansion of our business location from Changkat Factory with an approximate built-up area of 3,000 sq ft which we subsequently expanded to 15,200 sq ft, followed by the relocation to Bukit Panchor Factory with an approximate built-up area of 47,752 sq ft, and eventually to our Bukit Panchor HQ spanning a total built-up area of approximately 78,276 sq ft which is equipped with 14 mixing and blending machines for the manufacturing of industrial adhesives, 5 auxiliary mixing and blending machines primarily used for industrial adhesive production trials and sample productions, as well as 1 production line for the manufacturing of sealants as at the LPD. We have also established our Valdor Factory, covering a total built-up area of approximately 10,010 sq ft which is equipped with 4 lines of emulsion polymerisation reactors, to house our manufacturing operations of emulsion polymers. Furthermore, we have established our Shah Alam Office to strengthen our presence in the central region of Peninsular Malaysia. We believe that our established history and proven growth have formed a solid foundation for us to continue driving the growth of our Group.

7.4.2 Our technical expertise and product knowledge enable us to manufacture customised industrial adhesives that are tailored to customers' requirements as well as emulsion polymers and sealants formulated for various industrial applications

Our manufacturing of industrial adhesives and emulsion polymers is supported by our in-house resources which include a dedicated product formulation area as well as product formulation team comprising 4 chemists and 1 lab assistant as at the LPD, who are equipped with technical expertise and knowledge on industrial adhesives and emulsion polymers. Our product formulation team is led by our Executive Director, Lee Kim Wei, who has more than 30 years of experience in the industrial adhesive and emulsion polymer industries. Further, all our chemists and lab assistant hold science degree qualifications, and have an average of approximately 7 years of working experience in the field related to chemicals.

For industrial adhesives, our in-house product formulation capabilities have enabled us to develop new formulations for products as well as improve existing products that align with our customers' requirements and expectations. For the past 5 FYEs 2021 to 2025, we sold an average of 409 SKUs of customised water-based industrial adhesives, while during the FPE 2026, we sold 357 SKUs.

For emulsion polymers, our expertise focuses on developing formulations tailored for various industrial applications. For the past 5 FYEs 2021 to 2025, we sold an average of 20 SKUs of emulsion polymers, while during the FPE 2026, we sold 17 SKUs. Additionally, through our in-house product formulation expertise, we successfully launched sealants as a new product offering in June 2025, comprising 6 SKUs.

The experience that we have accumulated over the years has enabled us to gain extensive knowledge and profound understanding of industrial adhesives and emulsion polymers in supporting and facilitating our customers' industrial applications and manufacturing activities, thereby allowing us to continue supplying our products that meet our customers' application requirements and specifications. Amongst our major customers detailed in Section 7.17 of this Prospectus, 7 out of 10 of these major customers have at least 10 years of business relationships with our Group as at the LPD. In addition, through continuous engagement with our customers, we are able to gather valuable customer feedback on our products as well as industry insights, allowing us to refine our formulation and manufacturing of our products to better serve our customers (i.e. meeting their requirements and expectations) and to maintain the competitiveness of our products and manufacturing capabilities.

7.4.3 Our products are used in a diverse spectrum of industrial applications, allowing us to serve a large customer base

Our industrial adhesives and emulsion polymers are manufactured to support and facilitate our customers' diverse spectrum of industrial applications such as paper and packaging, fabric lamination, woodworking, and renovation and building materials; as well as the manufacturing of industrial adhesives, glove coatings, paints and coatings, and textiles and fabric, respectively. Please refer to Section 7.2.1 of this Prospectus for further details on the applications of our industrial adhesives and emulsion polymers. Further, our newly launched product, sealants, are used in construction and renovation activities on various surfaces, including wood, concrete, marble and metal. Our customers are primarily industrial end-users who utilise our products in the industrial manufacturing or processing of their end-products, as well as in construction and renovation activities. Apart from providing our products to industrial end-users, we also manufacture products for intermediaries (i.e. trading companies) for onwards sales to industrial end-users, all of which are labelled under our house brands. We may also sell our industrial adhesives labelled under third-party brand names upon request. As our products have a diverse spectrum of industrial applications, we provide our products to a large customer base as industrial adhesives and emulsion polymers are indispensable in the industrial manufacturing and processing lines of many industries. For the Financial Years/Period Under Review, we sold our products to 1,115, 1,062, 1,062, 1,026, 1,146 and 867 customers, respectively.

In view of our products' diverse spectrum of industrial applications and large customer base, our Group is able to continuously expand our market reach and capture more business opportunities across the industrial manufacturing and processing lines of many industries. Further, we are able to mitigate our risk of being affected by unexpected downturns in any particular industry as the growth of our Group is not dependent on a specific industry.

7.4.4 The quality of our products is attested by our adherence to quality control measures and our compliance to internationally recognised standards

Our ability to maintain consistency in the quality of our products is critical in building our customers' confidence towards us. We maintain the quality and consistency of our products by implementing in-house quality control measures throughout the formulation to manufacturing process of our products. In addition, as part of our quality control measures, we use customised third-party software systems for our manufacturing operations of industrial adhesives and emulsion polymers, whereby the software systems encompass various functions such as storing the formulations of each industrial adhesive and emulsion polymer SKUs, monitoring the weighing of raw materials and chemical products, controlling the machines to ensure accurate sequencing and proper execution of manufacturing processes of industrial adhesives and emulsion polymers, all of which allows us to achieve greater consistency, efficiency and productivity in fulfilling our customers' requirements. Further, industrial adhesives and emulsion polymers that do not meet our internal standards will be rejected during the quality control stage for reprocessing until they comply with the required standards.

Our Group is in compliance with the internationally recognised standard of ISO 9001:2015, ISO 14001:2015 and ISO 45001:2018, which attest to the quality standard of our industrial adhesives and emulsion polymers as well as provide confidence to our customers. Further, by consistently providing quality products to customers, we have been able to secure recurring orders from customers. In FYE 2025, out of a total of 1,146 customers, 882 were recurring customers who had made purchases in FYE 2021, FYE 2022, FYE 2023 and/or FYE 2024.

We believe that our implementation of quality control measures and our compliance to internationally recognised standards are testaments to our technical competency and will increase our customers' confidence in our capabilities. Further, bolstering our business reputation in delivering quality products will continue to enable us to attract new customers as well as to retain existing customers, thereby driving continuous business growth of our Group.

7.4.5 Our Group has experienced Managing Director, Executive Directors and Key Senior Management

Our Managing Director, Executive Directors and Key Senior Management have accumulated years of experience in their respective fields of expertise, industrial knowledge and/or in-depth understanding of our business operations. Under their leadership, we have established our industry reputation as a manufacturer of quality industrial adhesives and emulsion polymers. The industry reputation that we have established over the years have been crucial to our Group in attracting new customers and retaining our business relationships with existing customers.

The table below sets out our Managing Director, Executive Directors and Key Senior Management as well as the years of relevant working experience:

Name	Designation	Years of relevant working experience
Dato' Gooi	Managing Director	35
Lee Kim Wei	Executive Director	33
Gooi Zi Jing	Executive Director	11
Eng Pek Yui	Chief Financial Officer	18
Leo Hee Seng	Director of Purebond Adhesive	39
Yew Kim Chuan	Sales Manager of GB Chemical	24

Please refer to Sections 5.1.2, 5.2.2 and 5.3.2 of this Prospectus for the profiles of our Managing Director, Executive Directors and Key Senior Management. Our Managing Director, Executive Directors and Key Senior Management have strong industry and functional expertise as a result of years of experience in their respective fields. Further, each of our Executive Directors and Key Senior Management takes an active, hands-on role in spearheading their respective departments to support the growth of our Group. Their hands-on involvement in our Group demonstrates their strong commitment to our growth as we continue to expand our business.

7.5 FUTURE PLANS AND STRATEGIES

7.5.1 We intend to establish our physical presence and expand our sales in Vietnam

For the past 5 FYEs 2021 to 2025 and FPE 2026, our sales to Vietnam contributed 5.60%, 3.52%, 4.83%, 4.93%, 5.36% and 4.25% to our total revenue, respectively. For FPE 2026, we sell our products to a single customer in Vietnam, namely Vietnam V-Bond Company Limited. Nevertheless, as at the LPD, we intend to pursue our previous customers in Vietnam and have also identified other potential customers in Vietnam whom we can sell our products to, who are mainly involved in the woodworking as well as paper and packaging industry. Building on our steady stream of revenue from Vietnam, as well as the growth potential of the industrial adhesives, emulsion polymers and sealants industry in Vietnam, as detailed in Section 4.10 of this Prospectus, we plan to further expand our business and strengthen our market presence by establishing a local sales office in the country ("**Vietnam Office**"), which will focus on driving additional sales in Vietnam. This expansion plan will involve:

(i) hiring of a general manager to manage the operations of our Vietnam Office as well as 6 sales executives to carry out sales activities and to foster and maintain relationships with local customers. In addition, we intend to hire 1 administrative clerk, 1 logistic personnel and 1 account clerk to support our business operations at the Vietnam Office;

(ii) purchase of equipment for quality control such as viscometer and oven, to carry out final inspections and/or testing prior to product delivery to customers;

(iii) rental of storage space, on an ad-hoc basis, at a third-party shared warehouse for product storage prior to delivery to customers;

(iv) rental of an office unit measuring approximately 65 sq m in Ho Chi Minh City, Vietnam, for the establishment of our Vietnam Office; and

(v) engagement in various marketing activities to drive sales, including participating in trade exhibitions, industry fairs and promotional events; organising digital marketing campaigns; advertising through online and print media; and producing promotional materials such as brochures and product samples.

Our Group estimates that the total cost of this expansion plan to be approximately RM3.50 million, which will be fully funded from our IPO proceeds, comprising the associated staff costs, one-off purchase of office equipment and quality control equipment, rental of storage space at a third-party shared warehouse on an ad-hoc basis, rental of the Vietnam Office and as well as marketing expenses. Please refer to Section 4.10 of this Prospectus for further details on the breakdown of the total estimated costs and the respective utilisation timeframe for this expansion plan. We intend to establish the Vietnam Office within 6 months from the date of our Listing.

While our Group has not conducted a formal feasibility study on the viability of establishing a physical presence in Vietnam, our decision to expand our presence in Vietnam is supported by our existing experience in serving customer in Vietnam. We have been exporting our products to Vietnam and, over the years, we have regularly visited our customer in Vietnam to provide assistance in sales and gathering end-user customers' requirements for product formulation. Through these engagements, we have gained practical insights into the demand for our products, customer preferences and behaviour, as well as the business landscape in Vietnam. Such experience, together with our existing customer relationship and identification of potential customers in Vietnam, has enabled us to assess the market potential and formulate our expansion plans.

Further, the proposed establishment of the Vietnam Office does not involve setting up manufacturing operations or other capital-intensive infrastructure. The proposed operations will primarily comprise an office, ad-hoc storage space at a third-party shared warehouse, quality control equipment and a team of management, sales and administrative personnel. Accordingly, the proposed expansion involves a relatively straightforward operational set-up, which does not require significant or complex infrastructure, manufacturing capabilities or technical facilities.

The Vietnam Office will support our business expansion in the country and enable our Group to better serve and secure customers in Vietnam as we will be in close proximity to, and accessible by, local customers in Vietnam. Further, having a local presence is also expected to speed up order processing and improve logistics coordination, thus expediting product deliveries, which will in turn provide greater confidence to local customers. We believe that all of these will enable us to secure additional customers and grow our sales in Vietnam, and subsequently drive the overall growth of our business.

7.5.2 We intend to expand our manufacturing capacity for industrial adhesives and sealants by renting a new factory and purchasing new machinery and equipment to be placed at a new factory

We plan to increase our manufacturing capacity for industrial adhesives (which are our key products and main revenue generator) and sealants (which was newly introduced to our product range in June 2025) by purchasing a series of new machinery and equipment. As our Bukit Panchor HQ and Valdor Factory are fully occupied, we intend to rent a new factory located near our Bukit Panchor HQ with a built-up area of approximately 40,000 sq ft ("**New Factory**") to house these new machinery and equipment, immediately after our Listing. The rental of the New Factory is estimated to cost approximately RM80,000 per month, to which we plan to allocate RM3.00 million from the IPO proceeds to fund the rental (as well as the requisite deposits) over 36 months from the date of our Listing.

Further details of our manufacturing capacity expansion plan are as follows:

(i) Industrial adhesives

As detailed in Section 7.6.1 of this Prospectus, we recorded a utilisation rate of 86.78%, 82.85%, 85.87% and 94.07% for our industrial adhesives manufacturing operations for the past 4 FYEs 2021 to 2024 respectively. In view of the high utilisation rate, we invested in 3 additional mixing and blending machines in November 2024 to increase our manufacturing capacity. Notwithstanding that the newly added capacity contributed by the 3 new mixing and blending machines is yet to be fully utilised as evidenced by the utilisation rate of 65.13% and 72.41% in FYE 2025 and FPE 2026 respectively, we intend to continue expanding our manufacturing capacity for industrial adhesives in anticipation of continuous growth of sales in Malaysia as well as in Vietnam. The anticipated sales growth in both Malaysia and Vietnam is premised on intensified sales and marketing activities as well as our expansion plan in Vietnam detailed in Section 4.10 of this Prospectus.

We intend to expand our manufacturing capacity for industrial adhesives through the purchase of 4 additional mixing and blending machines for industrial adhesives. We intend to allocate RM1.00 million from the IPO proceeds for the purchase and installation of the 4 additional mixing and blending machines at our New Factory. The purchase of 4 additional mixing and blending machines for industrial adhesives with additional annual manufacturing capacity of 8,342.40 tonnes will increase our Group's total annual manufacturing capacity for industrial adhesives by approximately 35.31% to 31,971.30 tonnes from 23,628.90 tonnes.

In summary, the purchase of machinery and equipment to be installed at the New Factory will increase our Group's annual manufacturing capacity as follows:

Current annual manufacturing capacity (tonnes)[(1)]	**Incremental annual manufacturing capacity (tonnes)[(2)]**	**New annual manufacturing capacity (tonnes)[(3)]**
23,628.90	8,342.40	31,971.30

Notes:

(1) Calculated by a total manufacturing capacity of approximately 99.70 tonnes per day using 14 mixing and blending machines, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(2) Calculated by a total manufacturing capacity of approximately 35.20 tonnes per day using the 4 additional mixing and blending machines to be purchased, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(3) Calculated based on the aggregate of our current annual manufacturing capacity and the incremental annual manufacturing capacity.

We believe that the demand for industrial adhesives will continue growing in tandem with the sustained growth of the manufacturing and construction sectors, given the wide usage and broad applications of industrial adhesives in both sectors. As such, having sufficient and available manufacturing capacity will enable us to respond promptly to any business opportunities presented to us and to secure orders from customers. Further, according to the IMR Report, our Group recorded a market share of 7.59% in the industrial adhesives industry in Malaysia, in 2025. This signifies a potential for our Group to expand our market share as we grow our manufacturing capacity alongside the growth in our sales.

(ii) Sealants

As a result of our product development efforts, we successfully developed and commercialised sealants as one of our product offerings in June 2025. As at the LPD, our Bukit Panchor HQ is equipped with 1 production line of machinery and equipment for the manufacturing of sealants. As we begin to aggressively market and sell our sealants to customers, including cross-selling to existing customers of industrial adhesives, we will require additional manufacturing capacity for sealants to cater to the increased sales.

As such, we intend to allocate RM1.50 million from the IPO proceeds to purchase and install 2 additional production lines for sealants, which are made up of a series of machinery and equipment, including dispersing power mixers, hydraulic/barrel extruders, vacuum pumps and filling machines. Please refer to Section 4.10 of this Prospectus for further details of these machinery and equipment.

The 2 additional production lines for the manufacturing of sealants will increase our annual manufacturing capacity for sealants by 200.00% from 474.00 tonnes to 1,422.00 tonnes. In summary, the 2 additional production lines to be installed at the New Factory will increase our Group's annual manufacturing capacity as follows:

Current annual manufacturing capacity (tonnes)(1)	Incremental annual manufacturing capacity (tonnes)(2)	New annual manufacturing capacity (tonnes)(3)
474.00	948.00	1,422.00

Notes:

(1) Calculated by a total manufacturing capacity of approximately 2.00 tonnes per day using 1 production line, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(2) Calculated by a total manufacturing capacity of approximately 4.00 tonnes per day using the 2 additional production lines to be purchased, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(3) Calculated based on the aggregate of our current annual manufacturing capacity and the incremental annual manufacturing capacity.

While the 2 additional production lines are primarily intended for the manufacturing of sealants at our New Factory, they are also compatible for the manufacturing of industrial adhesives and may be utilised as such. Hence, if required, these 2 production lines can be utilised for the manufacturing of industrial adhesives to address urgent manufacturing demands or operational needs.

The increase in our manufacturing capacity of industrial adhesives and sealants is aligned with our plan to expand our sales and customer base both locally and overseas, which will in turn contribute to our overall business and financial growth.

7.5.3 We intend to enhance our product formulation capabilities through the purchase of testing and analytical equipment for product formulation

Our product formulation activities focus on the formulation of industrial adhesives, emulsion polymers and sealants that cater to our customers' requirement and needs. We analyse and understand our customers' requirements from various aspects, including the application of our products as well as other properties such as bond strength, bonding surface, product odour, viscosity, total solid content, pH value, curing time, flexibility and/or environmental resistance, all of which are critical for us to develop product formulations that best suit our customers' needs.

As at the LPD, our product formulation activities are carried out in-house at a dedicated product formulation area located at our Bukit Panchor HQ. As at the LPD, we are equipped with viscometer, pH meter and oven for product property tests such as (e.g. product appearance, product odour, viscosity, total solid content and pH value). To enhance our product formulation capabilities and turnaround time, we intend to allocate RM0.90 million from the IPO proceeds for the purchase of several new testing and analytical equipment, namely:

(i) differential scanning calorimetry, for determining the transition glass temperature of emulsion polymers;

(ii) universal tensile testing machine, for assessing the mechanical properties of industrial adhesives, emulsion polymers and sealants;

(iii) particle size analyser, for measuring the particle sizes and distributions of industrial adhesives and emulsion polymers; and

(iv) minimum film forming temperature analyser, for determining the minimum film forming temperature of industrial adhesives and emulsion polymers.

These testing and analytical equipment are dedicated to product formulation activities, functions of which are detailed in Section 4.10 of this Prospectus. We intend to purchase these equipment within 24 months from the date of our Listing, to be placed at the dedicated product formulation area in our Bukit Panchor HQ.

With enhanced product formulation capabilities, we will be able to better propose formulations to customers, supported by detailed analyses of the industrial adhesives, emulsion polymers and sealants, which enable our customers to assess the suitability and performance of our products for their intended applications. This is expected to increase customer confidence over our expertise and offerings, potentially converting to sales and eventually contributing to our business growth.

7.5.4 We intend to intensify our sales and marketing activities to grow our customer base and sales in Malaysia

As at the LPD, we secure new customers primarily through direct approach with potential customers, referrals from business associates and enquiries received via our corporate website. We intend to allocate RM0.50 million from the IPO proceeds to intensify our sales and marketing activities in Malaysia, which include:

(i) increasing on-ground marketing campaigns, including promotional displays, signages and banners;

(ii) participating in exhibitions such as International Architecture, Interior Design and Building Exhibition ("ARCHIDEX") and/or Asia Pacific Coatings Show ("APCS"); and

(iii) adopting digital marketing through advertisement on the social media platforms.

These sales and marketing activities will be carried out within 24 months from the date of our Listing using the allocated IPO proceeds, by our in-house sales and marketing team, which comprises 11 employees as at the LPD. Additionally, where necessary, we may engage third-party marketing companies for certain sales and marketing activities moving forward, such as online media companies for digital marketing.

We believe that these sales and marketing initiatives will increase our brand awareness and enhance our brand recognition amongst our potential customers. Further, the participation in exhibitions will allow us to showcase our product offerings and expertise to potential customers. All of which are expected to contribute to the growth of our customer base and sales, thereby enhancing our business and financial performance.

7.6 OPERATIONAL CAPACITY AND UTILISATION

Our Group's annual capacity, actual output and utilisation rate are calculated based on the manufacturing capacity of industrial adhesives and sealants in our Bukit Panchor HQ, as well as emulsion polymers in our Valdor Factory.

Our Valdor Factory operations were suspended in May 2022 due to a fire incident and resumed in December 2024 upon completion of its reconstruction. Please refer to Section 7.14 of this Prospectus for further details on the fire incident at our Valdor Factory.

Prior to the fire incident, we operated 3 lines of emulsion polymerisation reactors for the manufacturing of emulsion polymers. Following the fire incident, from September 2022 to November 2024, we repurposed one of our mixing and blending machines for industrial adhesives at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers. Concurrently, in September 2022, we also acquired one of the emulsion polymerisation reactors affected by the fire from the insurance company to be refurbished and installed at our Bukit Panchor HQ to manufacture emulsion polymers prior to restoring our emulsion polymer manufacturing operations at our Valdor Factory. Upon completion of the reconstruction of Valdor Factory in December 2024, we relocated our emulsion polymer manufacturing operations back to our Valdor Factory. We relocated the refurbished emulsion polymerisation reactor back to our Valdor Factory and acquired 3 new lines of emulsion polymerisation reactors. Concurrently, in December 2024, we converted the repurposed emulsion polymerisation reactor back to a mixing and blending machine for the manufacturing of industrial adhesives.

7.6.1 Manufacturing capacity of industrial adhesives

Our Group's manufacturing capacity, actual manufacturing output and utilisation rate of industrial adhesives in Bukit Panchor HQ for the Financial Years/Period Under Review are as follows:

	Manufacturing capacity (Tonnes)	**Manufacturing output (Tonnes)**	**Utilisation rate (%)[7]**
FYE 2021	16,590.00[1]	14,396.01	86.78
FYE 2022	16,242.40[2]	13,457.58	82.85
FYE 2023	15,547.20[3]	13,350.19	85.87
FYE 2024	16,800.80[4]	15,805.22	94.07
FYE 2025	23,628.90[5]	15,389.13	65.13
FPE 2026	9,670.90[6]	7,002.94	72.41

Notes:

(1) Calculated based on the total daily manufacturing capacity of approximately 70.00 tonnes per day using 11 mixing and blending machines, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(2) Calculated based on the total daily manufacturing capacity of approximately 70.00 tonnes per day using 11 mixing and blending machines, for approximately 158 working days from January 2022 to August 2022; and a daily manufacturing capacity of approximately 65.60 tonnes per day using 10 mixing and blending machines, for approximately 79 working days from September 2022 to December 2022 following the conversion of 1 of our mixing and blending machine to an emulsion polymerisation reactor to manufacture emulsion polymers in September 2022. The total number of working days in FYE 2022 was 237 days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(3) Calculated based on the total daily manufacturing capacity of approximately 65.60 tonnes per day using 10 mixing and blending machines, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(4) Calculated based on the total daily manufacturing capacity of approximately 65.60 tonnes per day using 10 mixing and blending machines, for 238 working days in a year; a daily manufacturing capacity of approximately 4.40 tonnes per day using 1 mixing and blending machine, for approximately 20 days in December 2024 following the conversion of the repurposed emulsion polymerisation reactor back to a mixing and blending machine to manufacture industrial adhesives in December 2024; and a daily manufacturing capacity of approximately 27.50 tonnes per day using 3 additional mixing and blending machines for 40 working days from November 2024 to December 2024, following the acquisition and commissioning of these 3 additional mixing and blending machines in November 2024. The total number of working days in FYE 2024 was 238 days as it was a leap year and upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(5) Calculated based on the total daily manufacturing capacity of approximately 99.70 tonnes per day using 14 mixing and blending machines, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance, following the upgrade of 1 mixing and blending machine in January 2025, which increased our daily manufacturing capacity by 2.20 tonnes.

(6) Calculated based on the total daily manufacturing capacity of approximately 99.70 tonnes per day using 14 mixing and blending machines, for 97 working days from January 2026 to May 2026, upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(7) Utilisation rate is computed based on actual manufacturing output divided by annual manufacturing capacity and multiplied by 100.00%.

7.6.2 Manufacturing capacity of emulsion polymers

Our Group's manufacturing capacity, actual manufacturing output and utilisation rate of emulsion polymers in Valdor Factory for the Financial Years/Period Under Review are as follows:

	Manufacturing capacity (Tonnes)	**Manufacturing output (Tonnes)**	**Utilisation rate (%)**[8]
FYE 2021	3,128.40[1]	2,841.00	90.81
FYE 2022	1,738.00[2]	1,272.00	73.19
FYE 2023	2,085.60[3]	735.00	35.24[4]
FYE 2024	2,318.40[5]	2,291.00	98.82
FYE 2025	4,740.00[6]	2,667.00	56.27
FPE 2026	1,940.00[7]	867.00	44.69

Notes:

(1) Calculated based on the total daily manufacturing capacity of approximately 13.20 tonnes per day using 3 emulsion polymerisation reactors, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(2) Calculated based on the total daily manufacturing capacity of approximately 13.20 tonnes per day using 3 emulsion polymerisation reactors, for 79 days from January 2022 to April 2022 prior to the fire incident; a total daily manufacturing capacity of approximately 4.40 tonnes per day using 1 repurposed emulsion polymerisation reactor which was repurposed from one of our mixing and blending machines for industrial adhesives at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers for 70 days from September 2022 to December 2022; and a total daily manufacturing capacity of approximately 4.40 tonnes per day using 1 refurbished emulsion polymerisation reactor which was purchased from the insurance company and was refurbished and installed at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers for 70 days from September 2022 to December 2022. The total number of working days in FYE 2022 was 237 days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(3) Calculated based on the total daily manufacturing capacity of approximately 8.80 tonnes per day using 2 emulsion polymerisation reactors (i.e. the repurposed emulsion polymerisation reactor and refurbished emulsion polymerisation reactor), for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(4) The utilisation rate of emulsion polymers in Valdor Factory for the FYE 2023 decreased significantly due to a reduction in sales following the fire incident. During this period, our manufacturing of emulsion polymer was used to support our Group's in-house manufacturing of industrial adhesive as well as to serve existing customers' order. Please refer to Section 7.3.1 for further information on our Group's revenue breakdown by principal activities.

(5) Calculated based on the total daily manufacturing capacity of approximately 8.80 tonnes per day using 2 emulsion polymerisation reactors (i.e. the repurposed emulsion polymerisation reactor and refurbished emulsion polymerisation reactor), for 218 working days from January 2024 to November 2024; and a total daily manufacturing capacity of approximately 20.00 tonnes per day using 4 emulsion polymerisation reactors at our Valdor Factory, including the refurbished emulsion polymerisation reactor which we have upgraded to increase its daily manufacturing capacity by 0.60 tonnes, and 3 new lines of emulsion polymerisation reactors with a daily manufacturing capacity of 5.00 tonnes each, for 20 working days in December 2024. The total number of working days in FYE 2024 was 238 days as it was a leap year and upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(6) Calculated based on the total daily manufacturing capacity of approximately 20.00 tonnes per day using 4 emulsion polymerisation reactors, for 237 working days in a year upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(7) Calculated based on the total daily manufacturing capacity of approximately 20.00 tonnes per day using 4 emulsion polymerisation reactors, for 97 working days from January 2026 to May 2026, upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(8) Utilisation rate is computed based on actual manufacturing output divided by annual manufacturing capacity and multiplied by 100.00%.

7.6.3 Manufacturing capacity of sealants

Our Group's manufacturing capacity, actual manufacturing output and utilisation rate of sealants in Bukit Panchor HQ in FYE 2025 (June to December) and FPE 2026 are as follows:

	Manufacturing capacity (Tonnes)	Manufacturing output (Tonnes)	Utilisation rate (%)[(3)]
FYE 2025 (June – December)	276.00[(1)]	4.88	1.77
FPE 2026	194.00[(2)]	5.96	3.07

Notes:

(1) Calculated based on the total daily manufacturing capacity of approximately 2.00 tonnes per day using 1 production line, for 138 working days from June 2025 to December 2025, upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(2) Calculated based on the total daily manufacturing capacity of approximately 2.00 tonnes per day using 1 production line, for 97 working days from January 2026 to May 2026, upon considering closures on public holidays and Sundays as well as closures for scheduled cleaning / maintenance.

(3) Utilisation rate is computed based on actual manufacturing output divided by annual manufacturing capacity and multiplied by 100.00%.

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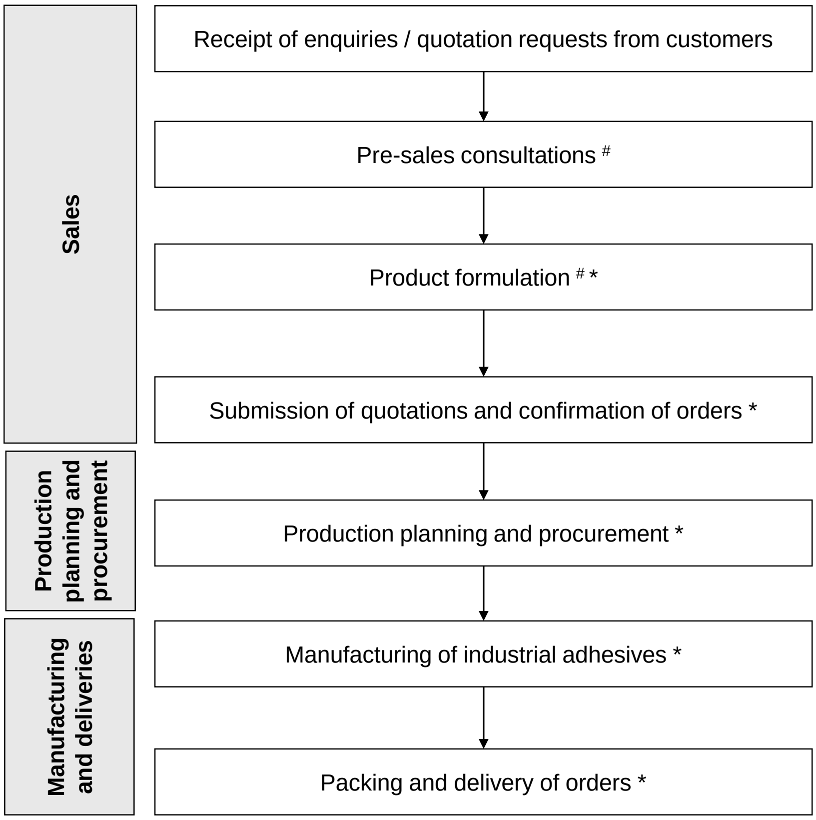
7.7 PROCESS FLOW

The operational process flows for the manufacturing of our main products, namely industrial adhesives and emulsion polymers, are as follows:

7.7.1 Manufacturing of industrial adhesives

The following diagram shows the operational process of our manufacturing of industrial adhesives:



Notes:

\# Indicates processes for requests involving new product formulations from customers.
* Indicates processes where quality control checks are carried out.

<u>Sales</u>

Upon receiving customer enquiries for new formulations, we conduct pre-sales consultations to analyse and assess our customers' industrial applications and requirements of our industrial adhesives. This process allows us to analyse the feasibility and product requirements to ensure that we are able to fulfil our customers' specifications and needs.

Thereafter, we commence product formulation to develop new formulations based on our customers' product requirements and specifications, including producing product samples for customers' evaluations, which typically take up to a week, subject to the availability of raw materials and chemical products. During customer evaluations, we work closely with our customers and conduct various tests, including applying the industrial adhesives on our customers' products to determine the suitability of the new formulations in meeting our customers' desired needs. Based on our customers' feedback and product test results, we may adjust the formulation to align with the desired outcomes.

Once we have finalised the product formulations, we prepare quotations for our customers, taking into consideration the complexity of the product formulations, cost of raw materials and chemical products and purchase volumes. Upon acceptance of quotations, our customers will issue purchase orders to confirm the sales. Where requested by our overseas customers, local customers who may distribute our industrial adhesives to overseas markets, or where required by the regulations of the relevant overseas jurisdictions, we will submit the industrial adhesives to independent third-party laboratories for industrial product analysis. Such analysis is conducted to assess the composition, properties and quality of the products, and to obtain formal test reports demonstrating compliance with regulatory standards applicable in countries to which we export to.

For enquiries involving existing formulations, quotations are prepared based on the prevailing cost of raw materials and chemical products and purchase volumes.

Production planning and procurement

We will outline a detailed production plan prior to mass manufacturing, which sets out amongst others, the raw materials and chemical products required, formulations, production sequences as well as production schedules, taking into considerations our production capacities and resources available. We also perform inventory level assessments on a monthly basis to confirm the sufficiency of the required raw materials and chemical products in our inventory prior to procuring from our suppliers, if required. We typically maintain inventory levels of raw materials and chemical products sufficient for approximately 3 months of our production, whilst taking into consideration orders received from customers and our projected sales based on historical trend, as well as lead time required for the arrival of raw materials and chemical products at our Bukit Panchor HQ. Upon receipt of raw materials and chemical products from suppliers, raw materials and chemical products will undergo quality control checks to ensure compliance with our specifications and quantities, as well as in good conditions.

Prior to manufacturing, the required raw materials and chemical products will be retrieved from our inventory and sent to the manufacturing lines in accordance with the production plan. Additionally, we also conduct inspections and calibration on our mixing and blending machines as well as tools and accessories to be utilised as part of our quality control measures to ensure that the machinery as well as tools and accessories are in optimal conditions to produce industrial adhesives in accordance with our customers' requirements.

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Manufacturing and deliveries

We then carry out manufacturing of industrial adhesives according to our production schedules. The raw materials and chemical products required are loaded into the mixing and blending machines, where they undergo thorough mixing and blending processes, which typically take 2 to 10 hours, depending on the specific requirements of each product. Where the industrial adhesive mixtures contain raw materials and chemical products that require heating, the industrial adhesive mixtures will undergo controlled heating processes to ensure proper dissolution to achieve the intended textures.

Following the manufacturing processes, we conduct product testing on the industrial adhesives to assess their properties (e.g. product appearance, product odour, viscosity, total solid content and pH value) to ensure that the final products meet the desired outcomes in accordance with the products' specifications. Samples from each production batch will be retained for product tracing purposes, and are disposed upon the expiry of the products' shelf life. Our industrial adhesives typically have a shelf life of 6 months to 1 year, depending on the raw materials and chemical products used.

The industrial adhesives are then filled into industrial bottles, industrial pails, packages, metal drums or IBC tanks, and are stored at the storage spaces at our Bukit Panchor HQ prior to deliveries. Thereafter, we will make the necessary logistic arrangements for the deliveries of industrial adhesives to our customers via our in-house logistics team or third-party logistics providers, according to the agreed upon schedules. Prior to delivery, all products will undergo final inspections and/or testing on amongst others, the order volume, product label, packaging conditions, viscosity, appearances and/or odours, to ensure meeting our customers' requirements.

Depending on the availability of raw materials and chemical products as well as purchase volumes, the lead time from confirmation of purchase orders to product delivery generally ranges from one week to one month.

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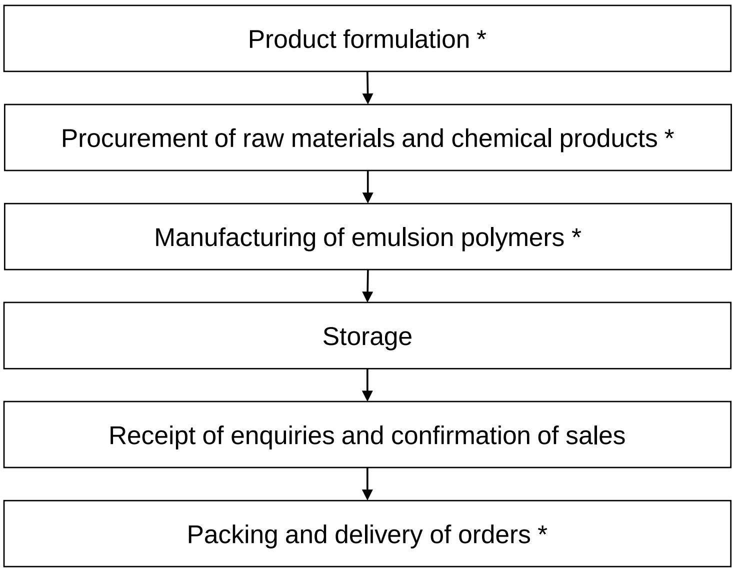
7.7.3 Manufacturing of emulsion polymers

The following diagram shows the operational process of our manufacturing of emulsion polymers:



Note:

***** Indicates processes where quality control checks are carried out.

<u>Product formulation</u>

As part of our continuous efforts in expanding our product range as well as in response to industry requirements and customer needs, we develop new formulations for emulsion polymer in various gradings, which differ in properties including bond strength, flexibility and environmental resistance to meet the specific requirements and applications for each our customer's industries that we serve, which we will subsequently manufacture and market to our customers across different industrial sectors. We will also conduct product testing on the emulsion polymers to assess their properties (e.g. product appearance, product odour, viscosity, total solid content and pH value) to determine the suitability of the new formulations in meeting their intended industrial applications. The formulation processes of emulsion polymers typically range from 3 to 6 months. Where necessary, we will submit the emulsion polymers to third-party laboratories for industrial product analysis, to assess the composition, properties and quality of the products to ensure compliance with regulatory standards applicable in countries to which we export to.

<u>Procurement of raw materials and chemical products</u>

We perform inventory level assessments on a monthly basis to monitor the inventory levels of our raw materials and chemical products, to which we will make necessary procurement when our inventory is running low (i.e. below the minimum inventory level) to prevent disruptions to our manufacturing operations. We typically maintain inventory levels of raw materials and chemical products sufficient for approximately 3 months of production, whilst taking into considerations of orders received from customers and our projected sales based on historical trend for both our industrial adhesives and emulsion polymers, as well as lead time required for the arrival of raw materials and chemical products at our Valdor Factory.

Upon receipt of raw materials and chemical products from suppliers, raw materials and chemical products will undergo quality control checks to ensure compliance with our specifications and quantities, as well as in proper conditions (i.e. intact packaging without leaks or cracks and within their shelf life). Prior to manufacturing, the required raw materials and chemical products will be retrieved from our inventory and sent to our manufacturing lines in accordance with pre-planned manufacturing schedules. Additionally, we also conduct inspections and calibrations on our emulsion polymerisation reactors as well as tools and accessories to be utilised as part of our quality control measures to ensure that the machinery as well as tools and accessories are in optimal conditions to produce emulsion polymers in accordance with our standard requirements.

Manufacturing of emulsion polymers

We then carry out manufacturing of emulsion polymers according to our manufacturing schedules. The raw materials and chemical products required are loaded into the emulsion polymerisation reactors, where they will first undergo thorough mixing processes to form monomer premix emulsions. Thereafter, additives are added, and the mixtures are then controlled-heated to initiate polymerisation processes for the formation of emulsion polymers. Thereafter, the mixtures are maintained at a fix temperature through controlled heating and cooling, to ensure optimal conditions for the completion of the polymerisation processes. The polymerisation processes generally range from 2 to 8 hours, depending on the specific requirements of each product.

Following the manufacturing processes, we conduct product testing on the emulsion polymers to assess their properties to ensure that the final products meet the desired outcomes in accordance with our standard specifications for each customer's industry. Samples from each production batch will be retained for product tracing purposes, and are disposed upon the expiry of the products' shelf life by being reprocessed together with raw materials and chemical products to manufacture new batches of emulsion polymers. Our emulsion polymers typically have a shelf life of 3 months to 1 year, depending on the raw materials and chemical products used.

Storage

Following the completion of the manufacturing processes, the emulsion polymers are filled into industrial pails, metal drums or IBC tanks at our Valdor Factory and are subsequently transported to our Bukit Panchor HQ for storage.

Receipt of enquiries and confirmation of sales

Upon receiving enquiries from customers, we prepare and issue quotations to customers which takes into consideration the cost of raw materials and chemical products and purchase volumes. Upon acceptance of quotations, our customers will issue purchase orders to confirm the sales.

We also send our emulsion polymers to Bukit Panchor HQ to be utilised as raw materials for our manufacturing of industrial adhesives.

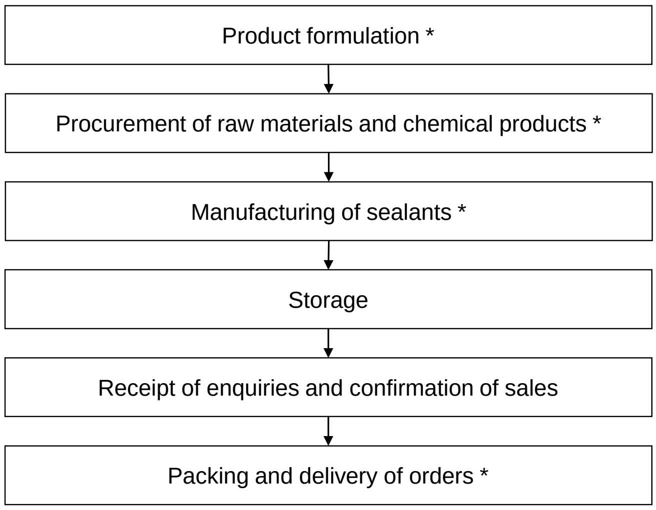
Packing and delivery of orders

Thereafter, we will make the necessary logistic arrangements for the deliveries of emulsion polymers to our customers via our in-house logistics team or third-party logistics providers, according to the agreed upon schedules. Prior to delivery, all products will undergo final inspections and/or testing on amongst others, the order volume, product label, packaging conditions, viscosity, appearances and/or odours, to ensure meeting our customers' requirements.

The lead time from confirmation of purchase orders to product delivery range from same day to 2 weeks, depending on the availability of the products in our inventory.

7.7.4 Manufacturing of sealants

The following diagram shows the operational process of our manufacturing of sealants:



Note:

* Indicates processes where quality control checks are carried out.

Product formulation

We develop new formulations for sealant in various gradings, which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces, which we will subsequently manufacture and market to our customers. We will also conduct product testing on the sealants to assess their properties (e.g. product appearance, product odour, viscosity, total solid content and pH value) to determine the suitability of the new formulations in meeting their intended applications. As we generally do not formulate customised sealants for our customers, there is no fixed timeframe or duration for our sealant formulation activities, which are carried out based on our internal plans for product expansion.

Procurement of raw materials and chemical products

We perform inventory level assessments on a monthly basis to monitor the sufficiency of raw materials and chemical products, to which we will make necessary procurement when our inventory is running low to prevent disruptions to our manufacturing operations. We typically maintain inventory levels of raw materials and chemical products sufficient for approximately 3 months of production, whilst taking into considerations of orders received from customers and our projected sales based on historical trend for our sealants, as well as lead time required for the arrival of raw materials and chemical products at our Bukit Panchor HQ.

Upon receipt of raw materials and chemical products from suppliers, raw materials and chemical products will undergo quality control checks to ensure compliance with our specifications, and quantities, as well as in good conditions. Prior to manufacturing, the required raw materials and chemical products will be retrieved from our inventory and sent to our manufacturing line in accordance with pre-planned manufacturing schedules/ the production plan. Additionally, we also conduct inspections and calibrations on our production line as well as tools and accessories to be utilised as part of our quality control measures to ensure that the machinery as well as tools and accessories are in optimal conditions to produce sealants in accordance with our standard requirements.

Manufacturing of sealants

We then carry out manufacturing of sealants according to our manufacturing schedules. Upon loading the raw materials and chemical products required into the production line, they undergo thorough mixing and blending processes which typically take 4 to 10 hours, depending on the specific requirements of each product. Where necessary, the sealant mixtures will undergo controlled heating processes to ensure proper dissolution to achieve the intended textures.

Following the manufacturing processes, we conduct product testing on the sealants to assess their properties (e.g. product appearance, product odour, viscosity, total solid content and pH value) to ensure that the final products meet the desired outcomes in accordance with the products' specifications. Samples from each production batch will be retained for product tracing purposes, and are disposed upon the expiry of the products' shelf life through certified waste management service providers. Our sealants typically have a shelf life of 3 months to 1 year, depending on the raw materials and chemical products used.

Storage

Following the completion of the manufacturing processes, the finished sealants are filled into cartridges and are packaged into cartons. These cartons are then stored at the storage spaces at our Bukit Panchor HQ.

Receipt of enquiries and confirmation of sales

Upon receiving enquiries from customers, we prepare and issue quotations to customers which takes into consideration the cost of raw materials and chemical products and purchase volumes. Upon acceptance of quotations, our customers will issue purchase orders to confirm the sales.

Packing and delivery of orders

Thereafter, we will make the necessary logistic arrangements for the deliveries of sealants to our customers via our in-house logistics team or third-party logistics providers, according to the agreed upon schedules. Prior to delivery, all products will undergo final inspections on the order volume, product label and packaging conditions.

The lead time from confirmation of purchase orders to product delivery range from one week to one month, depending on the availability of the products in our inventory.

7.8 QUALITY CONTROL AND CERTIFICATIONS

We have adopted stringent quality control measures to ensure our business processes and products consistently meet the quality standards and requirements of our customers. Please refer to Section 7.7 of this Prospectus for details of our quality control in place throughout our business process flow. Our Group's commitment towards product quality and safety is attested by our compliance with international quality standards and we were awarded the certifications of compliance.

Through our subsidiaries, we were awarded the following ISO certifications:

Standard	Certification body	Date first awarded	Current validity period	Current scope of certification
ISO 9001:2015 Quality Management System	Global Compliance Certification ("**GCC**") Pty Ltd	9 February 2007	30 May 2025 – 28 June 2027	Fulfilling the requirement for quality management systems for the: - manufacturing of emulsion polymers and adhesives (for GB Chemical and GB Bond) - trading of chemical products (for Purebond Adhesive)
ISO 14001:2015 Environmental Management System	GCC Pty Ltd	29 June 2015	30 May 2025 – 28 June 2027	Fulfilling the requirement for environmental management systems for the: - manufacturing of emulsion polymers and adhesives (for GB Chemical and GB Bond) - trading of chemical products (for Purebond Adhesive)
OHSAS 18001:2007 Health & Safety Management System / ISO 45001:2018 Occupational Health & Safety Management System(1)	BM TRADA Certification Ltd / GCC Pty Ltd	29 June 2015	30 May 2025 – 28 June 2027	Fulfilling the requirement for occupational health and safety management systems for the: - manufacturing of emulsion polymers and adhesives (for GB Chemical and GB Bond) - trading of chemical products (for Purebond Adhesive)

Note:

(1) OHSAS 18001:2007 Health & Safety Management System was initially awarded by BM TRADA Certification Ltd on 29 June 2015 and remained valid until 28 June 2021. Subsequently, ISO 45001:2018 Occupational Health and Safety Management System was awarded by GCC Pvt Ltd on 9 June 2021, superseding the earlier OHSAS 18001:2007 Health & Safety Management System certification obtained in 2015.

7.9 PRODUCT FORMULATION

Our product formulation activities focus on the formulation of industrial adhesives that cater to our customers' requirement and needs. We analyse and understand our customers' requirements from various aspects, including the application of our products as well as other properties such as bond strength, bonding surface, product odour, viscosity, total solid content, pH value, curing time, flexibility and environmental resistance, all of which are critical for us to customise and propose suitable formulations of industrial adhesives that best suit our customers' needs. Our product formulation activities are carried out in-house by our product formulation team, consisting of 4 chemists and 1 lab assistant as at the LPD, led by our Executive Director, Lee Kim Wei, who has approximately 33 years of working experience in the related field.

We also undertake continuous product formulation activities to enhance our existing products and propose improved formulations to better suit our existing customers. The formulation of new products and enhancement of existing products is part of our continuous effort to remain competitive in the market by constantly offering products that is in accordance with customer demands.

Additionally, in 2024, through our product formulation efforts, we successfully formulated sealants in various gradings, which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces. Subsequently, we successfully commercialised and began selling sealants under our house-brand 'dadee' in June 2025.

The product formulation expenses for sealants incurred during the FYE 2024 comprised costs associated with the setup of the dedicated product formulation area, raw materials as well as employee payroll, amounting to a total of RM0.18 million, which accounted for 0.32% of our Group's total revenue in the FYE 2024.

7.10 TECHNOLOGY USED

As at the LPD, we use the following software systems in our manufacturing operations:

Technology / software	Description
Customised third-party software systems for the control and monitoring of our manufacturing operations of industrial adhesives and emulsion polymers	Customised third-party software systems developed by a third-party software provider used to support our Group's manufacturing of industrial adhesives and emulsion polymers. The software systems encompass various functions such as storing the formulations of each industrial adhesive and emulsion polymer SKUs, monitoring the weighing of raw materials and chemical products, controlling the machines (e.g. mixing and blending machines for industrial adhesives as well as emulsion polymerisation reactors for emulsion polymers) to ensure accurate sequencing and proper execution of manufacturing processes of industrial adhesives (e.g. regulating the mixing and blending speed as well as the temperature settings during controlled heating process) and emulsion polymers (e.g. regulating the mixing speed, temperature settings during controlled heating and cooling processes as well as polymerisation process), all of which allows us to achieve greater consistency, efficiency and productivity in fulfilling our customers' requirements. The customised third-party software systems used in our manufacturing operations of industrial adhesives and emulsion polymers are purchased under a one-off licence arrangement and thus do not involve any recurring costs.

7.11 KEY MACHINERY AND EQUIPMENT

As at 31 May 2026, the key machinery and equipment used in our business operations are as follows:

Type of machine	No. of units	Average useful life span (years)$^{(1)}$	Range of age (years)$^{(2)}$	NBV as at 31 May 2026 (RM'000)
Auxiliary mixing and blending machines for industrial adhesive	5	10	11 to 17$^{(3)}$	8
Mixing and blending machines for industrial adhesive	14	10	2 to 26$^{(3)}$	489
Production line of machinery and equipment for the manufacturing of sealants	1	10	2	319
Emulsion polymerisation reactors	4	10	2 to 4	2,027
				2,843

Notes:

(1) These machinery and equipment are given a useful life span of 10 years, which are consistent with the depreciation policy for property, plant and equipment adopted by our Group.

(2) The range of age of machinery and equipment is computed from the year in which they commenced operations.

(3) Notwithstanding that certain machines have exceeded their average useful life span, the machines remain in optimal conditions for manufacturing as we carry out regular maintenance works and replace any worn out parts and components to ensure continued performances.

We periodically conduct inspections and maintenance of our machinery and equipment across our manufacturing facilities and, where necessary, carry out repair works and replacement of parts and components. These measures are implemented to extend the useful life spans of our machinery and equipment as well as to maintain operational efficiency and performance.

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7.12 TYPES, SOURCES AND AVAILABILITY OF SUPPLIES

Our purchases comprise raw materials and chemical products such as water-based synthetic resins, monomers, additives, fillers, emulsion polymers as well as other raw materials and chemical products, which are used in the manufacturing of industrial adhesives, emulsion polymers and sealants.

The breakdown of our Group's purchases for the Financial Years/Period Under Review is as follows:

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025		FPE 2026	
Supplies	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Water-based synthetic resins	21,397	61.43	29,635	70.02	19,303	67.40	16,658	60.20	13,418	56.74	6,559	59.05
Monomers	7,107	20.40	5,224	12.34	1,521	5.31	4,683	16.93	4,608	19.48	2,015	18.14
Additives	4,077	11.71	4,544	10.74	4,202	14.67	4,161	15.04	3,743	15.83	1,646	14.82
Fillers	1,772	5.09	1,712	4.05	1,608	5.61	1,870	6.76	1,629	6.89	751	6.76
Emulsion polymers(1)	-	-	800	1.89	1,583	5.53	-	-	-	-	-	-
Others(2)	476	1.37	406	0.96	424	1.48	296	1.07	251	1.06	137	1.23
Total purchases	**34,829**	**100.00**	**42,321**	**100.00**	**28,641**	**100.00**	**27,668**	**100.00**	**23,649**	**100.00**	**11,108**	**100.00**

Notes:

(1) In FYE 2022 and FYE 2023, we purchased emulsion polymers from third-party suppliers to meet some of our customers' orders, following the suspension of our manufacturing activities of emulsion polymers at our Valdor Factory due to the fire incident in May 2022. To minimise the disruptions to our business operations from the fire incident, we had also repurposed one of our auxiliary mixing and blending machines for industrial adhesives at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers, and later acquired one of the emulsion polymerisation reactors affected by the fire from the insurance company to be refurbished and installed at our Bukit Panchor HQ to continue the manufacturing of emulsion polymers prior to restoring our emulsion polymer manufacturing operations at our Valdor Factory. These efforts had subsequently allowed us to produce sufficient emulsion polymers for internal use as well as meeting sales to external customers, hence we did not purchase emulsion polymers from third-party suppliers in FYE2024, FYE 2025 and FPE 2026. Please refer to Section 7.15 of this Prospectus for further details on interruptions to our operations arising from the fire incident at our Valdor Factory.

(2) Comprise resins, catalysts, pH modifiers and hardeners.

The breakdown of our Group's purchases by country for the Financial Years/Period Under Review is as follows:

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025		FPE 2026	
Country	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Malaysia	18,924	54.33	21,904	51.76	13,543	47.29	11,152	40.31	8,536	36.09	3,470	31.24
China	3,994	11.47	8,175	19.32	7,131	24.90	8,247	29.81	8,965	37.91	3,681	33.14
Singapore	3,438	9.87	4,967	11.74	3,662	12.79	5,255	18.99	3,430	14.50	1,202	10.82
Korea	7,294	20.95	5,525	13.05	2,845	9.93	67	0.24	80	0.34	334	3.01
Others(1)	1,179	3.38	1,750	4.13	1,460	5.09	2,947	10.65	2,638	11.16	(2)2,421	21.79
Total purchases	**34,829**	**100.00**	**42,321**	**100.00**	**28,641**	**100.00**	**27,668**	**100.00**	**23,649**	**100.00**	**11,108**	**100.00**

Note:

(1) Comprise Hong Kong, Thailand, Germany, United States, Vietnam and Taiwan.

(2) There were no purchases from Vietnam and Taiwan in the FPE 2026. The breakdown of our Group's purchases by country under 'others' in FPE 2026 is as follows:-

Country	**RM'000**	**%**
Thailand	1,770	15.93
Hong Kong	345	3.10
Germany	203	1.83
United States	103	0.93
Purchases under 'others'	**2,421**	**21.79**

Our purchases comprise raw materials and chemical products which are essential for our manufacturing and sales of industrial adhesives, emulsion polymers and sealants. Our raw materials and chemical products are procured locally in Malaysia, as well as from overseas countries such as China, Singapore, Korea as well as other countries. From FYE 2021 to FYE 2025, the contribution of purchases from China to our total purchases increased from 11.47% to 37.91%, primarily due to the more favourable pricing offered by suppliers in China, which resulted in increased purchases from China.

For the Financial Years/Period Under Review, our Group did not encounter any major disruptions in the purchase of raw materials and chemical products. The raw materials and chemical products used in our operations are generally widely and readily available in the market and can be easily sourced from other suppliers.

The prices of our raw materials and chemical products are subject to price fluctuations. As such, our financial performance may be adversely impacted if we are unable to pass on any increase in cost of raw materials and chemical products to our customers. Please refer to Section 9 of this Prospectus for details of our exposure to the risk in relation to fluctuation of raw material and chemical product prices. For the Financial Years/Period Under Review, we have been able to pass on the increase in cost of raw materials and chemical products to our customers.

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7.13 SEASONALITY AND CYCLICALITY

We do not experience any material seasonality or cyclicality in our business as our product demands are neither subject to seasonal fluctuations nor cyclical variations.

7.14 INTERRUPTIONS TO BUSINESS AND OPERATIONS

Save for interruptions to our operations arising from the fire incident at our Valdor Factory as detailed below, our Group did not experience any material interruptions which had significantly affected our business during the past 12 months preceding LPD.

In May 2022, our Group experienced a fire incident at our Valdor Factory, a premises where our manufacturing operations of emulsion polymers are carried out. The fire incident led to a complete suspension of operation at our Valdor Factory due to severe damages caused to our machinery and facility. As at the LPD, we have received a total reimbursement amounting to RM10.92 million under our insurance policies.

While we suspended our emulsion polymer manufacturing operations for the reconstruction of our Valdor Factory, we purchased emulsion polymers from third-party suppliers in FYE 2022 and FYE 2023 to meet some of our customers' orders. Despite such efforts to mitigate impact to our sale orders, we experienced 2 order cancellations from our customers due to the fire incident, which amounted to approximately RM0.57 million in sales. Nevertheless, we subsequently resumed our business relationships with these customers and continued to secure sales from them following the temporary resumption of our emulsion polymer manufacturing operations at our Bukit Panchor HQ.

The fire incident also resulted in a substantial decline in sales as there were no assurance that we could source sufficient emulsion polymers to meet customers' demand. This in turn negatively impacted our financial performance with revenue from the sales of emulsion polymers declining from RM9.33 million in FYE 2021 to RM5.19 million in FYE 2022, RM2.48 million in FYE 2023 and RM2.51 million in FYE 2024, before recovering to RM3.67 million in FYE 2025. In FPE 2026, sales of emulsion polymers were recorded at RM1.62 million.

In order to further minimise the disruptions to our business operations from the fire incident, from September 2022 to November 2024, we repurposed one of our mixing and blending machines for industrial adhesives at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers. Concurrently, in September 2022, we also acquired one of the emulsion polymerisation reactors affected by the fire from the insurance company to be refurbished and installed at our Bukit Panchor HQ to manufacture emulsion polymers prior to restoring our emulsion polymer manufacturing operations at our Valdor Factory.

Nonetheless, we resumed operations of our Valdor Factory in December 2024 upon completion of the reconstruction of our Valdor Factory. Following which, we have been actively engaging with previous and potential customers to promote and market our emulsion polymers.

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7.15 SALES AND MARKETING STRATEGIES

Our Group's sales and marketing team, which consists of 11 personnel as at the LPD, plans and executes sales and marketing activities, maintains relationships with existing customers, attend enquiries from potential customers and prepare new product proposals to both existing and potential customers to secure sales. Our Group's sales and marketing activities are as follows:

(i) Direct approach

We secure new customers through direct approach and contact with potential customers. Our Group keeps abreast with industry updates and trends as well as collecting market information to identify new potential customers, including local and overseas customers. Subsequently, we engage potential customers to showcase our product offerings and to explore the feasibility of our customised products for their specific needs.

Further, we actively engage with our existing customers by maintaining regular communication and following up closely with them. We stay up to date with their development plans, operational challenges and changing needs, allowing us to identify new sales opportunities and customise our products to better meet their demands and requirements. We aim to build strong relationships with our existing customers by building trust and loyalty, which can translate into repeat business and long-term business relationships.

(ii) Referral from business associates

Our Group benefits from referrals from our business associates, including satisfied existing customers such as industrial end-users and intermediaries, as well as suppliers. By maintaining good relationships and providing quality products, our business associates may recommend our products within their networks. This approach can lead to increased credibility, new business opportunities, and long-term relationships. Through our interactions with these business associates, we also gain insights into emerging trends, industry needs and potential areas for improvement, which can improve our business development and innovation efforts.

(iii) Corporate website

We have established our corporate website at *www.gbchemical.com* that provides comprehensive information regarding our Group. The website also encompasses detailed information about our products to introduce and market our product offerings. Any enquires received via our website will be directed to our sales team to be addressed.

The current widespread use of the Internet as a source of information enables us to cross geographical boundaries and facilitates access from any part of the world, enhancing our potential market reach and exposure.

7.16 MAJOR CUSTOMERS

Our Group's top 5 customers for the Financial Years/Period Under Review are as follows:

FYE 2021

Major customer	Products sold	Industrial application	Country	Length of relationship as at the LPD (Years)(1)	Sales (RM'000)	% of our Group's revenue
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	3,267	5.90
Company B	Water-based industrial adhesives	Paper and packaging	Malaysia	15	2,034	3.68
Kansai Nerolac Paints (Bangladesh) Limited(2)	Emulsion polymers	Paints and coatings	Bangladesh	5	1,977	3.57
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading(3)	Vietnam	9	1,933	3.49
Company C	Emulsion polymers	Industrial adhesives	Thailand	19	1,479	2.67
				Sub-total	**10,690**	**19.31**
				Total revenue	**55,352**	**100.00**

FYE 2022

Major customer	Products sold	Industrial application	Country	Length of relationship as at the LPD (Years)(1)	Sales (RM'000)	% of our Group's revenue
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	2,935	4.98
Company B	Water-based industrial adhesives	Paper and packaging	Malaysia	15	2,912	4.95
Eltete Malaysia Sdn Bhd	Water-based industrial adhesives	Paper and packaging	Malaysia	21	1,573	2.67
Hasrat Meranti Sdn Bhd(4)	Water-based industrial adhesives	Paper and packaging	Malaysia	23	1,567	2.66
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading(2)	Vietnam	9	1,458	2.48
				Sub-total	**10,445**	**17.74**
				Total revenue	**58,872**	**100.00**

FYE 2023

Major customer	Products sold	Industrial application	Country	Length of relationship as at the LPD (Years)(1)	Sales (RM'000)	% of our Group's revenue
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	3,255	6.05
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading(3)	Vietnam	9	2,265	4.21
Dominant Enterprise Group(5)	Water-based industrial adhesives	Woodworking	Malaysia	20	1,724	3.20
Hasrat Meranti Sdn Bhd(4)	Water-based industrial adhesives	Paper and packaging	Malaysia	23	1,609	2.99
Company D	Water-based industrial adhesives	Trading(3)	Malaysia	4	1,534	2.85
				Sub-total	**10,387**	**19.30**
				Total revenue	**53,818**	**100.00**

FYE 2024

Major customer	**Products sold**	**Industrial application**	**Country**	**Length of relationship as at the LPD (Years)[(1)]**	**Sales (RM'000)**	**% of our Group's revenue**
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	5,323	9.45
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading[(3)]	Vietnam	9	2,776	4.93
Hasrat Meranti Sdn Bhd[(4)]	Water-based industrial adhesives	Paper and packaging	Malaysia	23	1,694	3.01
Dominant Enterprise Group[(5)]	Water-based industrial adhesives	Woodworking	Malaysia	20	1,616	2.87
Company E	Water-based industrial adhesives	Paper and packaging	Malaysia	17	1,355	2.40
				Sub-total	**12,764**	**22.66**
				Total revenue	**56,338**	**100.00**

FYE 2025

Major customer	**Products sold**	**Industrial application**	**Country**	**Length of relationship as at the LPD (Years)[(1)]**	**Sales (RM'000)**	**% of our Group's revenue**
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	3,467	6.61
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading[(3)]	Vietnam	9	2,811	5.36
Dominant Enterprise Group[(5)]	Water-based industrial adhesives	Woodworking	Malaysia	20	1,898	3.62
Hasrat Meranti Sdn Bhd[(4)]	Water-based industrial adhesives	Paper and packaging	Malaysia	23	1,646	3.14
Company E	Water-based industrial adhesives	Paper and packaging	Malaysia	17	1,517	2.89
				Sub-total	**11,339**	**21.62**
				Total revenue	**52,439**	**100.00**

FPE 2026

Major customer	Products sold	Industrial application	Country	Length of relationship as at the LPD (Years)[1]	Sales (RM'000)	% of our Group's revenue
Vietnam V-Bond Company Limited	Water-based industrial adhesives	Trading[3]	Vietnam	9	1,034	4.25
Dominant Enterprise Group[5]	Water-based industrial adhesives	Woodworking	Malaysia	20	869	3.57
Hasrat Meranti Sdn Bhd[4]	Water-based industrial adhesives	Paper and packaging	Malaysia	23	815	3.35
Company E	Water-based industrial adhesives	Paper and packaging	Malaysia	17	798	3.27
Company group A	Water-based industrial adhesives	Woodworking	Malaysia	20	672	2.76
				Sub-total	**4,188**	**17.20**
				Total revenue	**24,346**	**100.00**

Notes:

(1) The length of relationship is determined based on the date of the first business transaction (as supplier) of the customers with the Group up to the LPD.

(2) Kansai Nerolac Paints (Bangladesh) Limited is a subsidiary of Kansai Nerolac Paints Ltd, which is listed on the Bombay Stock Exchange and the National Stock Exchange of India. Further, Kansai Nerolac Paints Ltd is a subsidiary of Kansai Paint Co Ltd, a company listed on the Tokyo Stock Exchange.

(3) These customers are intermediaries (i.e. trading companies) who purchase our products for onward sales to industrial end-users for various industrial applications.

(4) Hasrat Meranti Sdn Bhd is a subsidiary of KYM Holdings Berhad, a company listed on Bursa Malaysia.

(5) Dominant Enterprise Group comprises Bripanel Industries Sdn Bhd and Ecopanel Industries Sdn Bhd, both of which operate as subsidiaries of Dominant Enterprise Berhad, a company listed on Bursa Malaysia.

For the Financial Years/Period Under Review, our top 5 major customers contributed approximately 19.31%, 17.74%, 19.30%, 22.66%, 21.62% and 17.20% of our Group's total revenue respectively and none of the major customers contribute more than 10.00% of our Group's total revenue. As such, our Group is not dependent on any of our major customers as the revenue contribution from each of the major customers is not substantial. Our products are sold on a purchase order basis, and accordingly, the value of purchases by each customer for each year varies depending on their operational requirements and needs. Notwithstanding the changes in their rankings based on sales value, these major customers have continued to transact with our Group, including during the Financial Years/Period Under Review in which they were not ranked amongst the top 5 major customers, save for Kansai Nerolac Paints (Bangladesh) Limited, with whom we only transacted in FYE 2021 and FYE 2022; and Company D, with whom we only transacted in FYE 2022 and FYE 2023.

For the Financial Years/Period Under Review, we sold our products to 1,115, 1,062, 1,062, 1,026, 1,146 and 867 customers respectively. Out of a total of 1,146 customers in FYE 2025, 882 were recurring customers who had made purchases in FYE 2021, FYE 2022, FYE 2023 and/or FYE 2024, representing 76.96% of the total customer base, attesting our ability to secure recurring orders from customers.

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7.17 MAJOR SUPPLIERS

Our Group's top 5 suppliers for Financial Years/Period Under Review are as follows:

FYE 2021

Major supplier	Products purchased	Country	Length of relationship as at the LPD (Years)(1)	Purchases (RM'000)	% of our Group's purchases
Chang Chun Group(2)	Water-based synthetic resins and monomers	Singapore and Malaysia	21	10,594	30.42
Wacker Group(3)	Water-based synthetic resins	United States, Korea and Germany	17	6,756	19.40
Bondchen Company Limited	Water-based synthetic resins	Hong Kong	6	2,353	6.76
Company F	Monomer	Malaysia	5	1,778	5.10
Company G	Water-based synthetic resins	Hong Kong	11	1,586	4.55
			Sub-total	**23,067**	**66.23**
			Total purchases	**34,829**	**100.00**

FYE 2022

Major supplier	Products purchased	Country	Length of relationship as at the LPD (Years)(1)	Purchases (RM'000)	% of our Group's purchases
Chang Chun Group(2)	Water-based synthetic resins and monomers	Singapore and Malaysia	21	16,324	38.57
Wacker Group(3)	Water-based synthetic resins	United States, Korea and Germany	17	6,176	14.60
Bondchen Company Limited	Water-based synthetic resins	Hong Kong	6	4,220	9.97
Company G	Water-based synthetic resins	Hong Kong	11	2,408	5.69
Company D(4)	Water-based synthetic resins, monomers and solvents	Malaysia	14	2,304	5.44
			Sub-total	**31,432**	**74.27**
			Total purchases	**42,321**	**100.00**

FYE 2023

Major supplier	Products purchased	Country	Length of relationship as at the LPD (Years)(1)	Purchases (RM'000)	% of our Group's purchases
Chang Chun Group(2)	Water-based synthetic resins and monomers	Singapore and Malaysia	21	7,926	27.67
Wacker Group(3)	Water-based synthetic resins	United States, Korea and Germany	17	3,346	11.68
Bondchen Company Limited	Water-based synthetic resins	Hong Kong	6	2,987	10.43
Company D(4)	Water-based synthetic resins, monomers and solvents	Malaysia	14	2,962	10.34
Company G	Water-based synthetic resins	Hong Kong	11	2,488	8.69
			Sub-total	**19,709**	**68.81**
			Total purchases	**28,641**	**100.00**

FYE 2024

Major supplier	Products purchased	Country	Length of relationship as at the LPD (Years)(1)	Purchases (RM'000)	% of our Group's purchases
Chang Chun Group(2)	Water-based synthetic resins and monomers	Singapore and Malaysia	21	8,807	31.83
Company H	Water-based synthetic resins	Hong Kong	6	4,070	14.71
Company G	Water-based synthetic resins	Hong Kong	11	3,882	14.03
Company D(4)	Water-based synthetic resins, monomers, additives and solvents	Malaysia	14	928	3.36
TPI All Seasons Company Limited	Water-based synthetic resins	Thailand	2	748	2.70
			Sub-total	**18,435**	**66.63**
			Total purchases	**27,668**	**100.00**

FYE 2025

Major supplier	Products purchased	Country	Length of relationship as at the LPD (Years)(1)	Purchases (RM'000)	% of our Group's purchases
Company G	Water-based synthetic resins	Hong Kong	11	5,904	24.97
Chang Chun Group(2)	Water-based synthetic resins and monomers	Singapore and Malaysia	21	5,263	22.25
Anhui Wanwei Updated High-Tech Material Industry Co Ltd	Water-based synthetic resins	China	1	2,989	12.64
Company D(4)	Water-based synthetic resins, monomers, additives and solvents	Malaysia	14	974	4.12
Caldic (MYS) Sdn Bhd	Additives	Malaysia	6(5)	743	3.14
			Sub-total	**15,873**	**67.12**
			Total purchases	**23,649**	**100.00**

FPE 2026

Major supplier	**Products purchased**	**Country**	**Length of relationship as at the LPD (Years)[1]**	**Purchases (RM'000)**	**% of our Group's purchases**
Anhui Wanwei Updated High-Tech Material Industry Co Ltd	Water-based synthetic resins	China	1	2,739	24.66
TPI All Seasons Company Limited	Water-based synthetic resins	Thailand	2	1,770	15.93
Chang Chun Group[2]	Water-based synthetic resins and monomers	Singapore and Malaysia	21	1,219	10.97
Company G	Water-based synthetic resins	Hong Kong	11	823	7.41
Company I	Water-based synthetic resins, monomers and additives	Malaysia	6	352	3.17
			Sub-total	**6,903**	**62.14**
			Total purchases	**11,108**	**100.00**

Notes:

(1) The length of relationship is determined based on the date of the first business transaction (as customer) of the suppliers with the Group up to the LPD.

(2) Chang Chun Group comprises CCD (Singapore) Pte Ltd and Dairen Chemical (M) Sdn Bhd.

(3) Wacker Group comprises Wacker Chemical Corporation, Wacker Chemicals Korea Inc and Wacker Chemie AG, a company listed on the Frankfurt Stock Exchange.

(4) Company D was also among our top 5 major customers in FYE 2023, having purchased our industrial adhesives for their distribution business.

(5) The length of relationship is calculated based on the date of the first business transaction with its predecessor, namely Caldic Malaysia Sdn Bhd, in 2020.

For the Financial Years/Period Under Review, our top 5 major suppliers collectively contributed approximately 66.23%, 74.27%, 68.81%, 66.63%, 67.12% and 62.14% of our Group's total purchases respectively. Products that we purchased from our top 5 major suppliers were mainly raw materials and chemical products for manufacturing of industrial adhesives and emulsion polymers. Raw materials and chemical products are purchased on a purchase order basis, and the value of purchases from each supplier for each year varies depending on our operational requirements and needs, pricing and delivery lead time, amongst others. Notwithstanding the changes in these major suppliers' rankings based on purchase value from our Group for each FYE/FPE, we have generally continued to purchase from these major suppliers, including during the Financial Years/Period Under Review in which they are not ranked amongst the top 5 major suppliers, save for Bondchen Company Limited, whom we did not make any purchases in FYE 2025 and FPE 2026; Company H, whom we did not make any purchases in FYE 2021 and FYE 2025; TPI All Seasons Company Limited, whom we did not make any purchases in FYE 2021 to 2023; and Anhui Wanwei Updated High-Tech Material Industry Co Ltd, whom we commenced purchases in FYE 2025. For the Financial Years/Period Under Review, we purchased from 66, 72, 64, 64, 67 and 58 suppliers respectively.

Key supplier with purchase contribution more than 10%	**Description**
Chang Chun Group	Chang Chun Group, headquartered in Taiwan, is a privately-owned group of companies primarily involved in the manufacturing of industrial and specialty products for a wide range of applications (e.g. automotive, construction, semiconductor as well as coating and adhesives). Chang Chun Group has manufacturing facilities in Taiwan, China, Malaysia, Indonesia and Singapore. The group supplied water-based synthetic resins and monomers to our Group during the Financial Years/Period Under Review.
Wacker Group	Wacker Group, headquartered in Germany, is a publicly listed group of companies, with its parent company, Wacker Chemie AG, listed on the Frankfurt Stock Exchange. Wacker Group is primarily involved in the manufacturing of specialty products including silicone-based products, polymer-based products, specialty chemicals and life science products. Wacker Group is also involved in the provision of warehouse management solutions, life science contract manufacturing services as well as training and networking services. Wacker Group has manufacturing facilities across America, Europe and Asia. The group supplied water-based synthetic resins to our Group during the Financial Years/Period Under Review.
Bondchen Company Limited	Bondchen Company Limited, headquartered in Hong Kong, is a privately-owned company primarily involved in the supply and distribution of chemical products. The company supplied water-based synthetic resins to our Group during the Financial Years/Period Under Review.
Company D	Company D, headquartered in Pulau Pinang, Malaysia, is a privately-owned company primarily involved in the supply and distribution of chemical products as well as hardware products. The company supplied water-based synthetic resins, monomers, additives and/or solvents to our Group during the Financial Years/Period Under Review.

Key supplier with purchase contribution more than 10%	Description
Company G	Company G, headquartered in Hong Kong, is a privately-owned company primarily involved in the supply and distribution of petrochemical products. The company supplied water-based synthetic resins to our Group during the Financial Years/Period Under Review.
Company H	Company H, headquartered in Pulau Pinang, Malaysia, is a privately-owned company primarily involved in the distribution and export of petrochemical products. The company supplied water-based synthetic resins to our Group during the Financial Years/Period Under Review.
Anhui Wanwei Updated High-Tech Material Industry Co Ltd	Anhui Wanwei Updated High-Tech Material Industry Co Ltd, headquartered in China, is a publicly listed company, listed on the Shanghai Stock Exchange. The company is primarily involved in the manufacturing of chemical products, building materials as well as other products. The company supplied water-based synthetic resins to our Group since FYE 2025.
TPI All Seasons Company Limited	TPI All Seasons Company Limited, headquartered in Thailand, is a subsidiary of TPI Polene Public Company Limited, a public listed company on the Stock Exchange of Thailand. The company is primarily involved in the manufacturing of plastic products, cement and petrochemical products. The company has supplied water-based synthetic resins to our Group since FYE 2024.

Chang Chun Group, being our largest supplier from FYE 2021 to 2024, contributed 30.42%, 38.57%, 27.67% and 31.83% to our Group's total purchases respectively. Subsequently in FYE 2025 and FPE 2026, Chang Chun Group became our second and third largest supplier, contributing 22.25% and 10.97% to our Group's total purchases respectively. Purchases from Chang Chun Group include water-based synthetic resins and monomers. In view of the high contribution of purchases from Chang Chun Group (albeit declining purchases in FYE 2025 and FPE 2026), we are dependent on them for the continuous supply of these products, particularly monomers as Chang Chun Group is able to consistently supply us with large volume of monomers. While we also source monomers from other suppliers such as Company D and Company I, we are not dependent on these suppliers as purchase of monomers from them are relatively small. Our Group does not enter into any long-term supply agreement or arrangement with Chang Chun Group. Should Chang Chun Group cease supplying these products, in particular monomers, to us, our business may experience temporary interruptions if we are unable to source similar products at the required volume from alternative suppliers in a timely manner. For the Financial Years/Period Under Review, we purchased monomers from 11, 9, 6, 8, 8 and 8 suppliers respectively. The fluctuation in the number of monomer suppliers for the Financial Years/Period Under Review was primarily attributable to our procurement strategy, which takes into account several factors including pricing competitiveness, readily available volume and delivery lead times. Moving forward, we will continue to review our procurement strategy and explore alternative monomer suppliers in the market. As we reduce our number of monomer suppliers thus increasing the purchases from each supplier, we hope other monomer suppliers would be able to provide us monomers at our required quantities on reliable lead times at competitive prices. Should we be able to achieve this, we may purchase monomers from these other suppliers, thereby potentially reducing our dependency on Chang Chun Group.

Our second largest supplier for the FYE 2021, FYE 2022 and FYE 2023 was Wacker Group, with purchase contribution of 19.40%, 14.60% and 11.68% to our Group's total purchases respectively. Notwithstanding that, we are not dependent on Wacker Group as the products that we source from Wacker Group are of standard specifications and are widely and readily available in the market and can be easily sourced from other suppliers with similar pricing. This is attested over the financial years as represented by the reduced purchases by our Group from Wacker Group. In addition, Wacker Group did not surface as our top 5 major suppliers in FYE 2024, FYE 2025 and FPE 2026 as we managed to source similar products from other suppliers without any interruption to our business operations.

Although our purchases from Bondchen Company Limited accounted for 10.43% of our total purchases in FYE 2023, Company D accounted for 10.34% of our total purchases in FYE 2023, Company G accounted for 14.03% and 24.97% of our total purchases in FYE 2024 and FYE 2025, Company H accounted for 14.71% of our total purchases in FYE 2024, Anhui Wanwei Updated High-Tech Material Industry Co Ltd accounted for 12.64% and 24.66% of our total purchases in FYE 2025 and FPE 2026, and TPI All Seasons Company Limited accounted for 15.93% of our total purchases in FPE 2026, we are not dependent on these suppliers as we can easily purchase these raw materials from other suppliers.

As such, save for Chang Chun Group, we are not dependent on any other suppliers as the purchases from other suppliers were either not substantial or the products purchased can be easily sourced from other local and international suppliers with similar pricing in the market.

Our purchases from suppliers are conducted on a purchase order basis. Despite the absence of long-term agreements or arrangements with our suppliers, we have not experienced any difficulties in sourcing raw materials and chemical products for the Financial Years/Period Under Review.

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7.18 EMPLOYEES

The table below sets out the breakdown of our employees by business function or department as at 31 May 2026 and as at the LPD:

Business function/ Department	Permanent employees		Contract/ temporary employees	
	Local	**Foreign**	**Local**	**Foreign**
As at 31 May 2026				
Directors	3	-	-	-
Key Senior Management	3	-	-	-
Operation and production	8	-	1	30
Sales and marketing	11	-	-	-
Finance and accounting	7	-	-	-
HR and administration	5	-	1	-
Product formulation	4	-	-	-
Procurement	2	-	-	-
Logistics	7	-	1	-
Total	**50**	**-**	**3**	**30**
As at the LPD				
Directors	3	-	-	-
Key Senior Management	3	-	-	-
Operation and production	9	-	1	33
Sales and marketing	11	-	-	-
Finance and accounting	7	-	-	-
HR and administration	5	-	1	-
Product formulation	5	-	-	-
Procurement	2	-	-	-
Logistics	7	-	1	-
Total	**52**	**-**	**3**	**33**

As at the LPD, we have a total workforce of 88 employees, of which 55 are local employees and 33 are foreign employees. Further, we have 36 contractual employees with contract period of 1 year, which are subject to renewal upon the expiry of their respective contract periods or work permits, where applicable, at the discretion of our Group.

As at the LPD, all our foreign employees have valid working permits issued and there has been no breach of any immigration laws by our Group. None of our Group's employees, whether permanent or contractual, belong to any labour union. For the Financial Years/Period Under Review, we have not experienced any strikes or other disruptions/operational stoppage due to labour disputes.

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7.19 INTELLECTUAL PROPERTY RIGHTS

Save for the registered trademarks/ applications for registration as disclosed below, our Group does not have any trademarks, registrations, applications for registration and other intellectual property rights as at the LPD:

Registered owner	Trademark	Issuing Authority	Trademark Number	Class/ Description	Status/ Validity Period
GB Chemical	GB BOND	MyIPO	03010507	1/ Industrial chemicals, colour brightening chemicals for industrial purposes, bleaching chemical, oil bleaching chemicals, organic bleaching chemicals, wax bleaching chemicals, bleaching preparations (decolorants) for industrial purposes, chemical preparations for the manufacture of paints, adhesives for industrial purposes, adhesive for paperhanging, adhesives for wall tiles, glue for industrial purposes, gluten (glue) other than stationery or household purposes, tragacanth gum for use in manufactures, gum arabic for industrial purposes, gum solvents, adhesives gums other than for stationery or household purposes, acrylic resins, acidulated water for recharging batteries, anti-frothing solutions for batteries, liquid for removing sulphates from batteries, salts for galvanic batteries, silicates, silicon and silicones; All included in class 1.	Status Registered Validity Period 21 June 2006 until 19 August 2033
GB Chemical	GB BOND	MyIPO	2017065696	35/ Distribution of goods (not being transport services) and wholesale of goods; Retailing of goods (by any means); Stock and station agencies (buying and selling of goods); Wholesaling of goods (by any means); All included in Class 35.	Status Registered Validity Period 21 May 2018 until 15 August 2027

7. BUSINESS OVERVIEW *(cont'd)*

Registered owner	Trademark	Issuing Authority	Trademark Number	Class/ Description	Status/ Validity Period
GB Chemical		MyIPO	TM2024020863	1/ Adhesive substances for use in industry; Adhesives for applying wall coverings; Adhesives for floor, ceiling and wall tiles; Adhesives for use in the construction industry; Adhesives for use in the manufacture of furniture; Glues and adhesives for industrial purposes; Gums [adhesives], other than for stationery or household purposes; Plastic adhesives for industrial purposes; Roofing adhesives; Rubber based cements [adhesives] for industrial purposes; Synthetic resin adhesives for industrial purposes; Chemical preparations which penetrate through walls, floors and ceilings used for fire prevention in buildings; Surface-active compounds; Chemical compositions for waterproofing; Glazing putty; Agglutinants for mortar; Cement plasticisers; Cement preservatives, except paints and oils; Polymer coatings other than for paints; Chemical sealants for the sealing of surfaces.	Status Registered Validity Period 16 July 2025 until 15 July 2034

Registered owner	Trademark	Issuing Authority	Trademark Number	Class/ Description	Status/ Validity Period
Purebond Adhesive		MyIPO	TM2025021346	1/ Adhesive substances for use in industry; Adhesives for applying wall coverings; Adhesives for floor, ceiling and wall tiles; Adhesives for use in the construction industry; Adhesives for use in the manufacture of furniture; Glues and adhesives for industrial purposes; Gums (adhesives) for industrial purposes; Gums (adhesives), other than for stationery or household purposes; Plastic adhesives for industrial purposes; Putties and other paste fillers; Roofing adhesives; Rubber based cements (adhesives) for industrial purposes; Synthetic resin adhesives for industrial purposes; Chemical preparations which penetrate through walls, floors and ceilings used for fire prevention in buildings; Surface-active compounds; Surface-active chemical agents; Chemical compositions for waterproofing; Chemical resins; Glazing putty; Agglutinants for mortar; Cement plasticisers; Cement preservatives, except paints and oils; Cement-waterproofing chemicals, except paints; Polymer coatings other than for paints; Chemical sealants for the sealing of surfaces.	Status Provisional refusal (Objected)(1)(2) Validity Period Not applicable

Notes:

(1) The application for registration of the trademark has been provisionally refused (objected) by MyIPO, among others, that the trademark (i) has no distinctive features; (ii) consist of signs or indications commonly used in trade to describe the quality of the goods; and (iii) is similar to an earlier registered trademark which covers identical or similar goods or services. On 5 January 2026, our Group had submitted an application to appeal against such refusal and instructed our intellectual property agent to proceed with the necessary appeal process. The appeal process is envisaged to take approximately 18 months for a decision to be obtained.

(2) In the event that the appeal for registration of the trademark with the MyIPO is unsuccessful, our Group does not foresee any material impact to our Group's business operations and financial performance. However, our rights to the trademarks will not be protected under the Trademarks Act 2019, and we may not be able to prevent misuse of the trademarks or initiate infringement actions under the Trademarks Act 2019. Nonetheless, our Group will still enforce our rights to the trademarks through common law such as passing off actions if there are cases of misuse of our trademark.

Notwithstanding the foregoing, we are not dependent on these trademarks as the absence of registration of these trademarks does not restrict our Group's ability to carry on our business operations.

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7.20 GOVERNING LAWS AND REGULATIONS

Our business operations in Malaysia are regulated and governed by laws and regulations in Malaysia. The overview of the regulatory requirements governing our Group which are material to our business operations are summarized below. The following does not purport to be an exhaustive description of all relevant laws and regulations of which our business is subject to and is only intended to provide general information to investors.

<u>Governing laws and regulations relating to Malaysia</u>

7.20.1 Industrial Co-ordination Act, 1975 ("ICA")

Under the ICA, any person engaging in manufacturing activity shall obtain a manufacturing licence. The ICA defines manufacturing activity as the making, altering, blending, ornamenting, finishing or otherwise treating or adapting any article or substance with a view to its use, sale, transport, delivery or disposal and includes the assembly of parts and ship repairing but shall not include any activity normally associated with retail or wholesale trade.

Any person who fails to comply with such requirement is guilty of an offence and is liable on conviction to a fine not exceeding RM2,000.00 or to a term of imprisonment not exceeding 6 months and to a further fine not exceeding RM1,000.00 for every day during which such default continues.

Notwithstanding the above, manufacturing companies with shareholders' funds of less than RM2,500,000.00 and with less than 75 full-time paid employees, are exempted from the licensing requirement.

<u>Valdor Factory</u>

GB Bond's shareholders' fund had exceeded RM2,500,000.00 in 2019. However, due to a misinterpretation that the threshold is based on the company's share capital instead of shareholders' funds, GB Bond had continued its manufacturing activities in Valdor Factory until the fire incident in May 2022. GB Bond had rectified this by obtaining a manufacturing licence on 22 November 2024 to produce emulsion polymer and adhesives in Valdor Factory.

<u>Bukit Panchor HQ</u>

After the fire incident which rendered the Valdor Factory inoperable, GB Chemical allocated a portion of its machineries in Bukit Panchor HQ for the production of emulsion polymer, in order to meet customers' orders. However, this was not in compliance with the terms of the manufacturing licence for Bukit Panchor which specified for the production of industrial adhesives only. This took place from August 2022 to December 2024 ("**Construction Period**") while the Valdor Factory was under construction. Under Section 7A of the ICA, manufacturers are prohibited from manufacturing any product other than those specified in the manufacturing licence without the prior approval of a MITI licensing officer.

After obtaining the manufacturing licence in November 2024 and the certificate of completion and compliance in December 2024 for our Valdor Factory, we recommenced our emulsion polymer production line at our Valdor Factory and ceased the production of emulsion polymer in our Bukit Panchor HQ.

During the Construction Period, the production of emulsion polymer in Bukit Panchor HQ contributed RM2.17 million, RM2.48 million and RM2.50 million to our Group's revenue for FYE 2022, FYE 2023 and FYE 2024 respectively.

As GB Chemical had manufactured a product that is not specified in our manufacturing licence during the Construction Period, MITI may find that we were in non-compliance with a condition imposed on our manufacturing licence and revoke that licence. MITI has the discretion to call upon us to show due cause why our licence should not be revoked before exercising its revocation powers. Further, if MITI is satisfied that our past non-compliance was due to some cause beyond our control and there is reasonable prospect of the non-compliance being remedied, MITI may withhold or suspend the revocation.

As at the LPD, we have not received any enquiries, notices, penalties or compounds from MITI for the abovementioned past non-compliances with the ICA.

To prevent the occurrence of regulatory non-compliance such as the aforementioned in the future, our Group has in place the following measures:

(a) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. These policies and procedures include a monitoring checklist which has been assigned to our Human Resource and Administration department. The checklist comprises a list of relevant laws, regulations, rules and requirements for our business operations and premises including their respective expiry dates, to ensure timely monitoring and submission of renewal applications for licences, permits, certificates, and trademarks; and

(b) our Group will also as part of the compliance policies and procedures keep abreast with any latest development on rules and regulations governing our Group's business operations to ensure continuous compliance, and seek professional advice and assistance whenever necessary.

We are of the view that these past non-compliances will not have a material adverse impact on our Group's business operations and financial condition as:

(i) As at LPD, there were no further actions taken or notice imposed by MITI on the said non-compliances after being informed on the same. We have on 15 August 2025 formally written to MIDA (being an agency under MITI in charge of the promotion and coordination of industrial development in Malaysia) to seek their confirmation on whether enforcement actions will be taken against past and rectified non-compliances. MIDA has on 22 September 2025, via electronic mail confirmed that it would be redundant to raise past non-compliances and advised that GB Chemical and GB Bond adhere with the manufacturing licence conditions hereafter;

(ii) The non-compliance relating to the manufacturing licence of Bukit Panchor HQ has ceased upon the re-operation of our Valdor Factory; and

(iii) We have taken the necessary actions to ensure future compliance as stated above.

Please refer to Section 7.21 of this Prospectus for further details of our manufacturing licences.

7.20.2 Street, Drainage and Building Act 1974 ("SDBA")

Pursuant to Subsection 70(1) of the SDBA, no person shall erect any building without the prior written permission of the local authority and pursuant to paragraph 70(16)(f) of the SDBA, departure from any plan or specification approved by the local authority in respect of a building is deemed as erection of a new building.

Any person who fails to comply with such provision commits an offence and shall upon conviction, be liable to a fine not exceeding RM50,000 or imprisonment for a term not exceeding 3 years or to both and a further fine of RM1,000 for every day during which the offence is continued after conviction.

Bukit Panchor HQ

We have been operating in Bukit Panchor HQ since 2018 after we bought the Bukit Panchor HQ from the previous owner. At that point of time, Bukit Panchor HQ comprises two factory buildings, with each factory building having its own CFO. Factory 1 and a portion of the warehouse held a valid CFO dated 17 November 1997 while factory 2 and another portion of the warehouse held a valid CFO dated 19 January 2007 respectively. During the period of our operation, we have constructed a car park shed and a storage shed without the prior written permission from Seberang Perai City Council. We were under the misconception that the construction of the car park shed, and storage shed were not considered as an erection of new buildings.

We appointed an architect to make applications to the Seberang Perai City Council to rectify this non-compliance. On 2 July 2025, the Seberang Perai City Council responded to our architect and instructed us to comply with certain technical requirements including among others, the allocation of sufficient parking lots. On 15 July 2025, our architect replied Seberang Perai City Council and informed them that we are unable to comply with the parking lot allocation requirements due to the space constraint in our Bukit Panchor HQ. The Seberang Perai City Council had on 24 July 2025 requested us to pay monetary contribution amounting to RM29,952.00 as compensation due to our non-fulfilment of the parking lot allocation requirement. We had made full payment for the said amount on 30 July 2025.

We obtained a revised CCC for our Bukit Panchor HQ dated 6 October 2025 based on the revised building plan which includes the car park shed and storage shed. As such, the non-compliance has been rectified.

Valdor Factory

As the fire incident had destroyed our Valdor Factory, we reconstructed it and obtained a CCC for it on 23 December 2024. This is the first CCC obtained for Valdor Factory after the fire incident and thereafter we commenced operation of the Valdor Factory. However, the CCC was issued based on a building plan drawn for 2 adjoining units of single storey factory with existing double storey office. The actual on-site condition of Valdor Factory consists of 2 adjoining units of single storey semi-detached factory.

In order to rectify the deviations between the on-site condition and building plan, our appointed architect applied for new approval based on a revised building plan in order to comply with SDBA. We obtained approval for the revised building plan on 11 September 2025 and we subsequently obtained the revised CCC based on the new building plan on 6 November 2025. As such, the non-compliance has ceased to exist.

As at the LPD, we have not received any enquiries, notices, penalties or compounds from Seberang Perai City Council for the abovementioned past non-compliances.

To prevent the occurrence of regulatory non-compliance such as the aforementioned in the future, our Group has in place the following measures:

(a) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. The Human Resource and Administration policies and procedures also include a monitoring checklist for the Human Resource and Administration department which consist of a list of relevant laws, regulations, rules and requirements for its business operations and premises with dates of expiry to monitor and submit renewal applications on a timely basis; and

(b) our Group will also as part of the compliance policies and procedures keep abreast with any latest development on rules and regulations governing our Group's business operations to ensure continuous compliance, and seek professional advice and assistance whenever necessary.

We are of the view that the non-compliance of the SDBA will not have a material adverse impact on our Group's business operations and financial condition as:

(i) the non-compliances have ceased to exist as revised CCC have been issued for Bukit Panchor HQ and Valdor Factory and the respective building plans which were amended to reflect the existing on-site conditions, were approved by Seberang Perai City Council; and

(ii) we have taken the necessary actions to ensure future compliance as stated above.

7.20.3 Occupational Safety and Health Act, 1994 ("OSHA")

Certificate of Fitness

With effect from 1 June 2024, the Factories and Machinery Act, 1967 ("**FMA**") has been repealed and the matters previously governed thereunder has been integrated into the OSHA. Any registration made or order, notice, direction, written authority, approval, certificate of fitness, special scheme of inspection or certificate of competency given or issued, under the FMA 1967 shall, be dealt with under the OSHA and its subsidiary legislations.

Pursuant to the OSHA, any person who operates or causes or permits any machinery to be operated must also ensure that, where required, the machinery used or operated has a valid certificate of fitness, failing which such person will be guilty of an offence and will, on conviction, be liable to a fine not exceeding RM100,000.00 or to imprisonment for a term not exceeding 1 year or to both. Thereafter, an officer under OSHA shall immediately serve a written notice prohibiting the operation of the machinery until a certificate of fitness is issued. If such prohibition is not complied with by any person, it shall be an offence and on conviction, such person shall be liable to a fine not exceeding RM500,000.00 or to imprisonment for a term not exceeding 2 years or to both.

As at the LPD, our Group holds and maintains certificate of fitness issued by DOSH for the relevant machineries owned by the Group. Please refer to Section 7.21 of this Prospectus for further details and particulars.

Occupational Safety and Health Coordinator

Under OSHA, an employer having 5 or more employees at their place of work must appoint 1 of its employees to act as an occupational safety and health coordinator ("**OSH Coordinator**"). If an employer contravenes this requirement, he shall be guilty of an offence and shall on conviction, be liable to a fine not exceeding RM50,000.00 or to imprisonment for a term not exceeding 6 months or to both.

As at the LPD, we have appointed 4 of our employees to act as our Group's OSH Coordinator and they are all certified as competent to act as OSH Coordinator and are registered as OSH Coordinator with DOSH.

Occupational Safety and Health (Classification, Labelling and Safety Data Sheet of Hazardous Chemicals) Regulations 2013 ("OSH Regulations 2013")

Pursuant to subregulation 4(2) of the OSH Regulations 2013, a principal supplier is required to classify a chemical in accordance with the physical, health and environmental hazard of the chemical as specified in Part 2 of the Industry Code of Practice on Chemical Classification and Hazard Communication issued by DOSH.

A principal supplier who contravenes subregulation 4(2) commits an offence and shall, on conviction, be liable to a fine not exceeding RM10,000.00 or to imprisonment for a term not exceeding 1 year or to both and, in the case of continuing offence, to a fine not exceeding RM1,000.00 for every day or part of the day during which the offence continues after conviction.

Subregulation 14(1) of the OSH Regulations 2013 requires an importer or a manufacturer to prepare an inventory of hazardous chemicals on each hazardous chemical imported or supplied in a quantity of 1 metric tonne and above per year for each calendar year. Subregulation 14(2) requires for such inventory for each calendar year to be submitted to DOSH not later than 31 March of the following year.

A importer or manufacturer who contravenes subregulation 14(1) or 14(2) commits an offence and shall, on conviction, be liable to a fine not exceeding RM10,000.00 or to imprisonment for a term not exceeding 1 year or to both and, in the case of continuing offence, to a fine not exceeding RM1,000.00 for every day or part of the day during which the offence continues after conviction.

On 17 April 2024, the Magistrate Court of Jawi, Pulau Pinang found GB Chemical guilty of 2 offences under subregulations 4(2) and 14(2) of the OSH Regulations and imposed a fine of RM3,000.00 for each offence. GB Chemical paid the total fine of RM6,000.00 on the same day.

Thereafter, we appointed a chemist to oversee and monitor compliance with the OSH Regulations 2013 and the Industry Code of Practice on Chemicals Classification and Hazard Communication issued by DOSH.

Occupational Safety and Health (Control of Industrial Major Accident Hazards) Regulations 1996 ("OSH Regulations 1996")

Subregulation 7(1) of the OSH Regulations 1996 requires a manufacturer to identify an industrial activity within his control and submit to DOSH the Notification of Industry Activity Form within a specified timeframe. Thereafter, DOSH may determine if the identified industrial activity is a major hazard installation or not.

Pursuant to subregulation 24(1) of the OSH Regulations 1996, a manufacturer who commits an offence against any of the provisions of the OSH Regulations 1996 for which no corresponding penalty is provided by the OSHA shall, on conviction, be liable to a fine not exceeding RM50,000.00 or to a term of imprisonment not exceeding 2 years or to both.

On 22 April 2025, the Sessions Court of Butterworth, Pulau Pinang found GB Bond guilty of an offence against paragraph 7(1)(b)(i) of the OSH Regulations 1996 which required GB Bond to submit the said Notification of Industry Activity Form to DOSH within 3 months after the commencement of the OSH Regulations 1996. GB Bond was imposed a fine of RM16,000.00 which was paid on the same day.

Steps taken by our Group

To ensure compliance with OSHA and all regulations thereunder, our Group has in place the following measures:

(a) we will continuously assess compliance with OSHA and all regulations thereunder through scheduled reviews and inspections to be conducted by the Safety Committee. The outcomes of these assessments will be compiled and monitored by our Group Human Resource and Administration department to ensure timely rectification of any non-conformities and incompliances across our Group's operation;

(b) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. These policies and procedures include a monitoring checklist which has been assigned to our Human Resource and Administration department; and

(c) Our key senior management will participate in relevant external training and seminars covering areas pertinent to our business and compliance with occupational safety requirements, which is intended to keep them informed of industry developments and best practices in maintaining a safe working environment.

We are of the view that the past non-compliances with OSH Regulations 2013 and OSH Regulations 1996 will not have a material adverse impact on our Group's business operations and financial condition as:

(i) we have paid the fines mentioned above and there was no further follow-up from DOSH on this matter; and

(ii) we have taken the necessary actions to ensure future compliance as stated above.

7.20.4 Fire Services Act 1988 and Fire Services (Designated Premises) (Amendment) Order 2020 (collectively, "FSA")

The FSA provides for the effective and efficient functioning of the Fire and Rescue Department of Malaysia, for the protection of persons and property from fire risks or emergencies. The FSA provides, among others, that a fire certificate be issued only after the designated premises have been inspected and the Fire and Rescue Department of Malaysia is satisfied that there exists adequate fire-fighting equipment or fire safety installation in relation to the use of the designated premises.

Where there is no fire certificate in force, the owners of such premises may be subject to a fine of up to RM50,000.00 and/or imprisonment of up to 5 years or to both.

Our Group maintains and holds a valid fire certificate for our Bukit Panchor HQ. Our Valdor Factory on the other hand is not required to obtain a fire certificate, as it does not fall in the category of designated premise under the FSA.

Please refer to Section 7.21 of this Prospectus for further details and particulars of our fire certificate.

7.20.5 Employees' Minimum Standards of Housing, Accommodations and Amenities Act, 1990 ("EMSA")

The EMSA prescribes for the minimum standards of housing, nurseries and accommodation for employees as well as health, hospital, medical and social amenities to be provided by the employers to their employees.

Pursuant to the EMSA regulations, employers are required to provide accommodation to foreign employees with a Visit Pass (Temporary Employment) issued under Regulation 11 of the Immigration Regulations 1963.

Under the EMSA, no accommodation shall be provided to an employee unless certified with a Certificate for Accommodation ("**COA**"). Any employer who contravenes this provision commits an offence and if convicted, be liable to a fine not exceeding RM50,000.00.

Prior to April 2025, we provided accommodation for our foreign employees at a single storey housing situated on the Changkat Land beside the Changkat Factory ("**Changkat Premise**"). We had obtained a COA for the Changkat Premise where accommodation was provided for 30 foreign employees. However, we had housed 11 foreign employees in a separate area within the Changkat Factory that did not have a COA since April 2023. The Changkat Land where Changkat Premise and the Changkat Factory were built on, is owned by GB Plas Sdn Bhd (a company in which the brother of Dato' Gooi is a director and shareholder), and we temporarily rented the space via a tenancy agreement.

In April 2025, we rectified this non-compliance by relocating all our foreign employees to the current Foreign Workers Accommodation located at No. 46, Jalan Perindustrian Nibong Tebal 1, Taman Perindustrian Nibong Tebal, 14300 Nibong Tebal, Pulau Pinang which is issued with a COA held by GB Chemical as the employer.

As at the LPD, none of our foreign employees are staying at accommodations which have not been issued with a COA. As at the LPD, there were no fines and penalties imposed on this non-compliance incident.

Steps taken by our Group

To prevent the occurrence of regulatory non-compliance such as the aforementioned in the future, our Group has in place the following measures:

(a) our Group's Human Resource and Administration department will be monitoring that all accommodation provided by us have been issued with COA;

(b) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. These policies and procedures includes a monitoring checklist which has been assigned to our Human Resource and Administration department. The checklist comprises a list of relevant laws, regulations, rules and requirements for our business operations and premises including their respective expiry dates, to ensure timely monitoring and submission of renewal applications for licences, permits, certificates, and trademarks; and

(c) our Group will also, as part of the compliance policies and procedures, keep abreast with any latest development on rules and regulations governing our Group's business operations to ensure continuous compliance, and seek professional advice and assistance whenever necessary.

We are of the view that these past non-compliances on the EMSA will not have a material adverse impact on our Group's business operations and financial condition as:

(i) the non-compliance has ceased to exist by relocating all our foreign employees to the Foreign Workers Accommodation which has been issued with a COA; and

(ii) we have taken the necessary actions to ensure future compliance as stated above.

Please refer to Section 7.21 of this Prospectus for further details of our COA.

7.20.6 Immigration Act 1959/63 ("Immigration Act") and Immigration Regulations 1963 (Immigration Regulations")

Section 55B of the Immigration Act provides that any person who employs a foreigner who has no valid pass shall be guilty of an offence and shall, on conviction, be liable to a fine of not less than RM10,000.00 or to imprisonment for a term not exceeding 12 months or to both for each such employee.

Regulation 11 of the Immigration Regulations allows for a visit pass to be issued to a foreigner on temporary employment, and such pass is issued subject to the conditions stated therein. Such conditions include work location for the foreign employee, and the employee and the employer are expected to comply with the stipulated conditions.

The work location stated in the visit pass for 3 of our foreign employees were registered differently from their actual work location. 2 of these employees had registered to work in our previous Changkat Factory and the other remaining 1 in Valdor Factory. All 3 of them were supposed to be working in Bukit Panchor HQ.

Pursuant to Section 55B(2) of the Immigration Act, a pass lawfully issued shall cease to be a valid pass when any of its terms and conditions is contravened. As the work location for these 3 foreign employees differs from the work location set out in their visit pass, the terms and condition of these visit passes may be deemed as breached and may have ceased to be valid.

We met and consulted officers from Immigration Department of Malaysia to seek their advice and on 15 August 2025, we submitted applications to the Immigration Department of Malaysia to change the work location address in the visit passes of the said 3 foreign employees. During the same meeting, we had received a written acknowledgement by the officer that the said employees can continue to work at Bukit Panchor HQ pending issuance of the amended visit pass. On 19 May 2026, the amended visit passes have been issued for these 3 foreign employees bearing the amended work location address at Bukit Panchor HQ.

As at LPD, there were no fines and penalties imposed on us in relation to this non-compliance incident.

To prevent the occurrence of regulatory non-compliance such as the aforementioned in the future, our Group has in place the following measures:

(a) our Group's Human Resource and Administration department will be monitoring the status and conditions of all passes for our foreign employees.

(b) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. These policies and procedures include a monitoring checklist which has been assigned to our Human Resource and Administration department. The checklist comprises a list of relevant laws, regulations, rules and requirements for our business operations and premises including their respective expiry dates, to ensure timely monitoring and submission of renewal applications for licences, permits, certificates, and trademarks.

We are of the view that the past non-compliances on the work location for the foreign employees will not have a material adverse impact on our Group's business operations and financial condition as:

(i) the non-compliance had ceased to exist as the amended visit passes have been issued on 19 May 2026 bearing the amended work location address at Bukit Panchor HQ; and

(ii) we have taken the necessary actions to ensure future compliance as stated above.

7.20.7 Environmental Quality Act 1974 ("EQA") & Environmental Quality (Scheduled Wastes) Regulations 2005 ("EQ Regulations 2005")

The EQA regulates, amongst others, the level of pollution of the atmosphere, noise pollution, pollution of the soil, pollution of inland waters without licence, prohibits the discharge of oil and wastes into Malaysian waters.

The EQ Regulations 2005 is a subsidiary legislation made under the EQA which imposes on waste generator of the premises an obligation to record, store, label, treat and dispose scheduled waste in accordance with the EQ Regulations 2005. Any person who contravenes the EQ Regulations 2005 commits an offence and may be subject to a compound not exceeding RM2,000.00.

Pursuant to Section 34B(1) of the EQA, no person shall, without any prior written approval of the Director General of Environmental Quality, place, deposit or dispose of any scheduled wastes, except at prescribed premises.

GB Chemical had received 5 compounds from the Department of Environment Penang, amounting to RM10,000.00, following an inspection on 2 November 2021. During the inspection, the officer found GB Chemical in violation of the following provisions of the EQ Regulations 2005:

(i) Regulation 3 (Notification of the generation of scheduled wastes);

(ii) Regulation 9(3) & (4) (Storage of scheduled wastes); and

(iii) Regulation 10(1) & (2) (Labelling of scheduled wastes).

Our Group has paid the compounds in full on 10 November 2021.

Steps taken by our Group

To prevent the occurrence of regulatory non-compliance such as the aforementioned in the future, our Group has in place the following measures:

(a) our Group's Human Resource and Administration department will be monitoring the status, storage, labelling and disposal of scheduled wastes generated by the production.

(b) our Group has established policies and procedures which outlines the processes and responsibilities necessary to monitor, evaluate, and maintain compliance across our Group's operations. These policies and procedures include a monitoring checklist which has been assigned to our Human Resource and Administration department. The checklist comprises a list of relevant laws, regulations, rules and requirements for our business operations and premises including their respective expiry dates, to ensure timely monitoring and submission of renewal applications for licences, permits, certificates, and trademarks.

We are of the view that the past non-compliances on the scheduled wastes will not have a material adverse impact on our Group's business operations and financial condition as:

(i) the non-compliance had ceased to exist as our Group had then subsequently appointed scheduled waste contractors for the transport and disposal of the scheduled waste as set out below; and

(ii) we have taken the necessary actions to ensure future compliance as stated above.

Our operations in Bukit Panchor HQ and Valdor Factory generate wastes that are classified as scheduled waste under the EQ Regulations 2005, which are listed in the following table:

Code	**Description**
SW204	Sludges containing one or several metals including chromium, copper, nickel, zinc, lead, cadmium, aluminium, tin, vanadium and beryllium
SW303	Adhesive or glue waste containing organic solvents excluding solid polymeric materials
SW409	Disposed containers, bags or equipment contaminated with chemicals, pesticides, mineral oil or scheduled wastes

During the Financial Years/Period Under Review, we have engaged the following service providers to transport and dispose of the scheduled wastes as listed above:

- Alam Aliran Kualiti (M) Sdn Bhd
- Kumaran & Company Sdn Bhd
- Pentas Flora (Penang) Sdn Bhd

All aforementioned service providers are duly licensed by the Department of Environment. The engagement of these service providers is on an ad hoc basis, with services rendered based on issued purchase orders and/or invoices, and the Group has not entered into any long-term service agreements or formal appointment letters with such service providers.

7.20.8 Local Government Act, 1976 ("LGA")

The LGA empowers every local authority to grant licence or permit for any trade, occupation or premise through by-laws. Every licence or permit granted shall be subject to such conditions and restrictions as the local authority may think fit and shall be revocable by the local authority at any time without assigning any reason for it.

Our Group's business falls under the jurisdiction of the Seberang Perai City Council. The relevant by-laws governing the conduct of our Group's business is the Licensing Payment (Seberang Perai City Council) By-Laws 1980 and the Licensing of Advertisements (Seberang Perai City Council) By-Laws 2001.

These by-laws stipulate that it is an offence for a person to operate any scheduled business activity without a valid licence issued by the Seberang Perai City Council. It further stipulates that the no person shall exhibit or cause or permit to be exhibited any advertisement without a licence issued by the Seberang Perai City Council. Any contravention of these by-laws is an offence and if convicted, such person may be liable to a fine not exceeding RM2,000.00 or to a term of imprisonment not exceeding 1 year or to both.

Our Group holds and maintains a valid business premise licences and signboard licences for our Bukit Panchor HQ and Valdor Factory. Please refer to Section 7.21 of this Prospectus for further details and particulars.

Save as disclosed above, our Group complies with all relevant regulatory requirements governing our Group's business operations.

7.20.9 Trademarks Act 2019

The Trademarks Act 2019 provides for the registration of trademarks in relation to goods and services and to implement the relevant treaties and for other connected matters. A trademark is defined under Section 3 of the Trademarks Act 2019 as any sign capable of being represented graphically which is capable of distinguishing goods or services of one undertaking from those of other undertakings. A sign may constitute a trademark even though it is used in relation to a service ancillary to the trade or business of an undertaking and whether or not the service is provided for money or money's worth. A registered trademark shall be a property right obtained by the registration of trademark under the Trademarks Act 2019 and a registered proprietor of the trademark has the rights and remedies provided under the Trademarks Act 2019. The registration of a trademark shall be for a period of ten (10) years and may be renewed for a further period of ten (10) years in accordance with the Trademarks Act 2019. Please refer to Section 7.19 of this Prospectus for information relating to the material trademarks and other intellectual property rights of our Group.

As at LPD, we have three registered trademarks registered with MyIPO. In addition, we are currently appealing for one of our trademarks (TM2025021346) which has been provisionally refused by MYIPO. In the event if we are unsuccessful for such appeal, we do not expect any material impact on the business operations or financial performance of our Group. However, our rights to the said trademark will not be formally protected under the Trademarks Act 2019, and we may be unable to prevent unauthorized use of the trademarks or initiate infringement proceedings under the Trademarks Act 2019. Nevertheless, we retain the ability to enforce its rights through common law remedies, such as actions for passing off.

Separately, if any of our trademark infringe the rights of a third party, we may incur significant costs to defend against such claims by third parties or to enforce the intellectual property rights that we use, and there can be no assurance that we would prevail in any such proceedings. Such proceedings, including litigation, may result in a diversion of our resources and may lead to counterclaims or claims from other parties against us, which could have a material adverse effect on our business, prospects and financial performance. During the Financial Years/Period Under Review up to LPD, we have not been subjected to any claims relating to breach of third party's intellectual property rights. However, there is no assurance that this will not occur in the future.

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7.21 MATERIAL LICENCES, PERMITS AND APPROVALS

Save as disclosed below, there are no other major approvals, major licenses and permits which would materially affect the business or our operations as at the LPD:

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
MITI	GB Chemical	Manufacturing licence pursuant to the ICA	Licence / Serial No. A022382 / A037887	(a) The sale of shares in this company must be notified to MITI and MIDA.	Complied
		Premise: Bukit Panchor HQ	Effective Date 19 March 2020	(b) GB Chemical shall train Malaysians so that technology and expertise can be transferred to all levels of the workforce.	Noted
		Product: Industrial Adhesives	Expiry Date N/A	(c) GB Chemical shall comply with the Capital Investment Per Employee Ratio (CIPE) requirement of at least RM140,000.00.	Complied
				(d) GB Chemical shall take initiative to ensure that 80% of its total full-time workforce consist of Malaysian. The employment of foreigners (including outsourced workers) shall be subject to current policy. Flexibility is given for the compliance of this condition until the full implementation of the Multi-Tier Levy Mechanism ("**MTLM**").(1)	To be complied
				(e) GB Chemical shall submit information on investment performance and project implementation under the ICA and the MIDA Act, 1965 when required by MIDA.	Complied

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
				(f) GB Chemical shall implement its projects as approved and in accordance with the laws and other regulations in Malaysia.	Noted
MITI	GB Chemical	Manufacturing licence pursuant to the ICA	Licence / Serial No. A022382/ A043857	(a) The sale of shares in this company must be notified to MITI and MIDA.	Complied
		Premise: Bukit Panchor HQ	Effective Date 11 April 2025	(b) GB Chemical shall train Malaysians so that technology and expertise can be transferred to all levels of the workforce.	Noted
		Product: Sealant	Expiry Date N/A	(c) GB Chemical shall comply with the Capital Investment Per Employee Ratio (CIPE) requirement of at least RM140,000.00.	Complied
				(d) GB Chemical shall take initiative to ensure that 80% of its total full-time workforce consist of Malaysian. The employment of foreigners (including outsourced workers) shall be subject to current policy. Flexibility is given for the compliance of this condition until the full implementation of the MTLM.(1)	To be complied
				(e) GB Chemical shall submit information on investment performance and project implementation under the ICA and the MIDA Act, 1965 when required by MIDA.	Complied

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
				(f) GB Chemical shall implement its projects as approved and comply with all regulations and provisions under the ICA and laws and in accordance with the other laws and regulations in Malaysia.	Noted
MITI	GB Bond	Manufacturing licence pursuant to the ICA Premise: Valdor Factory Products: Emulsion polymer and adhesives	<u>Licence / Serial No.</u> A026343 / A043444 <u>Effective Date</u> 22 November 2024 <u>Expiry Date</u> N/A	(a) The sale of shares in this company must be notified to MITI and MIDA.	Complied
				(b) GB Bond shall train Malaysians so that technology and expertise can be transferred to all levels of the workforce.	Noted
				(c) GB Bond shall comply with the Capital Investment Per Employee Ratio (CIPE) requirement of at least RM140,000.00.	Complied
				(d) GB Bond's total full-time workforce must consist of at least 80% Malaysians. The employment of foreigners (including outsourced workers) is subject to current policy.	Complied
				(e) GB Bond shall submit information on investment performance and project implementation under the ICA and the MIDA Act, 1965 when required by MIDA.	Complied
				(f) GB Bond shall implement its projects as approved and in accordance with the laws and other regulations in Malaysia.	Noted

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
Seberang Perai City Council	GB Bond	Business premise licence for: (i) manufacturing chemicals – glue emulsion; (ii) manufacturing acid, solvent and adhesive; (iii) storing goods; and (iv) signboard. Premise: Valdor Factory	Licence / Reference No. PRI/02/20221219/0409 Approval Date 1 June 2006 Issuance Date 18 November 2025 Expiry Date 31 December 2026	None	Not applicable
Seberang Perai City Council	GB Bond	Business premise licence for: (i) storage of chemicals (emulsion)[(2)]; (ii) administrative office; and (iii) signboard. Premise: Bukit Panchor HQ	Licence / Reference No. PRI/01/20250204/4568 Approval Date 3 February 2025 Issuance Date 18 November 2025 Expiry Date 31 December 2026	None	Not applicable

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
Seberang Perai City Council	GB Chemical	Business premise licence for: (i) manufacturing glue and glue adhesive; (ii) manufacturing adhesive tape and sealant (iii) storing goods; (iv) administrative office; and (v) signboard. Premise: Bukit Panchor HQ	Licence / Reference No. PRI/02/20221219/9735 Approval Date 24 January 1998 Issuance Date 18 November 2025 Expiry Date 31 December 2026	None	Not applicable
Seberang Perai City Council	Purebond Adhesive	Business premise licence for: (i) administrative office; and (ii) signboard. Premise: Bukit Panchor HQ	Licence / Reference No. PRI/01/20250617/0606 Approval Date 13 June 2025 Issuance Date 18 November 2025 Expiry Date 31 December 2026	None	Not applicable

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
Shah Alam City Council	Purebond Adhesive	Business premise licence, where description of licence includes: (i) Wholesale / Supply / Sale (Liquid Glue/Glue/Tape) (ii) Business Office < 150 Square Meters (iii) Store	Licence / Reference No. L033123020240001 /MBSA.LSN.700-3/3/1244 Effective Date 8 September 2025 Expiry Date 30 September 2027	None	Not applicable
Department of Labour Peninsular Malaysia, Ministry of Human Resources	GB Chemical	Certificate for Accommodation for the Foreign Workers Accommodation	Certificate No. AC/10700/2025/0367 Effective Date 23 April 2025 Expiry Date 23 April 2028	GB Chemical is required to comply with the following conditions:	
				(a) Maximum number of employees to be housed in this accommodation is 44 persons;	Complied
				(b) Conditions under the Employees' Minimum Standards of Housing, Accommodations and Amenities (Accommodation and Centralized Accommodation) Regulations 2020;	Complied
				(c) Rent or charge for this accommodation is RM100 for every employee;	Noted
				(d) Report on employee's stay in the accommodation within 30 days from the first day of stay;	Complied
				(e) Report on the closure of this accommodation at least 30 days before the date of closing;	Noted
				(f) Display this Certificate of Accommodation on the outer walls of the accommodation which is suitable and easy to view.	Complied

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
DOSH	GB Bond	Certificate of fitness (Pressure Vessel) Premise: Valdor Factory	Registration No. PP-PMT-153468 Effective Date 26 August 2025 Expiry Date 25 November 2026	None	Not applicable
DOSH	GB Bond	Certificate of fitness (Steam Boiler) Premise: Valdor Factory	Registration No. PP-PMD-80754 Issuance Date 20 April 2026 Expiry Date 12 July 2027	None	Not applicable
DOSH	GB Chemical	Certificate of fitness (Steam Boiler) Premise: Bukit Panchor HQ	Registration No. PP-PMD-80218 Issuance Date 13 May 2025 Expiry Date 27 July 2026[(3)]	None	Not applicable

Issuing Authority	Company	Description of approval / license /permit	Licence / Reference No. / Validity Period	Major conditions imposed	Status of compliance
DOSH	GB Chemical	Certificate of fitness (Steam Boiler) Premise: Bukit Panchor HQ	Registration No. PP-PMD-80738 Issuance Date 13 November 2025 Expiry Date 12 February 2027	None	Not applicable
DOSH	GB Chemical	Certificate of Fitness (Pressure Vessel) Premise: Bukit Panchor HQ	Registration No. PP-PMT-108559 Issuance Date 28 July 2026 Expiry Date 27 October 2027	None	Not applicable
Fire and Rescue Department	GB Chemical	Fire certificate for Bukit Panchor HQ	Licence / Reference No. JBPM: PP/7/413/2025 Effective Date 31 October 2025 Expiry Date 30 October 2026[4]	None	Not applicable

Notes:

(1) Based on the 13th Malaysia Plan tabled on 31 July 2025, MTLM is to be implemented in 2026. However, as at the LPD, there has been no further announcement in relation to the implementation of the MLTM. As at the LPD, GB Chemical has 54.17% local employees and GB Chemical will continue to take initiative to hire more local employees. This includes publishing recruitment advertisements more frequently on websites and newspaper to hire local workers as well as benchmarking wages and benefits, improving work environment and offering career development opportunities to improve employee retention. Notwithstanding that, if upon implementation of the MTLM and GB Chemical is still unable to comply with this condition, MITI may take action by issuing warnings, imposing penalties, suspending and/or revoking this manufacturing licence. In the unlikely event that our licence is revoked by MITI due to non-compliance of this condition, our business operations and financial performance may be adversely impacted as GB Chemical is not allowed to carry out manufacturing activities without this licence. Please refer to Section 9.1.6 of this Prospectus for the risk on our dependency on various licences, permits and approvals issued by relevant authorities to operate our business.

(2) There are no restrictions imposed by Seberang Perai City Council on this business premise licence on the quantity, volume or weight of chemicals that may be stored at this premise.

(3) The renewal process for this certificate of fitness has not been initiated as the steam boiler is undergoing maintenance works and has been temporarily taken out of operation. Upon completion of the maintenance works, which is expected in 3rd quarter of FYE 2026, we will submit an application to apply for the certificate of fitness which we expect to receive in the 4th quarter of FYE 2026. There is no impact on our operations as we will be using other steam boilers in Bukit Panchor HQ.

(4) Pursuant to the Fire Services (Fire Certificate) Regulations 2001, the application for the renewal of a fire certificate shall be made not less than 30 days before the date of expiry of the certificate. Our Group will submit the application for renewal to the Fire and Rescue Department in September 2026.

Up to the LPD, our Group has not encountered any difficulties in renewing or obtaining approval (where applicable) for the aforementioned major approvals, licences and permits.

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7.22 ENVIRONMENTAL, SOCIAL AND GOVERNANCE PRACTICES

Our Group is committed to embed ESG considerations into our business operations and strategic planning. As part of our value creation strategy, we recognize the importance of sustainability in driving long-term business resilience, stakeholder trust, and regulatory compliance. We intend to progressively align our sustainability reporting and practices with Bursa Securities' Sustainability Reporting Guidelines.

The roles and responsibilities of our governance structure for sustainability matters are set out below:

Board

(i) Sets the overall sustainability values and strategies of our Group;

(ii) Oversees, implements and monitors compliance with our Business Ethics and Code of Conduct and reviews the Code on a periodic basis;

(iii) Reviews our Sustainability Policy and Framework;

(iv) Approves sustainability targets proposed by Head of Departments;

(v) Reviews and approves the progress of the sustainability targets reported; and

(vi) Approves sustainability disclosures.

Head of Departments

(i) Identifies ESG risks and opportunities relevant to our Group's business operations;

(ii) Proposes short, medium and long term quantifiable sustainability targets to our Board for approval on an annual basis;

(iii) Coordinates and implements the approved sustainability targets in the daily operations of our Group; and

(iv) Monitors and reports the progress of the approved sustainability targets to our Board on an annual basis.

(i) Environmental

We acknowledge the importance of safeguarding the environment and are dedicated to adopt environmentally friendly practices to minimise damage to the environment, which include:

(a) Climate Resilience and Greenhouse Gas ("GHG") Emissions Management

As industries worldwide transition towards sustainable manufacturing practices, we are proactively embracing the role in contributing to a low-carbon future. We focus on water-based, low volatile organic ("low-VOC") adhesives, sealants and polymer demonstrate commitment to reducing environmental impacts while maintaining product performance. We have developed the GHG Report in accordance with two internationally recognized standards: ISO 14064-1 and the GHG Protocol Corporate Accounting and Reporting Standard to reflect our Group's commitment to transparency, accountability, and continuous improvement. The reporting period covers from 1 January 2023 to 31 May 2026. The boundary of reporting is limited to Scope 1 and Scope 2 emissions as below:

Scope 1: Stationary fuel combustion, car fuel use and fugitive release

Table 1: Total Emission from Fuel Usage				
Fuel Type	**Usage (Litres)**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
FYE 2023				
Petrol	12,712.27	26,695.76	53,818	9.16
Diesel	185,820.40	466,409.20		
Total		**493,104.96**	**53,818**	
FYE 2024				
Petrol	15,192.85	31,904.99	56,338	8.42
Diesel	176,337.52	442,607.18		
Total		**474,512.17**	**56,338**	
FYE 2025				
Petrol	11,839.48	24,862.92	52,439	7.60
Diesel	148,890.57	373,715.32		
Total		**398,578.24**	**52,439**	
FPE 2026				
Petrol	3,424.25	7,190.92	24,346	5.65
Diesel	51,959.75	130,418.97		
Total		**137,609.89**	**24,346**	

Note: All diesel consumed by our Group's forklifts is directly drawn from the diesel stock maintained in our Group's lorries, and therefore the fuel usage has been accounted for within our Group's overall diesel consumption records.

Table 2: Fugitive Releases: Refrigerants gases consumption				
FYE/FPE	**No. of Premise**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
2023	4	32,624.00	53,818	0.61
2024	4	15,073.15	56,338	0.27
2025	5	14,333.80	52,439	0.27
2026	5	10,004.80	24,346	0.41
Total		**72,035.75**	**186,941**	**1.56**

Scope 2: We are not utilizing other forms of imported energy such as steam, heat, or chilled water, electricity remains the only contributor to Scope 2 emissions.

Table 1: Electricity Consumption					
FYE/ FPE	**No. of Premise**	**Usage (kWh)**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
2023	4	1,033,069	799,595	53,818	14.86
2024	4	1,033,069	799,595	56,338	14.19
2025	5	906,819	701,878	52,439	13.38
2026	5	389,151	301,202	24,346	12.37
Total			**2,602,270**	**186,941**	**54.80**

From the tables above, it is shown that our overall GHG emissions under Scope 1 and Scope 2 have demonstrated a consistent declining trend from FYE 2023 through FPE 2026, reflecting our Group's continuous efforts to enhance operational efficiency and reduce our carbon footprint.

Scope 1 – Fuel Combustion and Fugitive Releases

Emissions arising from fuel combustion recorded a marginal reduction of approximately 3.8%, decreasing from 493,105 kg CO_2e in FYE 2023 to 474,512 kg CO_2e in FYE 2024 followed by a further significant reduction of approximately 16.0% to 398,578 kg CO_2e in FYE 2025. This improvement was primarily attributed to optimized diesel consumption and improved fuel management practices. For the FPE 2026, total emissions amounted to 137,610 kg CO_2e, which, when annualized, continues to reflect a downward trend.

Emissions from fugitive releases, also declined substantially from 32,624 kg CO_2e in FYE 2023 to 15,073 kg CO_2e in FYE 2024, followed by a further reduction of approximately 4.9% to 14,333 kg CO_2e in FYE 2025, followed by a further significant reduction of approximately 30.2% to 10,004.8 kg CO_2e in FPE 2026. This indicates improved preventive maintenance of refrigerants with lower global warming potential. As of FPE 2026, fugitive emissions were recorded at 10,005 kg CO_2e, supporting the overall emission reduction.

Scope 2 – Electricity Consumption

Following a stable emission level between FYE 2023 and FYE 2024, emissions recorded a reduction of approximately 12.2% in FYE 2025, decreasing from 799,595 kg CO_2e to 701,878 kg CO_2e. A notable reduction was observed in FPE 2026, where emissions for the period up to May decreased to 301,202 kg CO_2e, following the successful commissioning of the solar system in January 2025. The newly installed solar energy system generated 332,396 kWh within the FPE 2026, effectively offsetting a substantial portion of electricity drawn from the national grid.

(b) Green Energy

In December 2024, we successfully completed the installation of a solar energy system, which was officially commissioned in January 2025. The project marks a significant milestone in our ongoing journey toward sustainability and responsible energy management. By incorporating the latest N-type solar panel technology, the system can achieve efficiencies of up to 22%, placing it among the most advanced solutions currently available in the renewable energy market.

The solar installation covers a total area of 25m^2 and is designed to generate approximately 2,800-3,000 kWh of clean electricity every month. This renewable energy output reduces our reliance on conventional power sources and contributes directly to lowering our overall carbon footprint. Over its lifetime, the system will offset a substantial amount of greenhouse gas emissions, reinforcing our role in advancing climate action.

Table 1: Total Energy Yield (kWh) from Solar Panel for FPE 2026				
Premise	**Total Yield (kWh)**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
Bukit Panchor HQ	332,396	Nil	24,346	Nil

Table 2: Scope 2 Emission (market-based) for FPE 2026						
Premise	**TNB Usage (kWh)**	**Total Yield (kWh)**	**Total Usage (kWh)**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
Bukit Panchor HQ	261,265	332,396	593,661	459,494	24,346	18.87

Table 3: Scope 2 Emission (location-based) for FPE 2026					
Premise	**TNB Usage (kWh)**	**Total Usage (kWh)**	**Total kg of CO_2eq**	**Total Revenue (RM'000)**	**Total kg of CO_2eq / Total Revenue**
Bukit Panchor HQ	261,265	261,265	202,219	24,346	8.31

In relation to total revenue, our Group's carbon intensity (kg CO_2e/RM'000 revenue) has continued to improve across the reporting periods. This indicates that our Group's emissions per unit of economic output have decreased, underscoring enhanced energy efficiency and sustainable growth.

Overall, our Group has achieved a progressive reduction in total carbon emissions from FYE 2023 to FPE 2026, mainly driven by fuel efficiency initiatives, improved refrigerant management, and the integration of renewable energy sources.

The GHG emission has been assessed based on 2 internationally recognised standard: ISO 14064-1 and GHG Protocol Corporate Accounting and Reporting Standard. Based on the assessment carried out, the majority of our Group's GHG emission arises from Category 2 under ISO 14064-1, namely indirect GHG emission from imported energy which primarily comprise emissions arising from electricity consumed by the factories and offices of our Group. This category accounted for approximately 68% of our Group's total GHG emissions. As part of our Group's efforts to reduce reliance on electricity from conventional sources and lower the carbon emissions, our Group has installed a solar energy system at Bukit Panchor HQ.

The remaining approximately 32% of our Group's GHG emissions are categorised under Category 1 of ISO 14064-1, namely direct GHG emissions from GHG sources that are owned or controlled by the Group. These emissions primarily arise from mobile combustion sources, including the use of forklifts, lorries and other vehicles.

Premised on the above, our Group does not have any direct GHG emission from stationary combustion from the manufacturing process, as our operations do not generate process-related gas emissions. Instead, the GHG emissions primarily arise from electricity consumption from the factories and offices, as well as fuel consumption and refrigerants, both of which have shown a consistent downward trend from FYE 2023 to FPE 2026. Despite being part of the manufacturing sector, which generally exhibits higher emission levels, our Group is considered to have reasonably low carbon emission.

Furthermore, our Group's commitment to advancing its low-carbon transition pathway by the installation of a solar energy system, which has contributed significantly to reducing overall emissions. This reinforces our Group's standing as a low carbon emission company within the manufacturing category.

Moving forward, the Group will continue to monitor its GHG emissions on a regular basis, implement efficiency initiatives, and adopt mitigation measures with the aim of progressively reducing its emission intensity over the years. Through these efforts, our Group seeks to contribute towards global climate action while supporting long-term sustainable growth.

(ii) Social

We are dedicated to serving the interest of our stakeholders. Our efforts include:

(a) Ensuring occupational, safety and health

We are dedicated to ensuring a secure and healthy environment, prioritizing the well-being of all employees, contractors and stakeholders in compliance with the legal requirements outlined in the OHSA. We pledge to:

(i) establish comprehensive safety protocols and procedures in line with relevant legal and industry standards;

(ii) allocate resources and provide ongoing training for occupational safety, health, and environmental activities, fostering a secure and conducive work environment with clear protocols for healthy work practices;

(iii) foster continuous improvement through monitoring, reporting, and reviewing safety performance, while actively engaging employees and site personnel in safety awareness initiatives;

(iv) ensure all site workers receive regular safety training and maintain valid certifications; and

(v) strive to maintain a zero-incident record for major injuries and accidents at all project sites.

As at the LPD, there were no safety issues or incidents relating to safety / health that have occurred in the past.

(b) Promoting diversity and equality

We support equal opportunity and career development regardless of race and gender, as reflected in the diversity of our Board and workforce.

Our Board comprises of 7 Directors of which 4 are male Directors and 3 are female Directors.

To demonstrate our efforts in embracing diversity in our workforce, the statistics on the workforce composition as at the LPD are as below:

Approximately, our total employees comprise 68 males and 20 females. In terms of race/ethnic diversity, we have 16 Malay employees and 35 Chinese employees and 4 Indian employees. These groups represent approximation of 18.18%, 39.77%, and 4.55% of our total workforce, respectively. In addition, there are 33 foreign employees representing approximation of 37.5% in our production department.

(c) Promoting personal development

We aim to continuously develop our employees through internal and external training and seminars to enhance their competencies in performing their daily tasks. In FYE 2023, a total of 33 training courses were implemented, with approximately

RM25,458.00 incurred in training costs. In FYE 2024, a total of 36 training courses were implemented, with approximately RM46,137.30 incurred in training costs. In FYE 2025, up to the LPD, a total of 22 training courses were implemented, with approximately RM52,724.00 incurred in training costs. In FPE 2026, up to the LPD, a total of 2 training courses were implemented, with approximately RM1,296.00 incurred in training costs. Moving forward, we are committed to the technical upskilling of our employees with an emphasis on practical components and exposure to industry training.

We encourage our employees to attend training and educational programs / courses aimed at keeping them updated on the latest developments and enhancing their skills sets in their respective fields. These programs may be recommended by managers or proposed by employees, subject to approval from respective Head of Departments. By supporting our employees' professional development, we are enhancing their performance and productivity, while increasing their value and future marketability.

The training courses attended by our employees from the FYE 2025 to FPE 2026 (up to the LPD) are as below:

No.	Training Course
1	Kursus Penyelarasan Keselamatan & Kesihatan (OSH-Coordinator)
2	E-Invoicing Practical Workshop (Hands on Implementation and Mastering MyInvoices Portal)
3	Taxpod Masterclass 2.0
4	E-Invoice Strategy 15.0 (Mandarin) revision class
5	Enhancing Sustainable Impact through Materiality Data Optimization in ESG Performance (in house)
6	Safe Forklift Driving (Foundation/refresher training) (in house)
7	Seminar - Badan Peneraju Industri (ILB) Bidang Kebombaan tahun 2025
8	EA1955, Termination & Dismissal & A Complete Guide to DI process
9	Advanced Purchasing Strategies & Planning
10	Chemical Management and Spillage Control (in house)
11	Seminar KKP bagi Sektor Robotik (special invitation by JKKP Putrajaya)
12	Briefing "Pencegahan Rasuah di tempat kerja" by SPRM, Penang
13	Certified CePIETSO(PCP)
14	Bengkel Hands-on Sistem E-SWIS V2 & Pengurusan Buangan Terjadual yang Mampan – P.Pinang tahun 2025
15	Service Tax : Professional Guide for Construction, Rental & Leasing Services
16	Occupational Safety and Health Coordinator (OSH-Coordinator)
17	Webinar: FW e Quota
18	Webinar: Memperkasakan Peranan OSH-Coordinator
19	Seminar: Are you prepared for Stamp Duty Self-Assessment System
20	Tax Talks & Fiscal Shocks: Budget 2026 for Business Leader (webinar)
21	OSHA Awareness Webinar
22	E-Invoicing Practical Workshop
23	Electrical Safety Based on NFPA 7E
24	Employer's Tax Obligation

In addition, we retain skilled employees and attract new talents through providing continuous training and rewarding employees with competitive remuneration packages.

Social Performance Metric from FYE 2023 to FPE 2026 (up to the LPD)

Metric	Unit	FYE 2023	FYE 2024	FYE 2025	FPE 2026 (up to the LPD)
Total Workforce	Employees	86	90	88	88
Female Employees	%	22.09	21.11	22.73	22.73
Female in Management	%	3.49	3.33	3.41	3.41
Occupational Injuries (LTI)	Number	0	0	0	0
Average Training Hours/Employee	Hours	27.58	40.24	30.15	7.00

(iii) Governance

We conduct our business ethically and in compliance with all applicable laws and regulations in Malaysia. We have:

(a) Inculcate good corporate governance practices in line with the principles and practices of corporate governance as set out in the MCCG

In line with the MCCG, our Group has implemented 21 out of 45 recommended practices under MCCG including, amongst others:

(i) implemented Practice 5.2 of the MCCG ensuring that at least half of our Board shall comprise independent directors. Currently, 4 out of 7 Directors are independent directors;

(ii) followed Practice 5.9 of the MCCG, with our Board comprising at least 30% female directors. At present, 3 out of our 7 Directors are female; and

(iii) applied Step Up Practice 9.4 of the MCCG ensuring that our Audit and Risk Management Committee comprises solely independent directors.

The remaining 24 practices will be scheduled for adoption progressively following our Listing. Post Listing, our Board will provide an overview in our Group's annual report on the application of the principles and best practices set out in the MCCG pursuant to Rule 15.25 of the Listing Requirements.

(b) Established the following policies and guidelines

(i) a formal organizational structure with clear lines of reporting to our Board and Key Senior Management, including defined lines of accountability and limits of authority in Discretionary Authority Limit;

(ii) Anti-bribery and Anti-Corruption Policy and Whistleblowing Policy to promote and maintain compliance with the Malaysian Anti-Corruption Commission Act 2009 and the Whistleblower Protection Act 2010;

(iii) Code of conduct and ethics in compliance with MCCG for promoting and upholding integrity and ethical business behavior; and

(iv) A Privacy Notice that complies with the Personal Data Protection Act 2010 ensuring the protection of personal data obtained from our customers, suppliers, service providers and/or employees.

Governance Performance Metric from FYE 2023 to FPE 2026 (up to the LPD)

Metric	Unit	FYE 2023	FYE 2024	FYE 2025	FPE 2026 (up to the LPD)
Independent Directors	%	Nil	Nil	57%	57%
Female Directors	%	Nil	Nil	42%	42%
Board ESG Training Hours (Average)	Hours				

In line with our commitment to long-term value creation and responsible business conduct, our Group will continue to strengthen our ESG framework as an integral part of our operations. We view ESG not only as a compliance requirement, but as a strategic imperative that supports operational efficiency, stakeholder confidence, and sustainable growth. Moving forward, we aim to enhance our ESG disclosures, performance monitoring, and stakeholder engagement in alignment with recognised standards and evolving best practices. Through these efforts, we aspire to build a resilient organization that contributes meaningfully to the economy, environment, and society.

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7.23 MATERIAL PROPERTIES

7.23.1 Properties owned by our Group

A summary of the properties owned by our Group as at the LPD are as follows:

Postal Address	Description of property/ Existing use/ Tenure (if any)/ Category of land use	Registered owner	Land area/ Built-up area (sq ft)	Date of purchase/ Date of CFO/CCC	Encumbrance
(i) Bukit Panchor HQ No. 1744, Jalan Industri 2, Kawasan Perindustrian Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang	**Description of Building:** A single storey detached factory cum double storey office; a single storey detached factory cum office; a single storey warehouse; a guard house and a Tenaga Nasional Berhad substation. **Existing Use:** Headquarters, administrative office, manufacturing plant for industrial adhesives and sealants, as well as storage for finished goods **Tenure:** Freehold **Category of Land Use:** Industrial	GB Chemical	**Land area:** 136,390 **Built-up area:** 78,276	**Date of Purchase:** 29 January 2018 **Date of CFO/CCC:** (1) 17 November 1997 and 19 January 2007; and (2) 6 October 2025[1]	(i) Lease of part of the land to Tenaga Nasional Berhad for a term of 30 years expiring on 11 May 2028 vide presentation no. 0799SC1998014307 Jil. 15 Fol. 101, registered on 4 September 1998[2]; (ii) Private caveat by CIMB Islamic Bank Berhad vide presentation no. 0799B2018003381, registered on 9 April 2018; (iii) Charge in favour of CIMB Islamic Bank Berhad vide presentation no. 0799SC2018013687, registered on 25 May 2018.

Postal Address	Description of property/ Existing use/ Tenure (if any)/ Category of land use	Registered owner	Land area/ Built-up area (sq ft)	Date of purchase/ Date of CFO/CCC	Encumbrance
(ii) Valdor Factory No. 21 & 23, Lorong Seruling 2, Taman Perindustrian Valdor, Sungai Bakap, 14200 Sungai Jawi, Pulau Pinang	**Description of Building:** 2 single storey semi-detached factory; and a rest room. **Existing Use:** Manufacturing plant for emulsion polymers. **Tenure:** Freehold **Category of Land Use:** None	GB Chemical	**Land area:** 16,146 **Built-up area:** 10,010	**Date of Purchase:** 4 December 2017 **Date of CCC:** (1) 23 December 2024; and (2) 6 November 2025[(3)]	(i) Charge in favour of EON Bank Berhad vide presentation no. 0799SC2005020531, registered on 12 July 2005; (ii) Charge in favour of EON Bank Berhad vide presentation no. 0799SC2005020532, registered on 12 July 2005; (iii) Charge in favour of Hong Leong Bank Berhad vide presentation no. 0799SC2018020142, registered on 27 July 2018; (iv) Charge in favour of Hong Leong Islamic Bank Berhad vide presentation no. 799SC2018020861, registered on 3 August 2018.

Notes:

(1) The revised CCC for our Bukit Panchor HQ dated 6 October 2025 was obtained to rectify and include the car park shed and storage shed constructed subsequent to the issuance of the CFO dated 17 November 1997 and 19 January 2007.

(2) This portion of land is leased to Tenaga Nasional Berhad at a nominal value of RM10.00 and it is approximately 450 sq ft.

(3) The revised CCC for our Group's Valdor Factory dated 6 November 2025 was obtained to rectify the deviations between the on-site condition, comprising 2 adjoining units of single-storey semi-detached factory, and the first CCC dated 23 December 2024, which was based on the building plan of a 2 adjoining units of single-storey factory with an existing double-storey office.

7.23.2 Properties rented by our Group

A summary of the properties rented by our Group as at the LPD are as follows:

Postal Address	Landlord/ Tenant	Description/ Existing use	Date of CFO/CCC	Built up area (sq ft)	Period of tenancy	Rental per month as at LPD
(i) Shah Alam Office						
No. 2A Tingkat Bawah & 1, Jalan Kemuning Prima D 33/D, Taman Kemuning Utama, Seksyen 33, 40400 Shah Alam, Selangor.	**Landlord[1]:** (i) Leo Juat Tin; (ii) Leo Jad Ngo; and (iii) Leo Jat Wah **Tenant:** Purebond Adhesive	**Description:** A double-storey shop-lot **Existing use:** Sales and marketing office as well as storage for finished goods	5 October 2009	3,409	1 May 2025 to 30 April 2028	RM3,000.00

Postal Address	Landlord/ Tenant	Description/ Existing use	Date of CFO/CCC	Built up area (sq ft)	Period of tenancy	Rental per month as at LPD
(ii) Foreign Workers Accommodation						
No. 46, Jalan Perindustrian Nibong Tebal 1, Taman Perindustrian Nibong Tebal, 14300 Nibong Tebal, Pulau Pinang	**Landlord:** WST Properties Sdn Bhd (a related party) **Tenant:** GB Chemical	**Description:** A double-storey shop-lot **Existing use:** Foreign Workers accommodation	27 January 1997	2,310	15 January 2025 to 14 February 2027	RM4,000.00

As at the LPD, the properties owned and rented by our Group are not in breach of any land use or regulatory requirements.

Note:

(1) Leo Juat Tin, Leo Jad Ngo and Leo Jat Wah are sisters to Leo Hee Seng, one of our Key Senior Management and a director of Purebond Adhesive.

7.24 DEPENDENCY ON CONTRACTS, AGREEMENTS, DOCUMENTS OR OTHER ARRANGEMENTS

As at the LPD, we are not dependent on any contracts, agreements, documents or other arrangements for our business operations.

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SMITH ZANDER

Date: 24 August 2026

The Board of Directors

GB Bond Holdings Berhad
No.1744, Jalan Industri 2
Kawasan Industri Bukit Panchor
14300 Nibong Tebal
Pulau Pinang

Dear Sirs/ Madams,

Independent Market Research Report on the Industrial Adhesives Industry, Emulsion Polymers Industry and Sealants Industry in Malaysia and Vietnam ("IMR Report")

This IMR Report has been prepared by SMITH ZANDER INTERNATIONAL SDN BHD ("**SMITH ZANDER**") for inclusion in the Prospectus in conjunction with the initial public offering and listing of GB Bond Holdings Berhad on the ACE Market of Bursa Malaysia Securities Berhad.

The objective of this IMR Report is to provide an independent view of the industries in which GB Bond Holdings Berhad and its subsidiaries ("**GB Group**") operate and to offer a clear understanding of the industry dynamics. As GB Group is principally involved in the manufacturing and sales of industrial adhesives, emulsion polymers and sealants, with its operations based in Malaysia, and intends to establish its physical presence and expand its sales in Vietnam, the scope of work for this IMR Report will thus address the following areas:

(i) The industrial adhesives industry in Malaysia;

(ii) Key industry drivers, risks and challenges of the industrial adhesives industry in Malaysia;

(iii) Competitive landscape of the industrial adhesives industry in Malaysia;

(iv) The emulsion polymers industry in Malaysia;

(v) The sealants industry in Malaysia; and

(vi) The industrial adhesives, emulsion polymers and sealants industry in Vietnam.

The research process for this study has been undertaken through secondary or desktop research, as well as detailed primary research when required, which involves discussing the status of the industry with leading industry participants and industry experts. Quantitative market information could be sourced from interviews by way of primary research and therefore, the information is subject to fluctuations due to possible changes in business, industry and economic conditions.

SMITH ZANDER has prepared this IMR Report in an independent and objective manner and has taken adequate care to ensure the accuracy and completeness of the report. We believe that this IMR Report presents a balanced view of the industry within the limitations of, amongst others, secondary statistics and primary research, and does not purport to be exhaustive. Our research has been conducted with an "overall industry" perspective and may not necessarily reflect the performance of individual companies in this IMR Report. SMITH ZANDER shall not be held responsible for the decisions and/or actions of the readers of this report. This report should also not be considered as a recommendation to buy or not to buy the shares of any company or companies mentioned in this report.

For and on behalf of SMITH ZANDER:

DENNIS TAN
MANAGING PARTNER

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The research for this IMR Report was completed on 18 August 2026.

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About SMITH ZANDER INTERNATIONAL SDN BHD

SMITH ZANDER is a professional independent market research company based in Kuala Lumpur, Malaysia, offering market research, industry intelligence and strategy consulting solutions. SMITH ZANDER is involved in the preparation of independent market research reports for capital market exercises, including initial public offerings, reverse takeovers, mergers and acquisitions, and other fund-raising and corporate exercises.

Profile of the signing partner, Dennis Tan Tze Wen

Dennis Tan is the Managing Partner of SMITH ZANDER. Dennis Tan has over 28 years of experience in market research and strategy consulting, including over 23 years in independent market research and due diligence studies for capital markets throughout the Asia Pacific region. Dennis Tan has a Bachelor of Science (major in Computer Science and minor in Business Administration) from Memorial University of Newfoundland, Canada.

1 THE INDUSTRIAL ADHESIVES INDUSTRY IN MALAYSIA

Overview

An industrial adhesive is a type of adhesive or glue specifically designed for manufacturing and industrial applications to bond substrates together. Industrial adhesives are used to bond a wide range of substrates (e.g. fabric, glass, leather, metal, paper, plastic and wood) and are commonly employed in various applications (e.g. paper and packaging, woodworking, fabric lamination, construction and renovation, automotive manufacturing and assembly of electronic components). These adhesives are often considered critical components in the production of high-quality, functional and durable products.

There is a diverse range of industrial adhesives in the market, each differing in terms of composition, function, properties and quality based on their specific formulations. The formulations of industrial adhesives can be customised in accordance to the users' specific requirements, tailored to their intended application and the types of substrates to be bonded. These formulations are developed and modified through the process of combining various components in varying proportions to achieve the desired characteristics.

Some of the key components found in industrial adhesives include polymers, solvents and/or additives. Polymers, which can be derived from both natural and synthetic sources, serve as the fundamental building blocks that determine the properties of the industrial adhesives such as bonding strength, flexibility as well as resistance to heat and chemicals. Examples of natural polymers include dextrin and casein whereas synthetic polymers include acrylic, polyvinyl acetate and polyurethane. Further, solvents such as water, toluene, acetone and ethyl acetate are used to dissolve or disperse adhesive components, adjust viscosity for easier application, and for evaporation properties to enable drying and bonding of the industrial adhesive. Additionally, additives such as plasticisers, tackifiers, surfactants and antioxidants are incorporated to modify and/or enhance specific adhesive properties. For instance, plasticisers are used to increase the flexibility and workability of the polymer system of an industrial adhesive, while tackifiers are added to impart tackiness and enhance peel strength of an industrial adhesive.

The industrial adhesives industry can be broadly segmented into the following categories, amongst others:

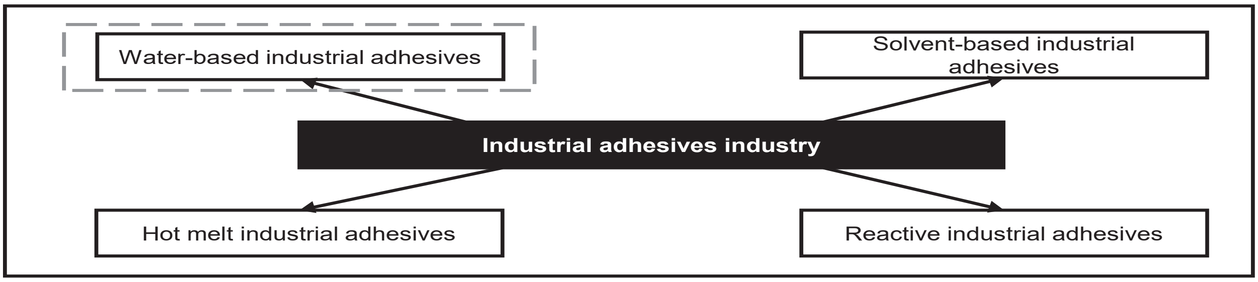
(i) **Water-based industrial adhesives** use water as a primary carrier and are formulated by combining water with adhesive components including polymers and additives. They are typically sold either as pre-mixed solutions, ready for use, or as dry powders which need to be mixed with water before application. Water-based industrial adhesives are applied on a substrate in liquid form to ensure proper coating. As the water evaporates or is absorbed into the substrate, the adhesive cures and dries, forming a strong bond. Further, water-based industrial adhesives offer excellent heat resistance and are generally easy to clean up, low odour or odourless and considered more eco-friendly than solvent-based industrial adhesives due to their lower Volatile Organic Compounds ("**VOCs**") emissions, which reduce the release of environmentally harmful chemicals into the atmosphere and lowering the negative environmental impact.

(ii) **Solvent-based industrial adhesives** are made by dissolving polymers in a solvent such as toluene, acetone or ethyl acetate, allowing the industrial adhesive to spread smoothly and evenly across the surface of a substrate. Solvent-based industrial adhesive is applied to a substrate in liquid form and cures as the solvent evaporates. Additionally, solvent-based industrial adhesives offer fast curing time, high bonding strength and versatility with excellent resistance to harsh conditions such as extreme temperatures and chemical exposure. However, as the solvents in these industrial adhesives can release VOCs that contribute to air pollution, this may pose health and environmental risks.

(iii) **Hot melt industrial adhesives**, also known as hot glue, are solvent- and water-free thermoplastic adhesives made from a combination of polymers and additives such as antioxidants, plasticisers and waxes. They are typically sold in solid form at ambient temperature. When heated, the hot melt industrial adhesives melt and become liquid, making them easy to apply to surfaces. Once applied, they solidify and cure as they cool, creating a strong bond on the applied surface. Hot melt industrial adhesives offer fast curing time, ease of use as well as good bonding strength and flexibility.

(iv) **Reactive industrial adhesives** are formulated from resins or reactive monomers that cure through a chemical reaction, rather than by evaporation of water or solvent. They may be supplied as one-part systems, which are provided as a single ready-to-use component that cure upon exposure to specific conditions such as moisture, heat or light. Alternatively, reactive industrial adhesives may be supplied as two-part systems, consisting of a resin and a hardener that must be combined immediately prior to application, as curing begins upon mixing. Reactive industrial adhesives generally have low VOC emissions and offer strong and long-lasting adhesion as well as excellent resistance to environmental exposure.

Segmentation of the industrial adhesives industry



Notes:

- *This list is not exhaustive.*
- *denotes the segment in which GB Group's industrial adhesives are primarily categorised under.*

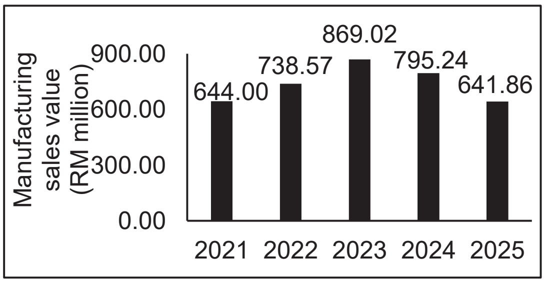
Source: SMITH ZANDER

Within the industrial adhesives industry, some industrial adhesive manufacturers such as GB Group may also produce sealants, as both industrial adhesives and sealants are essential in similar applications. Additionally, the raw materials used in formulating industrial adhesives, such as polymers and additives, are often similar to those used in sealants. While industrial adhesives are primarily used to bond substrates together, sealants are used to fill or seal gaps, cracks and joints, providing a protective barrier against moisture, dirt, dust, pests and other external elements. By producing both industrial adhesives and sealants, industrial adhesive manufacturers can offer a broader range of solutions, catering to the diverse needs of industries such as construction, automotive and electronics. For instance, in the construction industry, industrial adhesives are used to bond building components such as panels, flooring systems and wall assemblies to provide structural reinforcement, whereas sealants are used to join, seal and reinforce building materials by forming strong and durable seals to prevent the ingress of water, air, dust and other external elements. Please refer to **Chapter 5 – The Sealants Industry in Malaysia** of this IMR Report for further details on the sealants industry.

Industry Performance, Size and Growth

The industrial adhesives industry in Malaysia, as measured by the manufacturing sales value of adhesives and glue in Malaysia, increased from RM644.00 million in 2021 to RM869.02 million in 2023 at a compound annual growth rate ("**CAGR**") of 16.16%. Subsequently, the industrial adhesives industry in Malaysia declined from RM869.02 million in 2023 to RM641.86 million in 2025 at a negative CAGR of 14.06% which may be due to lower industrial adhesive prices. Nonetheless, SMITH ZANDER forecasts the industrial adhesives industry in Malaysia to recover and grow by 6.15% from RM641.86 million in 2025 to RM681.36 million in 2026, underpinned by industry drivers as detailed in **Chapter 2 – Key Industry Drivers, Risks and Challenges of the Industrial Adhesives Industry in Malaysia: Key Industry Drivers** of this IMR Report.

Industrial adhesives industry size (Malaysia), 2021 – 2025



*Sources: Department of Statistics Malaysia ("**DOSM**"), SMITH ZANDER*

2 KEY INDUSTRY DRIVERS, RISKS AND CHALLENGES OF THE INDUSTRIAL ADHESIVES INDUSTRY IN MALAYSIA

Key Industry Drivers

► **Growth in the manufacturing sector in Malaysia drives the demand for industrial adhesives**

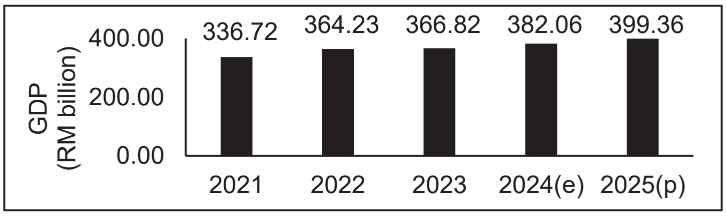
Industrial adhesives are widely used in the manufacturing sector across a variety of manufactured products such as paper and paper packaging, wood products, textiles, wearing apparel, leather and footwear, automotive and electronics, where they help bond, seal and assemble different types of substrates (e.g. paper, wood, fabric, metal and plastic) together. These industrial adhesives help to maintain the structural integrity as well as ensure enhanced durability, performance and functionality of the final products. Therefore, an increase in demand for manufactured products will drive the growth of the overall manufacturing sector which will in turn spur the growth of the industrial adhesives industry.

In Malaysia, the manufacturing sector remained the second largest contributor to the national economy, contributing 22.99% of the national gross domestic product ("**GDP**") in 2025, second to the services sector which contributed 59.53% of the national GDP in the same year.

With the manufacturing sector being one of the top contributors of the Malaysian economy, the industrial adhesives industry is set to benefit from the manufacturing sector, with customers from various manufacturing segments.

The performance of the manufacturing sector in Malaysia, as measured by GDP of the manufacturing sector in Malaysia, increased from RM336.72 billion in 2021 to RM399.36 billion in 2025 at a CAGR of 4.36%.

GDP of manufacturing sector (Malaysia), 2021 – 2025(p)



Notes:

- *(e) – Estimate; (p) – Preliminary.*
- *Latest available information as at research completion date.*

Source: DOSM

As GB Group's industrial adhesives are commonly used for paper and packaging, woodworking and fabric lamination applications, the growth of related key industries within the manufacturing sector such as the paper and paper packaging industry, wood product manufacturing industry, as well as textiles, wearing apparel, leather and footwear industry that rely on such applications will drive the demand for industrial adhesives, as elaborated below:

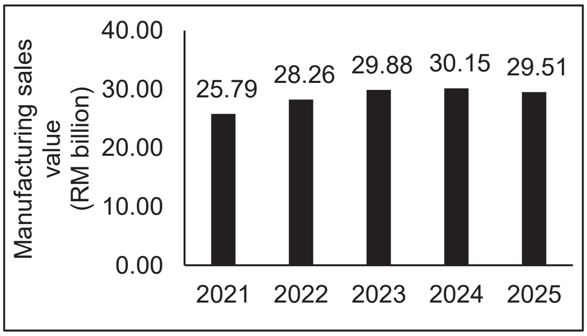
- **Paper and paper packaging industry**

  Industrial adhesives are essential in paper and paper product manufacturing, playing a key role in processes such as bookbinding, paper lamination and production of self-adhesive paper products like labels, stickers and tapes. Additionally, industrial adhesives are widely used for assembling and sealing packaging materials such as cartons and boxes, ensuring durability and structural integrity to securely hold and protect products to be carried.

  The growth of the paper and paper packaging industry will spur the demand for industrial adhesives, as the increasing production of paper products and packaging materials require high-performance industrial adhesives (i.e. industrial adhesives with strong bonding strength, fast setting capability and durability) for efficient bonding and sealing, supporting the creation of quality finished paper products and packaging materials that meet consumer expectations and industry standards.

  The paper and paper packaging industry in Malaysia, measured by the manufacturing sales value of paper and paper products in Malaysia grew from RM25.79 billion in 2021 to RM29.51 billion in 2025 at a CAGR of 3.43%. In 2025, there was a slight year-on-year ("**YOY**") decline of 2.12% which may be due to a lower demand.

  Paper and paper packaging industry size (Malaysia), 2021 – 2025

  Source: DOSM

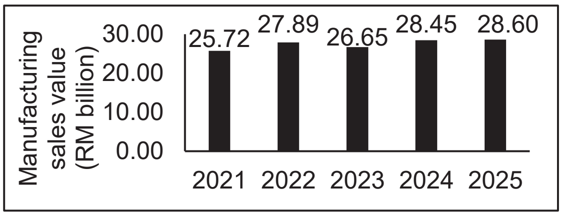
  Nonetheless, the paper and paper packaging industry in Malaysia is expected to sustain moving forward, supported by improving demand for paper and paper products across various end-user industries.

- **Wood product manufacturing industry**

  The wood product manufacturing industry involves the production of a wide range of wood products including plywood, veneer sheets, wooden doors, wooden furniture and other wood products. The emphasis on high-quality craftmanship and durable products has led to the widespread use of industrial adhesives in the production process, as they create strong bonds between wood surfaces, as well as between wood and other materials including plastic and metal components, thereby improving the strength, stability and dimensional consistency of wood products. In addition, industrial adhesives may improve production efficiency for certain wood products such as wooden furniture, by speeding up the assembly process as they reduce the need for tools like screws or nails, while allowing for cleaner designs without visible screws or fasteners, resulting in a smoother and more refined appearance. These functional and efficiency benefits, together with the ongoing growth of the wood product manufacturing industry, will continue to support the use and adoption of industrial adhesives.

The wood product manufacturing industry in Malaysia is measured by the manufacturing sales value of products of wood, cork, straw and plaiting materials as well as wooden and cane furniture in Malaysia. Accordingly, the wood product manufacturing industry in Malaysia increased from RM25.72 billion in 2021 to RM28.60 billion in 2025 at a CAGR of 2.69%. There was a slight decline in 2023 which could be attributed to weaker export demand for wood products, due in part to uncertain economic conditions in the United States, one of the key export markets for Malaysia's wood products, which led to reduced demand.

Wood product manufacturing industry size (Malaysia), 2021 – 2025



Sources: DOSM, SMITH ZANDER

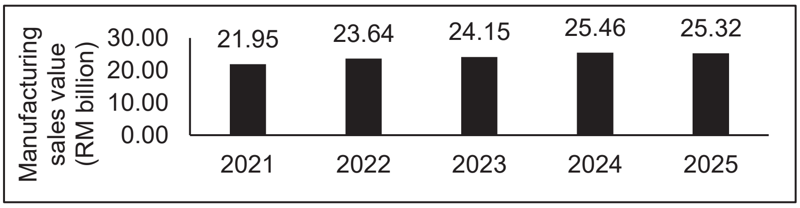
- **Textiles, wearing apparel, leather and footwear industry**

  The textiles, wearing apparel, leather and footwear industry focuses on the production of fabrics, garments, leather goods and footwear that meets consumer demands for style, comfort, durability and/or functionality. As the industry expands, there's an increasing need for industrial adhesives where they are used in various manufacturing processes such as fabric bonding and lamination, seam sealing, as well as embellishment and decoration.

  Industrial adhesives are crucial for creating durable and high-quality products, enabling the production of advanced textiles such as waterproof fabrics and seamless garments. Hence, the growth of the textiles, wearing apparel, leather and footwear industry boosts the demand for industrial adhesives.

  The textiles, wearing apparel, leather and footwear industry in Malaysia, measured by the manufacturing sales value of textiles, wearing apparel, leather and footwear in Malaysia increased from RM21.95 billion in 2021 to RM25.32 billion in 2025 at a CAGR of 3.64%. There was a slight YOY decline in 2025 which could be due to weaker export demand.

Textiles, wearing apparel, leather and footwear industry size (Malaysia), 2021 – 2025



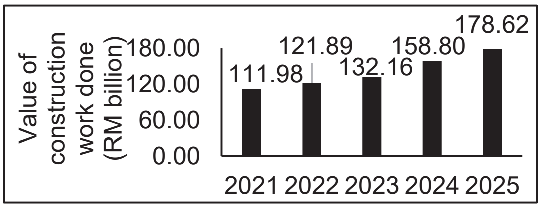
Source: DOSM

▶ **Growth in the construction industry in Malaysia drives the demand for industrial adhesives**

Industrial adhesives offer significant benefits to construction and renovation activities by providing versatile bonding solutions for a variety of construction materials or components. These adhesives create strong bonds that ensure lasting adhesion between construction materials or components. Moreover, they can serve as excellent substitutes for nails or screws, resulting in a cleaner, faster and more efficient assembly process. Certain formulations of industrial adhesives also offer additional functionalities, such as resistance to heat and moisture, making them ideal for outdoor or weather-exposed applications. The ability to withstand harsh environmental conditions helps maintain the strength and reliability of structures, contributing to the overall efficiency and sustainability of construction and renovation projects.

Construction and renovation activities are largely economic-driven, whereby economic growth contributes to increased disposable income amongst the population arising from higher employment, and increased earnings for businesses and companies due to greater operating scale and wider market reach. Consequently, higher disposable income and business earnings boost spending on construction and renovation of residential, commercial and industrial properties, which in turn increases demand for industrial adhesives used in these projects. The performance of the overall construction industry in Malaysia, as measured by the value of construction work done in Malaysia, increased from RM111.98 billion in 2021 to RM178.62 billion in 2025 at a CAGR of 12.38%.

Value of construction work done (Malaysia), 2021 – 2025



Source: DOSM

Key Industry Risks and Challenges

▶ **Dependency on foreign labour for the manufacturing of industrial adhesives**

The manufacturing processes for industrial adhesives are often semi-automated with some key stages such as mixing and dispensing being automated using machines. However, manual labour may still be required in certain processes, such as weighing raw materials, transferring of raw materials to mixers, and cleaning of mixers. Further, workers may be required to carry out in-process and/or post-manufacturing inspections of the industrial adhesives for quality control.

The issue of labour shortages is common in the manufacturing industry (including the industrial adhesives industry) in Malaysia where Malaysia is dependent on foreign workers as a result of limited supply of local workers for manufacturing-related operations. Any quota restrictions or suspensions in the hiring of foreign workers may cause difficulties in employing sufficient labour. Further, any increase in the levy rate for foreign workers or minimum wages for employees will increase the cost of labour which may adversely impact the industrial adhesive manufacturers' profitability. Further, industrial adhesive manufacturers may also face challenges arising from the time required to hire foreign workers, which may disrupt their operations due to insufficient workers.

If a suspension or similar policy issues were to cause a suspension or cessation of future intake of foreign workers, the industrial adhesive manufacturers may be forced to source for local workers which may come at a higher cost. Industrial adhesive manufacturers who are unable to pass on the increase in labour costs to their customers may experience material impact on the profitability of their businesses. Further, any delay in hiring sufficient number of local workers may result in operational disruptions, leading to production and delivery delays as well as potential order cancellation from customers. Consequently, this may affect the industrial adhesive manufacturers' business and financial performance.

- **An economic downturn may negatively impact the demand for industrial adhesives**

The demand for industrial adhesives is dependent on the demand for manufactured products such as industrial products, construction materials and consumer goods, which is, in turn, influenced by the state of the economy. While demand for industrial adhesives used in industrial and construction applications is largely driven by business activities, the demand for industrial adhesives used in consumer goods is indirectly affected by consumer purchasing power.

A growing economy signifies higher business activities and a wealthier population with greater purchasing power, which can support higher demand for manufactured products and, consequently, the industrial adhesives used in the production of these manufactured products. Conversely, a decline in economic conditions may lead to reduced industrial and construction activities, loss of businesses and jobs, pay cuts or lower salary growth, increased unemployment rates, and reduced consumer purchasing power, where businesses and consumers may cut back on production and purchases of manufactured products respectively, which may indirectly affect the demand for industrial adhesives.

3 COMPETITIVE LANDSCAPE OF THE INDUSTRIAL ADHESIVES INDUSTRY IN MALAYSIA

Competitive Overview

The industrial adhesives industry in Malaysia is competitive with participation from both local and foreign industry players. The industry exhibits a moderately fragmented structure driven by the presence of local companies and foreign multinational companies with manufacturing facilities in Malaysia. However, this fragmentation is increased by the inclusion of companies with no manufacturing facilities in Malaysia and are involved in distribution/import of industrial adhesives.

The barriers to entry in the industrial adhesives industry are moderate, as new entrants must possess technical expertise and knowledge in the formulation of industrial adhesives to meet the specific industry requirements and specifications of customers, including their intended industrial applications and the substrates to be bonded. It is also crucial for existing industry players and new entrants to continuously develop industrial adhesives with enhanced or new properties and/or functions to pursue product differentiation and remain competitive within the industry. In addition, new entrants may face challenges in securing customers from existing industry players, as customers may hesitate to switch suppliers due to the need to conduct product testing, qualification and production validation to ensure that alternative industrial adhesives meet their required specifications and performance standards. This may involve additional time and costs for customers, thus encouraging them to maintain relationships with existing suppliers whose products have been tested and proven to meet their requirements.

Key Industry Players

As GB Group is principally involved in the manufacturing and sales of industrial adhesives, primarily water-based industrial adhesives, the basis for selection of the key industry players in the industrial adhesives industry in Malaysia is as follows:

- companies who are principally involved in the development and manufacturing of industrial adhesives including water-based industrial adhesives, for manufacturing and/or industrial applications; and
- companies with revenue between RM10.00 million and RM200.00 million in their latest available financial years. This revenue range has been adopted to capture key industry players of comparable scale to GB Group, which recorded revenue of RM52.44 million in the financial year ended ("**FYE**") 31 December 2025, and to facilitate a more relevant basis for comparison.

The list of key industry players in the industrial adhesives industry in Malaysia is as follows:

Company name	Examples of products offered	Latest available financial year	Revenue (1) (RM million)	Gross profit (RM million)	Gross profit margin (%)	Profit after tax (RM million)	Profit after tax margin (%)
Jowat Manufacturing (SEA) Sdn Bhd	Dispersion adhesives, hot melt adhesives, solvent-based adhesives and water-based primers	31 December 2025	151.62	27.77	18.32	(6.78)	(4.47)
Techbond Group Berhad(2)	Water-based adhesives, hot melt adhesives, industrial sealants and specialty chemicals	30 June 2025	146.52	39.14	26.71	15.87	10.83
Aica Malaysia Sdn Bhd (a subsidiary of Aica Kogyo Co., Ltd)(3)	Wood based panel adhesives, formaldehyde scavenger and accelerator, second generation acrylic adhesives and formalin	31 December 2025	125.48	N/A(4)	N/A(4)	6.29	5.01
Bostik Malaysia Sdn Bhd (a subsidiary of Arkema S.A.)(5)	Water-based adhesives, hot melt adhesives, sealants and waterproofing membranes	31 December 2025	97.54	34.98	35.86	(5.18)	(5.31)
H.B. Fuller Adhesives Malaysia Sdn Bhd (a subsidiary of H.B. Fuller Company)(6)	Water-based adhesives and hot melt adhesives	Financial period from 1 December 2024 to 29 November 2025(7)	95.30	23.36	24.51	7.50	7.87
GB Group	Water-based industrial adhesives, emulsion polymers and sealants	31 December 2025	52.44	21.10	40.23	8.20	15.64
Affluent Cycle Industries Sdn Bhd	Water-based adhesives, solvent-based adhesives and primers	31 December 2024	50.04	9.67	19.32	3.09	6.18
GRP Sdn Bhd (a subsidiary of Kumpulan Jetson Berhad)(8)	Water-based adhesives, solvent-based adhesives, cementitious products and sealants	31 March 2025	38.58	9.12	23.64	1.53	3.97
Wilron Products Sdn Bhd	Water-based synthetic polymer adhesives, hot melt thermoplastic adhesives and solvent-based/sprayable synthetic rubber adhesives	31 December 2024	36.79	10.26	27.89	2.77	7.53

Company name	Examples of products offered	Latest available financial year	Revenue [1] (RM million)	Gross profit (RM million)	Gross profit margin (%)	Profit after tax (RM million)	Profit after tax margin (%)
Excellent Chemicals Industrial Sdn Bhd	Water-based adhesives, low formaldehyde adhesives and anti-rust coatings	31 December 2024	29.29	5.94	20.28	2.46	8.40
Alfachem Industries Sdn Bhd	Water-based adhesives and industrial chemicals	30 September 2025	16.66	6.88	41.30	2.33	13.99

Notes:

- *The identified key industry players include all industry players that were identified by SMITH ZANDER based on sources available, such as the internet, published documents and industry directories. However, there may be companies that have no online and/or published media presence, or are operating with minimal public advertisement, and hence SMITH ZANDER is unable to state conclusively that the list of industry players is exhaustive.*

(1) *Revenue of industry players may include revenue derived from other business activities (i.e. business activities other than the manufacturing and sales of industrial adhesives) and/or revenue derived from countries outside Malaysia.*

(2) *Techbond Group Berhad is listed on the Main Market of Bursa Malaysia Securities Berhad. Techbond Group Berhad and its subsidiaries are principally involved in developing, manufacturing and trading industrial adhesives and sealants, and providing supporting products and services.*

(3) *Aica Kogyo Co., Ltd, a Japanese company listed on the Tokyo Stock Exchange and Nagoya Stock Exchange, is the ultimate holding company of Aica Malaysia Sdn Bhd. Aica Kogyo Co., Ltd's group of companies is involved in the businesses of chemical products as well as laminates and building materials.*

(4) *N/A – not available, as the gross profit is not reported in the annual report of the company.*

(5) *Arkema S.A., a French company listed on Euronext Paris, is the ultimate holding company of Bostik Malaysia Sdn Bhd. Arkema S.A.'s group of companies is principally involved in the specialty materials business including adhesive solutions, advanced materials and coating solutions.*

(6) *H.B. Fuller Company, an American company listed on the New York Stock Exchange, is the ultimate holding company of H.B. Fuller Adhesives Malaysia Sdn Bhd. H.B. Fuller Company and its subsidiaries are principally involved in formulating, manufacturing and marketing specialty adhesives, sealants, coatings, polymers, tapes, encapsulants, additives and other specialty chemical products.*

(7) *H.B. Fuller Adhesives Malaysia Sdn Bhd's financial period ends on 29 November 2025 to arrive at a 52-weeks financial period.*

(8) *Kumpulan Jetson Berhad is listed on the Main Market of Bursa Malaysia Securities Berhad. Kumpulan Jetson Berhad and its subsidiaries are principally involved in the manufacturing of anti-vibration system and replacement parts for the automotive, railway and industrial sector, design and manufacturing of plastic and packaging, provision of industrial and building chemicals, import and distribution of medical devices, trading of general goods and automotive spare parts, property development and hostel management services, amongst others.*

Sources: GB Group, various company websites, Companies Commission of Malaysia, SMITH ZANDER

Industry/ Market Share

In 2025, the industrial adhesives industry in Malaysia was recorded at RM641.86 million, based on Malaysia's manufacturing sales value of adhesives and glue. For the FYE 31 December 2025, GB Group's revenue derived from the manufacturing of industrial adhesives for sale to local and overseas markets was recorded at RM48.71 million, and thereby GB Group captured a market share of 7.59% in the industrial adhesives industry in Malaysia.

4 THE EMULSION POLYMERS INDUSTRY IN MALAYSIA

Emulsion polymer is a type of polymer formed through an emulsion polymerisation process, in which monomers are dispersed in water with the aid of surfactants and polymerised using initiators to form stable polymer particles suspended in an aqueous medium. Common examples of emulsion polymers are acrylic emulsion polymers, styrene-butadiene latex and polyvinyl acetate.

Emulsion polymers are versatile and customisable materials with a wide range of properties that can be tailored to meet specific application requirements. Depending on their formulation, different types of emulsion polymers exhibit varying physical and performance characteristics such as viscosity, adhesion, flexibility, hardness and water resistance. In addition to these characteristics, emulsion polymers are considered environmentally friendly due to their water-based nature, which results in low level of VOCs.

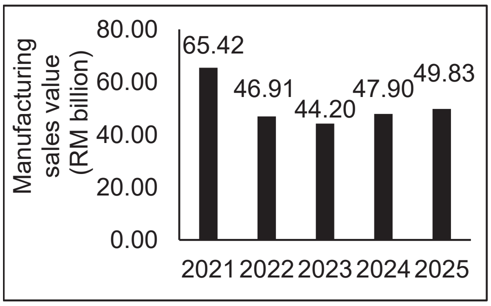
In view of their diverse and adaptable characteristics, emulsion polymers are widely used across multiple industries such as industrial adhesives, rubber gloves, paints and coatings and textile finishing. As such, the demand for emulsion polymers is driven by the growth of these industries. The performance of these industries in Malaysia is elaborated below:

(i) Industrial adhesives industry – Emulsion polymers offer a distinctive combination of strength, flexibility and versatility, enabling the formulation of different types of industrial adhesives tailored for different applications. They primarily function as binders in adhesive formulations and can be combined with other ingredients like solvents and additives to adjust properties such as viscosity, drying time and film formation. Further, emulsion polymers provide key performance qualities including strong adhesion to various substrates, durability for long lasting bonds and flexibility to withstand movement and stress, making them essential for producing high-performance and reliable industrial adhesives. Given the growing demand for such industrial adhesives, the use of emulsion polymers in Malaysia is expected to increase alongside the growth of the industrial adhesives industry in Malaysia. The industrial adhesives industry in Malaysia, measured by the manufacturing sales value of adhesives and glue in Malaysia, increased from RM644.00 million in 2021 to RM869.02 million in 2023 at a CAGR of 16.16%. Subsequently, the industrial adhesives industry in Malaysia declined from RM869.02 million in 2023 to RM641.86 million in 2025 at a negative CAGR of 14.06% which may be due to lower industrial adhesive prices. Nonetheless, SMITH ZANDER forecasts the industrial adhesives industry in Malaysia to recover and grow by 6.15% from RM641.86 million in 2025 to RM681.36 million in 2026. Please refer to **Chapter 1 – The Industrial Adhesives Industry in Malaysia: Industry Performance, Size and Growth** of this IMR Report for further details on the performance, size and growth of the industrial adhesives industry.

(ii) Rubber gloves industry – In rubber glove manufacturing, emulsion polymers play a vital role as film-forming agents in the glove dipping process. They also help reduce tackiness on rubber surface and contribute to critical properties including elasticity, strength and barrier protection, all of which are essential for rubber gloves used in medical, industrial and hygienic settings, amongst others. Their ability to form smooth, flexible films ensures both comfort and durability in the final glove product. With rising emphasis on hygiene and safety across various sectors including medical and industrial, the rubber gloves industry continues to grow. This expansion will thus drive the demand for emulsion polymers, which ensure consistent quality and performance in glove production.

Malaysia is one of the world's leading producers of rubber gloves. The rubber gloves industry in Malaysia, measured by the manufacturing sales value of rubber gloves in Malaysia, declined from RM65.42 billion in 2021 to RM44.20 billion in 2023 at a negative CAGR of 17.80% as the elevated demand for rubber gloves in 2021 during the novel coronavirus disease 2019 (COVID-19) pandemic normalised following mass vaccination programmes worldwide, which reduced the severity of the pandemic and lowered the need for personal protective equipment. Additionally, production was reduced to resolve the oversupply caused by a production surge during the pandemic. Nonetheless, the rubber gloves industry in Malaysia recovered and grew from RM44.20 billion in 2023 to RM49.83 billion in 2025 at a CAGR of 6.18%.

Rubber gloves industry size (Malaysia), 2021 – 2025



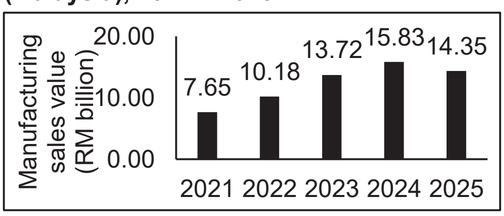
Source: DOSM

(iii) Paints and coatings industry – Emulsion polymers are essential components in paint and coating formulations, enhancing adhesion and durability, which are key factors for both interior and exterior applications. They create strong bonds with various substrates like wood, concrete and metal, extending the lifespan of the paint and coating. Additionally, the flexibility of emulsion polymers also helps prevent cracking in coated surfaces, especially in buildings and structures subject to thermal expansion and contraction.

With the increasing demand for paints and coatings driven by construction and renovation activities, the growth of the paints and coatings industry will spur the demand for emulsion polymers.

The paints and coatings industry in Malaysia, measured by the manufacturing sales value of paints, varnishes and similar coatings ink and mastics in Malaysia, grew from RM7.65 billion in 2021 to RM14.35 billion in 2025 at a CAGR of 17.03%. There was a slight YOY decline in 2025 which may be due to softer market demand for paints and coatings.

Paints and coatings industry size (Malaysia), 2021 – 2025



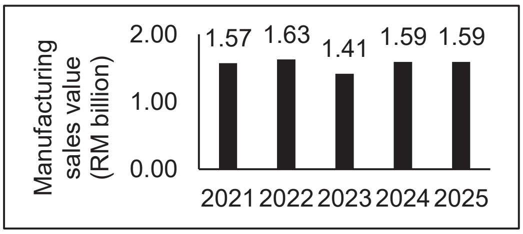
Source: DOSM

(iv) Textile finishing industry – Emulsion polymers are essential in textile finishing processes, where they function as binders and film formers to enhance fabric properties. These emulsion polymers improve characteristics such as durability, water resistance and stretchability, which are critical for finished textiles used in wearing apparel, home textiles and technical fabrics, given the need to withstand laundering and dry cleaning. By forming a uniform and flexible film over the textile, emulsion polymers help produce textiles that meet both aesthetic and functional requirements. With ongoing demand for enhanced textile qualities, the textile finishing industry is experiencing steady growth which in turn drives the demand for emulsion polymers that support consistent textile performance and meet various finishing requirements.

The textile finishing industry in Malaysia is represented by the manufacturing sales value for dyeing, bleaching, printing and finishing of yarns and fabrics in Malaysia, which is the closest reliable industry categorisation available.

The textile finishing industry in Malaysia grew by 3.82% from RM1.57 billion in 2021 to RM1.63 billion in 2022. Subsequently, the industry declined to RM1.41 billion in 2023 which may be due to lower market demand. Nonetheless, the textile finishing industry in Malaysia recovered and grew from RM1.41 billion in 2023 to RM1.59 billion in 2025 at a CAGR of 6.19%.

Textile finishing industry size (Malaysia), 2021 – 2025



Source: DOSM

5 THE SEALANTS INDUSTRY IN MALAYSIA

Sealants are materials applied to fill or seal gaps, cracks and joints, forming a protective barrier that prevents the ingress of fluids, air, dust or other environmental elements, thereby protecting surfaces and structures from damage. Different formulations allow sealants to be used for general-purpose applications and specialised applications, meeting the specific requirements of various industries such as construction, automotive and electronics.

Some of the key components of sealants include polymers, fillers and additives, with the types and proportions of these components varying depending on the type of substrate being sealed (e.g. concrete, metal and wood), the intended application (e.g. structural and expansion joints sealing for construction and renovation works, body panel sealing in automotive applications, and component sealing in electronics), as well as performance requirements (e.g. adhesion, durability, flexibility and resistance to environmental exposure). These tailored formulations ensure that sealants provide long-lasting protection, maintain structural integrity and perform effectively under the specific conditions of each application. Further, sealants can be offered either as off-the-shelf products for general applications or specially formulated to suit particular applications and performance needs.

Sealants can be broadly categorised based on their chemical composition, including silicone-based, polyurethane-based, acrylic-based, polysulphide-based and Modified Silane ("**MS**") polymer-based sealants, each suited to different application requirements. Silicone sealants are commonly used for applications requiring high flexibility and resistance to weather conditions, temperature fluctuations and moisture. Polyurethane sealants are generally used in applications requiring strong adhesion and mechanical strength, particularly in industrial and construction-related applications. Acrylic sealants are typically used for general-purpose sealing, particularly in interior works and low movement joints, such as applications around doors and windows, and are preferred for their ease of application, paintability and relatively fast curing time. Polysulphide sealants are commonly used in industrial and marine applications requiring excellent resistance to chemicals and water ingress, including applications involving prolonged water immersion, as well as long-term durability. MS polymer sealants, also known as hybrid sealants, combine properties of silicone and polyurethane technologies, and are generally used in applications requiring strong adhesion, flexibility and weather resistance, while offering advantages such as paintability and low VOC emissions.

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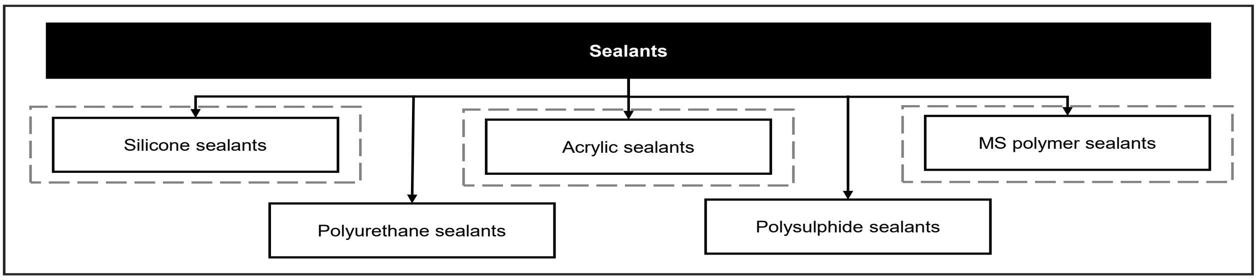
Categorisation of sealants



Notes:

- *This list is not exhaustive.*
- *denotes the types in which GB Group's sealants are primarily categorised under.*

Source: SMITH ZANDER

Demand for sealants is largely driven by industrial end-user activities, particularly in construction and renovation, where GB Group's sealants are mainly applied. In construction and renovation activities, sealants are widely used to ensure structural durability and integrity, including to seal expansion and contraction joints of structures, gaps and joints around windows and doors, as well as seams in roofing systems, amongst others. The frequent need to accommodate material expansion, contraction and movement, as well as to maintain water- and weather-tightness in buildings and structures, makes sealant a critical component in most construction and renovation projects. As such, an increasing level of construction and renovation activities will drive the demand for sealants. The overall construction industry in Malaysia, as measured by the value of construction work done in Malaysia and serving as a broad indicator of construction activities including renovation, grew from RM111.98 billion in 2021 to RM178.62 billion in 2025, at a CAGR of 12.38%. Please refer to **Chapter 2 – Key Industry Drivers, Risks and Challenges of the Industrial Adhesives Industry in Malaysia: Key Industry Drivers** of this IMR Report for further information on the construction industry in Malaysia.

6 THE INDUSTRIAL ADHESIVES, EMULSION POLYMERS AND SEALANTS INDUSTRY IN VIETNAM

As GB Group intends to establish its physical presence and expand its sales in Vietnam, this chapter of the IMR Report will cover the industrial adhesives, emulsion polymers and sealants industry in Vietnam. The industrial adhesives, emulsion polymers and sealants industry in Vietnam plays an important role in supporting the country's industrial activities. Industrial adhesives are widely used for bonding a wide range of substrates including fabric, metal, paper, plastic and wood, across various applications. Further, emulsion polymers primarily act as binders and film-forming materials, incorporated as raw materials in the production of various products to provide coating, protective and performance-enhancing functions. Additionally, sealants are used across wide range of applications to fill or seal gaps, cracks and joints, as well as enhance the durability and performance of products and structures. The demand for industrial adhesives, emulsion polymers and sealants is driven by their applications across various industries, with industrial adhesives supporting industries such as paper and paper packaging; emulsion polymers used in the production of products such as paints and coatings; and sealants commonly used in construction and renovation activities. Examples of industries driving the demand for industrial adhesives, emulsion polymers and sealants, respectively, in Vietnam are outlined as follows:

(i) Paper and paper packaging industry – Industrial adhesives are extensively used in the paper and paper packaging industry for applications such as carton sealing, box forming, as well as paper bag and envelope manufacturing. Industrial adhesives ensure strong and durable bonds, as well as maintain integrity of packaging, amongst others. The growth of Vietnam's paper and paper packaging industry supports sustained demand for industrial adhesives, as ongoing expansion in the production and use of paper and paper products increases the need for reliable bonding solutions. The paper and paper packaging industry in Vietnam, represented by the net turnover from the manufacturing of paper and paper products in Vietnam[1] grew from VND260.17 trillion (RM47.04 billion)[2] in 2021 to VND288.22 trillion (RM55.19 billion)[3] in 2023 at a CAGR of 5.25%. SMITH

[1] *Source: National Statistics Office of Vietnam*

[2] *Exchange rates from VND and USD to RM in 2021 were converted based on average annual exchange rates in 2021 extracted from published information from Bank Negara Malaysia at VND100 = RM0.01808 and USD1 = RM4.1454.*

[3] *Exchange rate from VND to RM in 2023 was converted based on average annual exchange rates in 2023 extracted from published information from Bank Negara Malaysia at VND100 = RM0.01915.*

ZANDER estimates the paper and paper packaging industry in Vietnam to have increased to VND307.29 trillion (RM56.08 billion)[4] in 2024 and VND330.47 trillion (RM54.43 billion)[5] in 2025.

(ii) Paints and coatings industry – Emulsion polymers are key raw materials in the production of paints and coatings. They act as binders in paints and coatings, providing adhesion, durability, flexibility and resistance to weathering and chemicals, amongst others. Paints and coatings are used in a wide range of applications, including interior and exterior walls, woodwork and metal surfaces. With increasing use of paints and coatings in these applications, particularly in construction and renovation activities, will drive the demand for emulsion polymers. The paints and coatings industry in Vietnam is represented by the revenue of paint, wallpaper and supplies in Vietnam[6] as the data breakdown specifically for paints and coatings is not publicly available. The paints and coatings industry in Vietnam grew from USD1.19 billion (RM4.93 billion)[2] in 2021 to USD1.25 billion (RM5.35 billion)[5] in 2025 at a CAGR of 1.24%.

(iii) Construction industry – Sealants are widely used in construction and renovation activities to fill or seal gaps, cracks and joints, provide waterproofing, improve durability, and enhance the overall performance of buildings and structures. They are applied in various areas, including windows and doors, flooring joints and roofing. As construction and renovation activities continue to expand, the demand for sealants will remain strong as builders and contractors require reliable solutions for sealing, protection and structural integrity. Based on latest available information, the construction industry in Vietnam, represented by the GDP of the construction industry in Vietnam[1], grew from VND335.10 trillion (RM60.59 billion)[2] in 2021 to VND411.55 trillion (RM75.11 billion)[4] in 2024 at a CAGR of 7.09%.

Overall, the continued growth of the aforementioned industries in Vietnam is expected to sustain strong demand for industrial adhesives, emulsion polymers and sealants in the country moving forward.

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[4] Exchange rate from VND to RM in 2024 was converted based on average annual exchange rates in 2024 extracted from published information from Bank Negara Malaysia at VND100 = RM0.01825.
[5] Exchange rates from VND and USD to RM in 2025 were converted based on average annual exchange rates in 2025 extracted from published information from Bank Negara Malaysia at VND100=RM0.01647 and USD1 = RM4.2815.
[6] Source: Statista

9. RISK FACTORS

NOTWITHSTANDING THE PROSPECTS OF OUR GROUP AS OUTLINED IN THIS PROSPECTUS, YOU SHOULD CAREFULLY CONSIDER THE FOLLOWING RISK FACTORS THAT MAY HAVE A SIGNIFICANT IMPACT ON OUR FUTURE PERFORMANCE, IN ADDITION TO ALL OTHER RELEVANT INFORMATION CONTAINED ELSEWHERE IN THIS PROSPECTUS, BEFORE MAKING AN APPLICATION FOR OUR IPO SHARES.

9.1 RISKS RELATING TO OUR BUSINESS AND OUR OPERATIONS

9.1.1 We are dependent on our product formulation team

We are involved in the entire process from formulation to manufacturing, to produce industrial adhesives in accordance with our customers' specific requirements and applications as well as emulsion polymers which are primarily manufactured in various gradings which differ in properties including bond strength, flexibility and environmental resistance according to the specific requirements and applications for each of our customer's industry. Notwithstanding that, upon request, we may also develop and manufacture emulsion polymers customised in accordance with our customers' specifications and requirements. Further, we are also involved in the manufacturing of sealants in various gradings which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces and we do not customise sealant formulations for our customers. Our capabilities in the formulation of industrial adhesives, emulsion polymers and sealants are backed by the expertise and knowledge of our in-house product formulation team which comprises 4 chemists and 1 lab assistant as at the LPD. Hence, we are dependent on our product formulation team to continue developing new formulations as well as to enhance existing products for our new and existing customers based on their needs, which is one of the key factors driving our business growth.

A substantial loss of chemists and/or lab assistant in our product formulation team within a short period of time and without any suitable and timely replacements, or our inability to attract or retain qualified and competent chemists and lab assistants may adversely affect our ability to secure orders of industrial adhesives and emulsion polymers in new specifications from customers as well as developing new formulations for our emulsion polymers and sealants to expand our offerings, thereby affecting our competitive edge.

In addition, our chemists and lab assistant have access to all of our product formulations as well as possess the technical expertise to manufacture our products. As such, we are exposed to the risk of unauthorised use or disclosure of our formulation details by our chemists or lab assistant which could enable third parties to replicate and manufacture the same or similar products. Consequently, these products may be offered to our existing customers, which could potentially result in the loss of our customers.

While we have not encountered any shortage of chemists and lab assistants that caused major disruptions to our operations for the past 5 FYEs 2021 to 2025, FPE 2026 and up to LPD, there can be no assurance that we will be able to retain and/or recruit adequate number of qualified chemists and lab assistants to support the future growth and expansion of our Group.

9.1.2 Our business is exposed to interruptions or delays caused by unexpected events such as equipment failures, power outages, water disruptions, fire and environmental factors such as natural disasters as well as outbreak of diseases

We rely on a series of machinery and equipment to manufacture industrial adhesives, emulsion polymers and sealants at our Bukit Panchor HQ and Valdor Factory. Please refer to Section 7.11 of this Prospectus for details of our key machinery and equipment. These machinery and equipment may, on occasion, be out of service due to unanticipated failures or damages sustained during operations. In addition, as our manufacturing activities are dependent on continuous supply of electricity and water, any major disruptions such as power outages and water disruptions may result in interruptions in our operations.

Further, the occurrence of damage caused by fire as well as environmental factors such as natural disasters (e.g. floods, storms, or shocks arising from severe earthquakes from neighbouring countries) as well as outbreak of diseases (e.g. COVID-19 pandemic) may also lead to interruptions/suspension to the operations at our factories and/or damages to our machinery and equipment. Consequently, it may affect our ability to fulfil our customers' orders in a timely manner. Further, any material damage to our inventory, facilities, machinery and equipment may result in our Group incurring significant costs for repair, refurbishment and/or replacement that may adversely impact our financial performance.

In May 2022, our Group experienced a fire incident at our Valdor Factory, a premises where our manufacturing operations of emulsion polymers are carried out. The fire incident led to a complete suspension of operation at our Valdor Factory due to severe damages caused to our machinery and facility. As at the LPD, we have received a total reimbursement amounting to RM10.92 million under our insurance policies.

While we suspended our emulsion polymer manufacturing operations for the reconstruction of our Valdor Factory, we purchased emulsion polymers from third-party suppliers in FYE 2022 and FYE 2023 to meet some of our customers' orders. Further, we repurposed one of our mixing and blending machines for industrial adhesives at our Bukit Panchor HQ to temporarily facilitate the manufacturing of emulsion polymers, as well as acquired one of the emulsion polymerisation reactors affected by the fire from the insurance company to be refurbished and installed at our Bukit Panchor HQ to manufacture emulsion polymers prior to restoring our emulsion polymer manufacturing operations at our Valdor Factory. Please refer to Section 7.14 of this Prospectus for further details of the manufacturing of emulsion polymers following the fire incident. Despite such efforts to mitigate impact to our sale orders, we experienced 2 order cancellations from our customers due to the fire incident, which amounted to approximately RM0.57 million in sales. The fire incident also resulted in a substantial decline in sales as there were no assurance that we could source sufficient emulsion polymers to meet customers' demand. This has in turn negatively impacted our financial performance with revenue from the sales of emulsion polymers declining from RM9.33 million in FYE 2021 to RM5.19 million in FYE 2022, RM2.48 million in FYE 2023 and RM2.51 million in FYE 2024, before recovering to RM3.67 million in FYE 2025. In FPE 2026, sales of emulsion polymers were recorded at RM1.62 million.

Any prolonged interruptions in our business operations arising from these unexpected events that are beyond our control will affect our ability to fulfil customer orders which may cause cancellation of orders and may eventually impact our relationships with our customers. This could have an adverse impact on our financial performance. For the past 5 FYEs 2021 to 2025, FPE 2026 and up to the LPD, save for the abovementioned fire incident at our Valdor Factory, there has not been any occurrence of other unexpected and unfavourable events that interrupted our operations and adversely affected our business and financial performance. However, there can be no assurance that such incidences will not happen in the future and we will be able to manage and minimise the risk of impact from such incidences.

9.1.3 We are subject to supply chain disruptions from our foreign purchases which may result in the disruption of our operations

The occurrence of unexpected crises such as political unrest, natural disasters and disease outbreaks, amongst others, in countries of origin for our supplies, may temporarily disrupt the supply chain of our purchases. A substantial portion of our purchases of raw materials and chemical products are sourced from overseas suppliers. For the past 5 FYEs 2021 to 2025 and FPE 2026, purchases from overseas suppliers accounted for 45.67%, 48.24%, 52.71%, 59.69%, 63.99% and 68.76% of our total purchases respectively. Any disruption of supply from our suppliers may result in a shortage of raw materials and chemical products, which may affect our ability to timely fulfil customer orders and eventually affect our financial performance.

In the event that such a crisis occurs in the future, it could cause shipments of our raw materials and chemical products to be delayed or completely halted as there may be disruptions with the transportation network due to closure of seaports, airports and other transportation hubs. Without adequate raw materials and chemical products, our operations may be adversely affected due to the delays in receiving our purchases from our overseas suppliers.

Should the disruptions persist for a prolonged period, we may be required to source raw materials and chemical products from alternative suppliers. While we may be able to source similar raw materials and chemical products from alternative suppliers to fulfil customer orders, there is no assurance that the pricing and/or quality of raw materials and chemical products from these alternative suppliers will be consistent with our current purchases and do not require any adjustment to our product formulations. In such adverse circumstances, our margin may be adversely affected and/or a longer lead time may be required for the adjustment of our formulation which may lead to delayed delivery to our customers, thus impacting our financial performance. For the past 5 FYEs 2021 to 2025, FPE 2026 and up to LPD, there has not been any occurrence where we experienced supply chain disruptions from our foreign purchases that led to material disruptions in our operations. However, there can be no assurance that such incidences will not happen in the future.

Further, the recent conflicts in the Middle East since February 2026, arising from the US-Iran war, have intensified regional instability and heightened concerns over the security of key oil supply routes, particularly the Strait of Hormuz. As a result, global oil prices have experienced upward pressure due to potential supply disruptions and market uncertainty, which have led to an increase in shipping costs. Following the conflicts, our Group has experienced an increase in raw material prices, which we have passed on the increase in cost to our customers. Moving forward, if such impact continues to prolong, there is no guarantee that we will always be able to pass on any increase in cost to our customers. Further, even if we are able to effectively pass on such cost increases through higher product pricing, the demand for our products may decline due to higher prices, particularly if such conflicts persist. This may result in reduced orders from our customers, which could in turn adversely affect our financial performance.

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9.1.4 We are subject to foreign exchange fluctuation risks which may impact our profitability

For the past 5 FYEs 2021 to 2025 and FPE 2026, our Group's sales were primarily derived from local customers, which are denominated in RM. We also generate revenue from sales to overseas customers which are denominated in USD and RM. For the past 5 FYEs 2021 to 2025 and FPE 2026, 18.04%, 11.58%, 8.16%, 8.15%, 9.08% and 7.69% of our Group's total revenue were denominated in USD.

Further, for the past 5 FYEs 2021 to 2025 and FPE 2026, our purchases from overseas suppliers were denominated in USD and CNY, while our local purchases were denominated in RM. For the past 5 FYEs 2021 to 2025 and FPE 2026, 45.67%, 48.24%, 52.71%, 59.69%, 63.99% and 68.76% of our Group's total purchases were denominated in USD and CNY.

As such, any fluctuations in foreign currency exchange rates may impact our financial performance by affecting our profit margins. The breakdown of our Group's revenue and purchases by currencies for the past 5 FYEs 2021 to 2025 and FPE 2026 is as follows:

		FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025		FPE 2026	
		RM'000	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Revenue denominated in:													
(i)	RM	45,369	81.96	52,054	88.42	49,428	91.84	51,745	91.85	47,680	90.92	22,474	92.31
(ii)	USD	9,983	18.04	6,818	11.58	4,390	8.16	4,593	8.15	4,759	9.08	1,872	7.69
		55,352	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**	**52,439**	**100.00**	**24,346**	**100.00**
Purchases denominated in:													
(i)	RM	18,924	54.33	21,904	51.76	13,543	47.29	11,152	40.31	8,515	36.01	3,470	31.24
(ii)	USD	15,905	45.67	20,417	48.24	15,098	52.71	16,516	59.69	15,092	63.82	7,580	68.24
(iii)	CNY	-	-	-	-	-	-	-	-	42	0.17	58	0.52
		34,829	**100.00**	**42,321**	**100.00**	**28,641**	**100.00**	**27,668**	**100.00**	**23,649**	**100.00**	**11,108**	**100.00**

As at the LPD, we do not have a formal policy with respect to our foreign exchange transactions and we do not hedge our exposure to fluctuations in foreign currency exchange rates. As such, we are exposed to fluctuations of the foreign currencies, especially USD, and any unfavourable fluctuations in USD may have an adverse impact on our financial performance and profitability. Any significant appreciation or depreciation of the RM against the USD may either positively or negatively affect our Group's financial performance. In circumstances where the USD significantly appreciates against the RM, we will record higher revenue and purchases in RM after conversion. Conversely, in circumstances where the USD significantly depreciates against the RM, we will record lower revenue and purchases in RM after conversion. The positive or negative effect on our Group's financial performance is subject to our position after netting off the amount of sales and purchases recorded in the respective financial years. In the event that we are unable to pass on the increase in cost to our customers in a timely manner, our financial performance may be adversely affected.

Our Group's gains and losses from foreign exchange fluctuations for the past 5 FYEs 2021 to 2025 and FPE 2026 are recorded as follows:

	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Gain in foreign exchange	134	114	132	145	153	-
Loss in foreign exchange	(26)	(49)	(11)	(119)	(11)	(27)
Net gain	**108**	**65**	**121**	**26**	**142**	**(27)**

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9.1.5 We are dependent on our Managing Director, Executive Directors and Key Senior Management for the continued success and growth of our business

The continued success and future growth of our Group largely depend on the continuous contributions and involvement of our Managing Director, Executive Directors and Key Senior Management. Our Managing Director, Dato Gooi and our Executive Directors, namely Lee Kim Wei and Gooi Zi Jing, who have vast industrial experience ranging from 10 years to 34 years, are responsible for steering the overall strategic direction of our Group. With their experience as well as technical and industry knowledge, they play a pivotal role in formulating and implementing business strategies to drive the future development and growth of our Group. Further, our Key Senior Management, namely Eng Pek Yui, Leo Hee Seng and Yew Kim Chuan, are equipped with the relevant knowledge and skills in their respective fields of work to ensure smooth operation of our business. Please refer to Sections 5.1.2 of this Prospectus for the profiles of our Managing Director, Executive Directors and Key Senior Management.

We recognise that our Group's continued success and future growth depend significantly on the capabilities and efforts of our Managing Director, Executive Directors and Key Senior Management. Therefore, the loss of our Managing Director, any of our Executive Directors and/or Key Senior Management within a short period of time may have an unfavourable impact on our Group's operations and the future growth of our business. If we are unable to attract suitable replacement in a timely manner, it may have an adverse and material impact on our Group's business operations and may eventually affect our ability to maintain and/or improve our business performance. This may in turn adversely affect our financial performance and prospects.

9.1.6 We are dependent on various licences, permits and approvals issued by relevant authorities to operate our business

We are dependent on various licences, permits and approvals issued by the relevant government authorities in Malaysia to conduct our business, such as manufacturing licences and business premise licences. Please refer to Section 7.21 of this Prospectus for details of our material licences, permits and approvals, including the respective issuing authorities, expiration dates and status of compliance.

Our licences, permits and approvals are generally subject to a variety of conditions which are either stipulated within the licences, permits and approvals themselves, or under the respective legislations and/or regulations governing the issuing authorities. Certain licences, permits and approvals need to be renewed or reassessed by the relevant authorities on a periodic basis. We must continue to comply with the restrictions and conditions imposed by the relevant authorities for us to maintain the validity of all licences, permits and approvals. Nevertheless, any unfavourable changes in the conditions and/or requirements stipulated within the licences, permits and approvals may affect our ability to renew and/or maintain the validity of our licences, permits and approvals.

While we have not encountered any issues in renewing or obtaining any of the required licences, permits and approvals to operate our business for the past 5 FYEs 2021 to 2025, FPE 2026 and up to the LPD, there can be no assurance that we will be able to renew or obtain such licences, permits and approvals in the future or that we will not be subject to suspension, withdrawal or termination of our licences, permits and approvals. Any such failure to secure renewal or obtain the required licences, permits or approvals would adversely affect our financial performance, results of operations and prospects.

9.1.7 Our business and financial performance is primarily dependent on the performance of the paper and packaging, as well as woodworking industries

Our industrial adhesives are commonly used in several industrial applications, particularly paper and packaging as well as woodworking applications. Our industrial adhesives are used to bond and seal the seams of paper-based products as well as to bond paper materials with non-paper materials, and used to bond wooden components together to produce wood-based products as well as to bond wooden materials with non-wooden materials. For the past 5 FYEs 2021 to 2025 and FPE 2026, revenue contributions from the paper and packaging as well as woodworking industrial applications collectively accounted for 74.77%, 79.48%, 83.62%, 87.27%, 85.93% and 85.42% respectively of our total revenue. As such, the performance of our Group is dependent on the paper and packaging as well as woodworking industries and is likely to move in tandem with the performance of the respective industries.

Several factors such as major global economic downturns and escalation of geopolitical conflicts may affect the performance and prospects of many businesses and industries, including the paper and packaging as well as woodworking industries. Further, changes in consumer preferences as well as regulatory developments and environmental policies may also adversely affect the demand for paper and packaging as well as woodworking products. Consequently, industry players in the paper and packaging as well as woodworking industries may be more cautious with business expansions and reduce their capital expenditure. Any slowdown in the paper and packaging as well as woodworking industries may lead to a decrease in the demand for our industrial adhesives. This would impact the overall demand for our Group's products, thereby affecting our Group's business and financial performance.

9.1.8 We are dependent on our major supplier, namely Chang Chun Group

We are dependent on one of our major suppliers, namely Chang Chun Group, for the supply of water-based synthetic resins and monomers for our manufacturing of industrial adhesives, emulsion polymers and sealants. Chang Chun Group was our largest supplier from FYEs 2021 to 2024 with contribution of 30.42%, 38.57%, 27.67% and 31.83% of our Group's total purchases, respectively. Subsequently in FYE 2025 and FPE 2026, Chang Chun Group became our second and third largest supplier, contributing 22.25% and 10.97% to our Group's total purchases respectively.

In view of the high contribution of purchases from Chang Chun Group (albeit declining purchases in FYE 2025 and FPE 2026), we are dependent on them for the continuous supply of these products, particularly monomers as Chang Chun Group is able to consistently supply us with large volume of monomers. In the event that our Group is unable to source the required products, particularly monomers, from Chang Chun Group in the necessary quantities due to unanticipated circumstances beyond our control (e.g. supply chain disruptions, resource constraints and changes in business decisions by Chang Chun Group), this will in turn lead to delays in fulfilling orders and delivery of our products to our customers. Moreover, should Chang Chun Group opt to terminate our business relationship, our business may experience temporary interruptions if we are unable to source similar products at the required volume from alternative suppliers in a timely manner.

In addition to the above, even if we are able to source similar products at the required volume from alternative suppliers, there is no assurance that the products are of similar specifications. If the product specifications differ from those that we used to source from Chang Chun Group, we may not be able to manufacture products with consistent specifications and may need to adjust our formulation prior to manufacturing, which may affect the timeliness of our product delivery. Further, if the price offered by other suppliers are less competitive than Chang Chun Group, we may face an increase in cost of materials, which may negatively affect our margin and our financial performance if we are unable to factor in the increase in costs to our product pricing.

9.1.9 Our insurance coverage may not be adequate to cover all losses or liabilities that may arise in connection with our operations

We maintain various types of insurance at levels that are customary in the industry to protect against various losses and liabilities, which are reviewed annually and as necessary, including in instances of business expansion leading to the purchase of additional properties or material machinery, if any. As at the LPD, we have taken up insurance policies which include fire, public liability, machinery and property coverages.

Nonetheless, the insurance policies we have purchased are subject to limitations and exclusions of liability in terms of events that occur as well as the amount insured. As such, our Group's policies may be inadequate to cover all losses or liabilities suffered due to the occurrence of any unexpected events in the future. If our insurance policies are unable to cover the full losses or liabilities suffered, we may experience an adverse effect on our financial performance.

Moreover, we will be subject to the risk that, in the future, we may not be able to maintain or obtain insurance of the type and amount desired at reasonable rates. If we were to incur a significant liability for which we were not fully insured, it could have a material adverse effect on our business operations and financial performance. For the past 5 FYEs 2021 to 2025, FPE 2026 and up to the LPD, save for the fire incident at our Valdor Factory and the civil suit against our Group for compensations due to the fire incident which resulted in an insurance claim, our Group did not encounter any other events that resulted in any insurance claims. The insurance claims in respect of the fire incident were sufficient to cover the reconstruction of the Valdor Factory, including the replacement of machinery and equipment. While the insurance claims also covered for consequential losses arising from the cessation of emulsion polymer production, such proceeds may not be able to fully compensate for the potential profits that our Group could have generated had the incident not occurred. Accordingly, there can be no assurance that future insurance claims arising from future unforeseen events will be adequate to fully cover any losses incurred by our Group, which could in turn adversely affect our financial performance.

9.1.10 We may not be able to successfully implement our future plans and strategies

We plan to expand our business through our future plans and strategies as follows:

- To establish our physical presence and expand our sales in Vietnam;
- To expand our manufacturing capacity for industrial adhesives and sealants by renting a new factory and purchasing new machinery and equipment;
- To enhance our product formulation capabilities through the purchase of testing and analytical equipment for product formulation;
- To intensify our sales and marketing activities to grow our customer base and sales in Malaysia.

Please refer to Section 7.5 of this Prospectus for further details of our future plans and strategies.

The implementation of our future plans and strategies is subject to additional expenditures including capital and operational expenditures as well as other working capital requirements, which will increase our Group's overall operational cost, including overhead costs and cost of sales. This may result in an adverse impact on our profit margin if we are unable to gain sufficient revenue following the execution of our future plans and strategies. Furthermore, the implementation of our future plans and strategies may be influenced by factors beyond our control, such as changes in general market conditions, economic climate and political environment in Malaysia as well as overseas markets that we supply our products to. This may affect the commercial viability of our future plans and strategies. This is particularly prominent for our expansion plan to Vietnam, where we currently have limited operational experience. We will also be exposed to competition within the industrial adhesives, emulsion polymers and sealants industry in Vietnam. Furthermore, as our expansion plan involves the delivery of our products from our Bukit Panchor HQ and/or Valdor Factory to Vietnam for sale to local customers in Vietnam, we may incur additional shipping costs. Consequently, we may have to sell our products at a lower profit margin to remain competitive in the market. Collectively, all of these factors may pose challenges to the success of our expansion plan to Vietnam.

Additionally, there is no assurance that the efforts and expenditures spent on the execution of our future plans and strategies will yield the expected results in expanding our business. We are also not able to guarantee the successful implementation of our future plans and strategies, nor will we be able to anticipate all the risks and uncertainties that may arise during the implementation of these future plans and strategies, which may materially affect the business operations and financial performance of our Group.

9.1.11 We are exposed to risks relating to branding imitation and challenges to our intellectual property rights

Our products are marketed and sold under various house brands, namely 'GB BOND' for industrial adhesives and emulsion polymers, 'PureBond' for industrial adhesives, and 'dadee' for sealants. As at the LPD, we have registered the trademarks for 'GB BOND' and 'dadee' under our Group, whereas the trademark for 'Purebond' is subject to appeal as it has previously been provisionally refused (objected) by MyIPO.

As such, our 'Purebond' brand is presently not trademarked by our Group, and our rights to the 'Purebond' brand will not be protected under the Trademarks Act 2019, and we may not be able to prevent misuse of the 'Purebond' brand or initiate infringement actions under the Trademarks Act 2019. If we are unable to protect our rights, including its use, in respect of the 'Purebond' brand; and if a third party utilises the 'Purebond' brand to conduct activities in competition with our business, this may lead to confusion amongst our customers or in the market, which may negatively impact our customers' perception and reputation of our Group. All of these may lead to adverse impact on our business, result of operations, prospects as well as our sales.

9.1.12 We do not have long-term contracts with our customers which may result in the fluctuation of our Group's financial performance

We do not enter into any long-term contracts with customers as our customers purchase our products on a purchase order basis. The absence of long-term contracts is mainly due to the nature of our business where our products are sold to customers based on their operational needs. Hence, the purchase orders received from our customers may vary from time to time.

As we do not have any long-term contracts specifying sale or purchase obligations with our customers, we are exposed to the risk of losing our customers as they are not obliged to source our products from us. Should we lose a substantial amount of customers or lose substantial sales from our customers, and are unable to secure additional sales from other existing customers or secure new customers in a timely manner, our sales and financial performance may be adversely affected.

9.1.13 We are exposed to credit risk and default payment by customers

Our financial performance is dependent, to a certain extent, on the creditworthiness of our customers. If circumstances arise that affect our customers' ability or willingness to pay us, we may experience payment delays or in worst cases, we may not be able to collect payment from our customers. We generally grant our customers a credit period of 30 days to 120 days upon the delivery of our products. Should there be a delay or default in payment by our customers, our operating cash flows and financial results may be adversely affected.

Further, any delay or default in payment by our customers may also lead to impairment losses on trade receivables or the writing-off of trade receivables as bad debts, which may adversely affect our financial performance.

Our impairment losses on trade receivables for the past 5 FYEs 2021 to 2025 and FPE 2026 are as follows:

	Audited					
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Impairment losses on trade receivables	8	-	-	(1)122	(1)56	(1)90

Note:

(1) The increase in impairment losses on trade receivables was mainly due to higher expected credit losses (ECL) recognised. This reflects a reassessment of credit risk associated with trade receivables, resulting in a higher provision due to deteriorating credit profiles or revised forward-looking economic assumptions.

Please refer to Sections 12.2.3(g) and 12.9.1 of this Prospectus for further details on our impairment losses on trade receivables as well as trade receivables turnover period for the past 5 FYEs 2021 to 2025 and FPE 2026.

In FYE 2021, FYE 2023 and FPE 2026, we recorded a minimal amount (i.e. a total of approximately RM0.02 million) of losses on derecognition of financial assets measured at amortised cost, which was mainly due to the writing-off of trade receivables assessed to be irrecoverable. Please refer to Section 12.2.3(h) for further details.

9.1.14 We may not be able to secure funding, especially on terms acceptable to us, to meet our capital requirement

Our ability to obtain external financing is subject to various uncertainties, including our future results of operations, financial condition and cash flows, the performance of the Malaysian economies, the cost of financing and the condition of financial markets, and the continuing willingness of banks to provide new loans. There is no assurance that any required financing, either on a short-term or long-term basis, will be made available to us on terms satisfactory to us or at all.

If adequate funding is not available when needed, or is available only on unfavourable terms, meeting our capital needs or otherwise taking advantage of business opportunities or responding to competitive pressures may become challenging, which could result in material and adverse effect on our business, financial condition and results of operations.

The following table sets out the summary of our loans and borrowings as well as hire purchase payables for the past 5 FYEs 2021 to 2025 and FPE 2026 were as follows:

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Loans and borrowings						
Current liabilities	5,667	6,092	3,652	2,530	2,896	2,238
Non-current liabilities	15,062	14,479	7,915	7,149	6,389	6,090
Total	**20,729**	**20,571**	**11,567**	**9,679**	**9,285**	**8,328**
Hire purchase payables						
Current liabilities	300	379	494	479	286	292
Non-current liabilities	1,018	1,015	1,394	1,002	681	557
Total	**1,318**	**1,394**	**1,888**	**1,481**	**967**	**849**

9.2 RISKS RELATING TO OUR INDUSTRY

9.2.1 We are exposed to fluctuation in raw material and chemical product prices

Our purchases comprise raw materials and chemical products such as water-based synthetic resins, monomers, additives, fillers, emulsion polymers as well as other raw materials and chemical products, which are used in the manufacturing of industrial adhesives, emulsion polymers and sealants.

The prices of certain raw materials and chemical products used in our manufacturing operations, such as water-based synthetic resins, monomers and additives, are subject to price fluctuations due to various factors such as global supply and demand conditions, local and regional economic conditions, as well as uncertainties arising from geopolitical conflicts.

Any significant increase in the costs of raw materials and chemical products used in our manufacturing operations could negatively impact our profitability if we do not pass on the increased costs to our customers through price adjustments. Conversely, if we respond to the increased raw material and chemical product costs by raising our selling prices, we risk losing our competitiveness to other industry players who may choose not to increase their prices, despite facing similar cost fluctuations. This could result in a loss of sales, affecting our business growth and financial performance.

For the past 5 FYEs 2021 to 2025 and FPE 2026, we did not encounter any material adverse impacts to our financial performances resulting from price fluctuations of raw materials and chemical products. For the FYE 2025, our emulsion polymer segment recorded a slight decrease in gross profit of RM0.13 million to RM0.67 million as compared to RM0.80 million for the FYE 2024 which was mainly attributed to higher raw material costs, particularly additives. Moving forward, there can be no assurance that we will not experience any significant increase in the prices of raw materials and chemical products that may adversely affect our business and financial performances.

9.2.2 We are dependent on the availability of foreign workers to support our manufacturing operations

Our Group is dependent on foreign workers to carry out our manufacturing operations. As at the LPD, 33 out of 43 employees from our operation and production department are foreign workers, representing 76.74% of our total operation and production team.

The availability of foreign workers in Malaysia is subject to the labour and immigration policies as well as regulations imposed by the Government. Any changes in the labour and immigration policies, regulations and/or visa restrictions on foreign workers may pose challenges to us in hiring sufficient amount of foreign workers for our manufacturing operations. Consequently, our business operations may be adversely disrupted. Further, the loss of a substantial amount of our existing foreign workers without timely replacements could disrupt our manufacturing operations. Even if we are able to hire new local or foreign workers as replacement within a short period of time, new workers will require training to become familiarised with our manufacturing operations. This may lead to a slowdown in production, potentially impacting our ability to fulfil customer orders in a timely manner, thereby adversely impacting our business operations and reputation.

Further, any increase in the levy of foreign workers such as the implementation of mandatory EPF contributions for foreign workers with effective from October 2025, has resulted in a minor increase in our staff costs. Any further increases in such levies or related regulatory changes in the future may lead to a material impact on our operational costs, which could in turn adversely impact our financial performance.

9.2.3 We face competition from other industry players

According to the IMR Report, the industrial adhesives industry in Malaysia is competitive with participation from both local and foreign industry players. The industry exhibits a moderately fragmented structure driven by the presence of local companies and foreign multinational companies with manufacturing facilities in Malaysia. However, this fragmentation is increased by the inclusion of companies with no manufacturing facilities in Malaysia and are involved in distribution/import of industrial adhesives. Please refer to the IMR Report in Section 8 of this Prospectus for further details on the competitive landscape of the industrial adhesives industry in Malaysia.

The competition that we face from other industry players may impact our revenue and profitability as we may be forced to be more price-competitive to secure sales orders. Further, our products need to be of the required quality. Therefore, we must strive to ensure that we are able to provide our products in accordance with the specifications required by our customers. It is also important that we are able to consistently deliver our products to our customers based on their timing requirements. Our Group must continuously ensure that we meet the above requirements as failure to do so may negatively impact our Group's track record and industry reputation, leading to a loss of business to our competitors and damage to our overall business performance.

9.2.4 We are exposed to risks relating to the economic, political, legal and regulatory environments in markets in which we serve

We conduct our operations in Malaysia and we export our products to several overseas countries including Vietnam, Indonesia and Thailand. Therefore, any adverse changes in the economic conditions, political environments as well as legal and regulatory requirements in these countries could have an adverse impact on our business operations, financial performance and prospects. These unfavourable changes include changes in political leadership, geopolitical events, overall economic conditions, fluctuations in currency exchange rates and interest rates, acts of terrorism, warfare, or sanctions, fiscal and monetary policies set forth by the government, such as inflation and deflation, tax methodologies and policies, deterioration of international relations, and other factors which may adversely impact consumer and business confidence and operations.

Any adverse changes in economic, political, legal and regulatory such as changes in government policies and widespread and/or prolonged economic slowdowns in markets in which we serve may cause a decline in the demand for our Group's products, which may have an adverse effect on our business operations and financial performance. For the past 5 FYEs 2021 to 2025, FPE 2026 and up to the LPD, we did not experience any substantial changes in inflation rates, interest rates or taxation that materially impacted our financial results.

9.3 RISKS RELATING TO THE INVESTMENT IN OUR SHARES

9.3.1 The offering of our Shares may not result in an active and liquid market for our Shares

There can be no assurance as to the liquidity of the market that may develop for our Shares, the ability of shareholders to sell our Shares or the prices at which shareholders would be able to sell our Shares. Neither we nor our Promoter have an obligation to make a market for our Shares or, if such a market does develop, to sustain it. In addition, there can be no assurance that the trading price of our Shares will reflect our operations and financial condition, our growth prospects or the growth prospects of the industry in which we operate.

9.3.2 Our Listing is exposed to the risk that it may be aborted or delayed

Our Listing may be aborted or delayed should any of the following occur:

(i) The selected investors fail to subscribe for or purchase their allocation of our IPO Shares;

(ii) Our Underwriter exercises its rights under the Underwriting Agreement to discharge itself from its obligations therein;

(iii) We are unable to meet the public shareholding spread requirement set by Bursa Securities, whereby at least 25.0% of our total number of Shares for which listing is sought must be held by a minimum number of 200 public shareholders each holding not less than 100 Shares upon the completion of our IPO and at the point of our Listing; and

(iv) The revocation of the approvals from the relevant authorities for our Listing for whatever reason.

If any of these events occur, investors will not receive any Shares and we will return in full without interest, all monies paid in respect of the Application within 14 days, failing which the provisions of Section 243(2) of the CMSA will apply.

Further, prior to the issuance and allotment or transfer of our IPO Shares, the SC may issue a stop order under Section 245(1) of the CMSA. In such event, the Applications shall be deemed to be withdrawn and cancelled, and we will repay all monies in respect of the Applications within 14 days of the stop order, failing which the provisions of Section 245(7)(a) of the CMSA will apply.

If our Listing is aborted and/or terminated, and our Shares have been allotted to the investors, a return of monies to the investors could only be achieved by way of cancellation of share capital as provided under Sections 116 or 117 of the Act and its related rules.

Such cancellation requires the approval of shareholders by special resolution in a general meeting, with sanction of the High Court of Malaya or with notice to be sent to the Director General of the Inland Revenue Board and ROC within 7 days of the date of the special resolution, and us meeting the solvency requirements under Section 117(3) of the Act.

There can be no assurance that such monies can be recovered within a short period of time in such circumstances.

9.3.3 The trading price and trading volume of our Shares following our Listing may be volatile

The market price of our Shares could be affected by numerous factors, some of which may not be within our control and may be unrelated or disproportionate to our financial results including general market, political and economic conditions, perceived prospects of our business and the industry in which we operate, changes in government policy, legislation or regulation, and general operational and business risks. Many of the risks described in this Section could materially and adversely affect the market price of our Shares.

Over the past few years, the Malaysia, regional and global equity markets have experienced significant price and volume volatility that has affected the share prices of many companies. Share prices of many companies have experienced wide fluctuations that were not always related to the operating performance of such companies, including fluctuations as a result of developments in other markets. There can be no assurance that the price and trading of our Shares will not be subject to fluctuations.

9.3.4 We may not be able to pay dividends

Our ability to pay dividends or make other distributions to our shareholders is not guaranteed. Our Board may decide, at its absolute discretion, at any time and for any reason whatsoever, not to pay dividends. We are an investment holding company and our income mainly derives from dividends received from our subsidiaries. Therefore, our ability to pay dividends and sustain our dividend policy in the future is largely dependent on the financial performance of our subsidiaries.

In considering the level of dividend, if any, upon recommendation by our Directors, we will consider various factors, including but not limited to our financial performance, cash flow requirements, level of indebtedness, loan covenants and future expansion plans. The market price of our Share may be adversely affected and resulting in a reduction in the value of any investment in our Shares if we are unable to pay dividends at levels anticipated by our shareholders.

9.4 OTHER RISKS

9.4.1 Forward-looking statements in this Prospectus are subject to uncertainties and contingencies

Certain statements or expectations or forecasts in this Prospectus are based on historical data which may not be reflective of future results. Forward-looking statements in this Prospectus are based on assumptions and subject to uncertainties and contingencies.

Although we believe that the expectations reflected in such forward-looking statements are reasonable at this time, we cannot assure you that such expectations will subsequently materialise.

9.4.2 Our Promoters can exercise significant control over our Company

As disclosed in Section 5.1.1 of this Prospectus, our Promoters will collectively hold in aggregate 72.31% of our enlarged issued share capital after our Listing. As a result, they will be able to, in the foreseeable future, effectively control the business direction and management of our Group as well as have voting control over our Group and, as such, will likely influence the outcome of certain matters requiring the vote of our shareholders, unless they are required to abstain from voting either by law and/or by the relevant guidelines or regulations. There can be no assurance that the interests of our Promoters will be aligned with those of our other shareholders.

9.4.3 Our post-Listing profitability for FYE 2026 may be affected by the one-off Listing expenses for our IPO

We recorded lower revenue and adjusted PAT of RM52.44 million and RM8.05 million respectively for FYE 2025 (FYE 2024: RM56.34 million and RM8.18 million). This decrease in revenue and profitability was primarily attributable to a lower overall sales volume coupled with a lower average selling price for our industrial adhesives segment during FYE 2025. For FPE 2026, we recorded a higher revenue and adjusted PAT of RM24.35 million and RM4.55 million respectively (FPE 2025: RM21.67 million and RM3.86 million), mainly attributable to a higher overall sales volume of industrial adhesives.

In view of our on-going IPO exercise in FYE 2026, we will continue to incur Listing expenses during the financial year. As set out in Section 4.10 of this Prospectus, the estimated expenses relating to our Listing are approximately RM4.50 million. Upon Listing, the portion of such professional fees and expenses that is not directly attributable to the issuance of our Shares will be recognised as expenses in our statement of profit or loss, while expenses that are directly attributable to the issuance of our Shares will be debited against share capital in accordance with the applicable accounting standards.

Accordingly, our financial performance for FYE 2026 is expected to be partially affected by these one-off Listing expenses recognised in our statement of profit or loss pursuant to the IPO exercise. As these expenses are non-recurring in nature, they may affect the comparability of our financial performance for the financial year against prior and subsequent financial years.

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10. RELATED PARTY TRANSACTIONS

Pursuant to the Listing Requirements, a "**related party transaction**" is a transaction entered into by a listed corporation or its subsidiaries, which involves the interest, direct or indirect, of a related party. A "**related party**" is defined as:

(i) a director, having the meaning given in Section 2(1) of the CMSA and includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a director of the listed corporation, its subsidiary or holding company, or a chief executive of the listed corporation, its subsidiary or holding company;

(ii) a major shareholder which includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a major shareholder of the listed corporation or any other corporation which is its subsidiaries or holding company, who has an interest or interests in 1 or more voting shares in such corporation and the number or aggregate number of those shares is:

   (a) 10.00% or more of the total number of voting shares in the corporation; or

   (b) 5.00% or more of the total number of voting shares in the corporation where such person is the largest shareholder of the corporation; or

(iii) person connected with such director or major shareholder.

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10.1 RELATED PARTY TRANSACTIONS

Save for the Disposals and the Acquisitions and as disclosed below, we have not entered into any related party transactions with our Directors, substantial shareholders and/or persons connected with them for the Financial Years/Period Under Review and up to the LPD.

					Value of transactions						
No.	**Companies within our Group**	**Transacting parties**	**Nature of relationship**	**Nature of transaction**	**FYE 2021**	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**	**1 June 2026 and up to LPD**
					RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
1.	GB Chemical	WST Properties	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of WST Properties. • Gooi Zi Jing is an Executive Director of our Company. He is also a director of WST Properties and the son of Dato' Gooi.	Rental of the Foreign Workers Accommodation(1)	Nil	Nil	Nil	Nil	46 (0.11% of our Group total expenses)	20 (0.11% of our Group total expense)	12 (Not applicable)
2.	GB Chemical	Gooi Zi Jing(2)	• Gooi Zi Jing, is an Executive Director of our Company. • Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also the father of Gooi Zi Jing.	Rental of the worker's accommodation at the Changkat Premise(3)	Nil	4 (0.03% of our Group total expenses)	4 (0.03% of our Group total expenses)	4 (0.03% of our Group total expenses)	2 (0.01% of our Group total expenses)	Nil	Nil

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3.	Purebond Adhesive	(i) Leo Juat Tin; (ii) Leo Jad Ngo; and (iii) Leo Jat Wah	• Leo Juat Tin, Leo Jad Ngo and Leo Jat Wah are persons connected with Leo Hee Seng by virtue of them being family members. Leo Hee Seng is our director in Purebond Adhesive and a Key Senior Management of our Group.	Rental of the Shah Alam Office(4)	34 (0.36% of our Group total expenses)	34 (0.22% of our Group total expenses)	34 (0.25% of our Group total expenses)	34 (0.30% of our Group total expenses)	35 (0.08% of our Group total expenses)	15 (0.08% of our Group total expense)	6 (Not applicable)
4.	GB Chemical	Dato' Gooi	• Dato' Gooi is one of the Promoters, Specified Shareholder, substantial shareholder and Managing Director of our Company. • Gooi Zi Jing is an Executive Director of our Company. He is also the son of Dato' Gooi.	Disposal of equity interest in Gooi Brothers Capital and Gooi Brothers United by GB Chemical to Dato' Gooi(5)	Nil	Nil	Nil	Nil	1,200 (3.27% of our Group NA)	Nil	Nil
5.	GB Chemical	Dato' Gooi	• Dato' Gooi is one of the Promoters, Specified Shareholder, substantial shareholder and Managing Director of our Company. • Gooi Zi Jing is an Executive Director of our Company. He is also the son of Dato' Gooi.	Disposal of investment in quoted shares of a listed company (i.e. Malayan Banking Berhad) by GB Chemical to Dato' Gooi(6)	Nil	Nil	Nil	Nil	1,171 (3.19% of our Group NA)	Nil	Nil

10. RELATED PARTY TRANSACTIONS *(cont'd)*

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6.	GB Chemical	Dato' Gooi	● Dato' Gooi is one of the Promoters, Specified Shareholder, substantial shareholder and Managing Director of our Company. ● Gooi Zi Jing is an Executive Director of our Company. He is also the son of Dato' Gooi.	Disposal of 6 motor vehicles by GB Chemical to Dato' Gooi[(7)]	Nil	Nil	Nil	Nil	974 (2.65% of our Group NA)	Nil	Nil
7.	GB Chemical	WST Properties	● Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of WST Properties. ● Gooi Zi Jing is an Executive Director of our Company. He is also a director of WST Properties and the son of Dato' Gooi.	Utilities expenses for the Foreign Workers Accommodation paid by WST Properties on behalf of GB Chemical	Nil	Nil	Nil	Nil	9 (0.02% of our Group NA)	Nil	Nil

10. RELATED PARTY TRANSACTIONS *(cont'd)*

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
8.	GB Chemical	WST Properties	● Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of WST Properties; ● Gooi Zi Jing is an Executive Director of our Company. He is also a director of WST Properties and the son of Dato' Gooi.	Repayment by GB Chemical to WST Properties for the utilities expenses for the Foreign Workers Accommodation	Nil	Nil	Nil	Nil	8 (0.02% of our Group NA)	1 (less than 0.01% of our Group NA)	Nil
9.	GB Chemical	Dato' Gooi	● Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. ● Gooi Zi Jing is an Executive Director of our Company. He is also the son of Dato' Gooi.	Advances to Dato' Gooi by GB Chemical[8]	2,207 (9.52% of our Group NA)	2,174 (8.99% of our Group NA)	6,457 (21.14% of our Group NA)	2,480 (6.68% of our Group NA)	1,836 (5.00% of our Group NA)	Nil	Nil

10. RELATED PARTY TRANSACTIONS *(cont'd)*

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
10.	GB Chemical	Dato' Gooi	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. • Gooi Zi Jing is an Executive Director of our Company. He is also the son of Dato' Gooi.	Repayment of advances by Dato' Gooi to GB Chemical(8)	502 (2.16% of our Group NA)	695 (2.87% of our Group NA)	1,867 (6.11% of our Group NA)	3,205 (8.63% of our Group NA)	1,370 (3.73% of our Group NA)	Nil	Nil
11.	GB Chemical	WST Properties	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of WST Properties; • Gooi Zi Jing is an Executive Director of our Company. He is also a director of WST Properties and the son of Dato' Gooi.	Advances to WST Properties by GB Chemical(9)	12 (0.05% of our Group NA)	446 (1.84% of our Group NA)	Nil	Nil	Nil	Nil	Nil

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
12.	GB Chemical	WST Properties	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of WST Properties; • Gooi Zi Jing is an Executive Director of our Company. He is also a director of WST Properties and the son of Dato' Gooi.	Repayment of advances by WST Properties to GB Chemical(9)	76 (0.33% of our Group NA)	Nil	446 (1.46% of our Group NA)	Nil	Nil	Nil	Nil
13.	GB Chemical	Gooi Brothers Properties	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers Properties.	Advances to Gooi Brothers Properties by GB Chemical(9)	Nil	763 (3.15% of our Group NA)	94 (0.31% of our Group NA)	9 (0.02% of our Group NA)	150 (0.41% of our Group NA)	Nil	Nil

No.	Companies within our Group	Transacting parties	Nature of relationship	Nature of transaction	Value of transactions FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 and up to LPD
					RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
14.	GB Chemical	Gooi Brothers Properties	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers Properties.	Repayment of advances by Gooi Brothers Properties to GB Chemical	Nil	Nil	860 (2.82% of our Group NA)	6 (0.02% of our Group NA)	150 (0.41% of our Group NA)	Nil	Nil
15.	GB Chemical	Gooi Brothers United	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers United.	Advances to Gooi Brothers United by GB Chemical[9]	Nil	Nil	3,022 (9.89% of our Group NA)	1 (less than 0.01% of our Group NA)	12 (0.03% of our Group NA)	Nil	Nil
16.	GB Chemical	Gooi Brothers United	• Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers United.	Repayment of advances by Gooi Brothers United to GB Chemical	Nil	Nil	200 (0.65% of our Group NA)	1,901 (5.12% of our Group NA)	934 (2.54% of our Group NA)	Nil	Nil

10. RELATED PARTY TRANSACTIONS *(cont'd)*

					Value of transactions						
No.	**Companies within our Group**	**Transacting parties**	**Nature of relationship**	**Nature of transaction**	**FYE 2021**	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**	**1 June 2026 and up to LPD**
					RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
17.	GB Chemical	Gooi Brothers Capital	● Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers Capital.	Advances to Gooi Brothers Capital by GB Chemicall[9]	Nil	Nil	2,655 (8.69% of our Group NA)	4,156 (11.19% of our Group NA)	Nil	Nil	Nil
18.	GB Chemical	Gooi Brothers Capital	● Dato' Gooi is one of the Promoters, Specified Shareholder, major shareholder and Managing Director of our Company. He is also a director and substantial shareholder (100%) of Gooi Brothers Capital.	Repayment of advances by Gooi Brothers Capital to GB Chemical	Nil	Nil	Nil	1,900 (5.12% of our Group NA)	4,911 (13.36% of our Group NA)	Nil	Nil

Notes:

(1) Tenancy agreement dated 16 December 2024 and Supplemental Tenancy Letter dated 13 August 2025 between WST Properties and our Company for the rental of this property. The tenancy is for a term of 2 years and 1 month from 15 January 2025. The monthly rental is RM4,000.00. The tenancy agreement may be terminated by either party before the expiration of the tenancy period provided that two months prior written notice is provided to the other party or the sum of RM8,000.00 in lieu is paid to the other party. The related party transaction was transacted on an arm's length basis and based on terms and conditions which are not more favourable to the related parties after taking into consideration that WST Properties charges similar rates for another property of a similar size rented to a third party. Further, the rental rate of this property rented from related parties is within the range of rental rates of comparable properties based on the property analysis of similar properties within the vicinity.

10. RELATED PARTY TRANSACTIONS *(cont'd)*

(2) Gooi Zi Jing had rented the premise from GB Plas Sdn Bhd (a company in which the brother of Dato' Gooi is a director and controlling shareholder) and had sub-rented the premise to GB Chemical. GB Plas Sdn Bhd is principally involved in the manufacturing and trading of plastic materials.

(3) The rental for the property is RM3,600.00 per annum. Whilst this was not transacted on arm's length basis, it was transacted on terms that are favourable to GB Chemical as the rental rate was lower than market rate. The market rate for the rental was determined by comparing with other rental of properties within the vicinity. This transaction commenced on 1 July 2020 and subsisted for a period of 5 years and 1 month. Notwithstanding the foregoing, pursuant to a letter dated 2 June 2025, Gooi Zi Jing and GB Chemical have mutually agreed to terminate the tenancy, and accordingly, the said transactions have ceased on 30 June 2025. Following our Listing, our Directors will ensure that all future transactions of such nature will be entered into on an arm's length basis and based on terms and conditions which are not more favourable to the related parties. As at the LPD, there is no amount owing by our Group to Gooi Zi Jing in relation to the transaction.

(4) The current rental for the Shah Alam Office is based on the tenancy agreement dated 1 May 2025 entered into between Leo Juat Tin and Purebond Adhesive. The monthly rental is RM3,000.00 for a term of 3 years expiring on 30 April 2028. This rental was transacted on an arm's length basis as the rental rate of this property is within the range of rental rates of comparable properties based on the property analysis of similar properties within the vicinity. Leo Jad Ngo and Leo Jat Wah have, on 1 May 2025, provided their written consent for Leo Juat Tin to act on their behalf as joint landlords for entering into the tenancy agreement for the Shah Alam Office.

(5) The transaction entails the disposal of the entire equity interest in Gooi Brothers Capital comprising 1,000,100 ordinary shares for a total consideration of RM1,000,100 and the entire equity interest in Gooi Brothers United comprising 200,000 ordinary shares for a total consideration of RM200,000 which was fully satisfied via cash, to Dato' Gooi.

The total consideration of RM1,000,100 for the Disposal of Gooi Brothers Capital was arrived after taking into consideration GB Chemical's original cost of investment. For information, the adjusted NA of Gooi Brothers Capital as at 30 June 2025 is RM873,506.00, which had taken into consideration its audited net liabilities as at 30 June 2025 of RM1.64 million, adjusted for revaluation surplus arising from the difference between the market value of its freehold land of RM30.30 million and the audited NBV of the freehold land as at 30 June 2025 of RM27.78 million. The market value of the freehold land was determined by comparing with recently transacted or offer for sale of lands with similar nature within the vicinity.

The total consideration of RM200,000 for the Disposal of Gooi Brothers United was arrived after taking into consideration GB Chemical's original cost of investment. For information, the adjusted NA of Gooi Brothers United as at 30 June 2025 is RM196,642.00, which had taken into consideration its audited net liabilities as at 30 June 2025 of RM0.94 million, adjusted for revaluation surplus arising from the difference between the market value of its factory and leasehold land (collectively, referred to as the "**Property**") of RM18.75 million and the audited NBV of the Property as at 30 June 2025 of RM17.61 million. The market value of the Property was determined by comparing with recently transacted or offer for sale of properties with similar nature within the vicinity.

The transaction was undertaken on an arm's length basis with the total consideration determined based on GB Chemical's original cost of investment. Further, the aggregate consideration represents a slight premium to the adjusted audited NA as at 30 June 2025 of Gooi Brothers Capital and Gooi Brothers United respectively.

(6) The transaction was conducted on an arm's length basis as the transaction was transacted via direct business transaction at the prevailing market price of the quoted shares on the date of the transaction. The transaction concerns the disposal of 120,400 ordinary shares in Malayan Banking Berhad (listed on the Main Market of Bursa Securities) via open market on 16 July 2025.

(7) The transactions were conducted on an arm's length basis as the transactions were transacted at prices that were within the range of pricing of comparable quotes or rates for the respective motor vehicles. The 6 motor vehicles disposed were standard four-wheel passenger vehicles intended for ordinary daily use by the executive directors.

(8) These relate to advances made to Dato' Gooi for purposes of scheduled repayment of Dato' Gooi's personal property loans and do not carry any interest and as such, are not undertaken on an arm's length basis. All outstanding amounts due has been duly repaid as at the LPD. Moving forward, our Group will not enter into such transactions.

(9) These relate to advances to the related parties for working capital purposes and do not carry any interest and as such, are not undertaken on an arm's length basis. All outstanding amounts due has been duly repaid as at the LPD. Moving forward, our Group will not enter into such transactions.

Save for the rental expenses as disclosed in item 1 and item 3 in the table above, none of the above related party transactions are recurring in nature and/or will subsist subsequent to our Listing.

Our Board also confirms that there are no other material related party transactions that have been effected after the LPD or entered by our Group but not yet effected up to the date of this Prospectus.

Moving forward, if there are potential related party transactions, the related parties must be first informed our Audit and Risk Management Committee on their interests in the transaction and the nature of the transaction before the transaction is entered into.

10. RELATED PARTY TRANSACTIONS *(cont'd)*

Our Audit and Risk Management Committee is responsible for the review of all related party transactions to ensure that there is no conflict of interest. Our Audit and Risk Management Committee shall deliberate and determine if the related party transactions (if any) are undertaken on arm's length basis and on normal commercial terms, we have established the following procedures:

(i) Recurrent related party transactions

(a) At least 2 other contemporaneous transactions with third parties for similar products and/or quantities will be used as comparison, wherever possible, to determine whether the price and terms offered by all related parties are fair and reasonable and comparable to those offered by third parties; or

(b) In the event that quotation or comparative pricing from third parties cannot be obtained, the transaction price will be determined by our Group based on those offered by third parties for substantially similar type of transaction to ensure that the recurrent related party transactions are not detrimental to us.

Our Board shall seek mandate from shareholders to enter into any recurrent related party transactions at general meetings of our Company. Due to its time-sensitive nature, the shareholders' mandate will enable us to enter into such recurrent transactions which are transacted in our ordinary course of business without having to convene numerous general meetings to approve such recurrent transactions as and when they are entered into.

(ii) Other related party transactions

(a) Whether the terms of the related party transaction are fair and on an arm's length basis to our Group and would apply on the same basis if the transaction did not involve a related party;

(b) The rationale for our Group to enter into the related party transaction and the nature of alternative transactions, if any; and

(c) Whether the related party transaction would present a conflict of interest between our Group and the related parties, taking into account the size of the transaction and nature of the related parties' interest in the transaction.

Where required under the Listing Requirements, a related party transaction may require prior approval of shareholders at a general meeting to be convened. An independent adviser may be appointed to comment as to whether the related party transaction is fair and reasonable so far as the shareholders are concerned; and whether the transaction is to the detriment of minority shareholders. In such instances, the independent adviser shall also advise minority shareholders on whether they should vote in favour of the transaction.

For related party transaction that requires prior approval of shareholders, the Directors, major shareholders and/or persons connected to them, which have any interest, direct or indirect, in the proposed related party transaction will abstain from voting in respect of their direct and/or indirect shareholdings. Where a person connected with a Director or major shareholder has interest, direct or indirect, in any proposed related party transaction, the Director or major shareholder concerned will also abstain from voting in respect of his direct and/or indirect shareholdings.

10. RELATED PARTY TRANSACTIONS *(cont'd)*

In addition, to safeguard the interest of our Group and our minority shareholders, and to mitigate any potential conflict of interest situation, our Audit and Risk Management Committee will, amongst others, supervise and monitor any related party transaction and the terms thereof and report to our Board for further action. Where necessary, our Board would make appropriate disclosures in our annual report with regard to any related party transaction entered into by us.

10.2 OTHER TRANSACTIONS

(i) Transactions which are unusual in their nature or conditions

There were no transactions that were unusual in their nature or conditions, involving goods, services, tangible or intangible assets, to which our Group was a party for the Financial Years/Period Under Review and up to the LPD.

(ii) Loans and guarantees

Save as disclosed below, there were no outstanding loans and guarantees made to/by us to or for the benefit of any related party for the Financial Years/Period Under Review and up to the LPD:

(a) Personal guarantees

Dato' Gooi (our Managing Director) and Lee Kim Wei (our Executive Director) and Gooi Zi Jing (our Executive Director) had extended personal guarantees for banking facilities extended to our Group as at the LPD.

In conjunction with the Listing, all the banks whereby Dato' Gooi, Lee Kim Wei and Gooi Zi Jing had extended personal guarantees for banking facilities, had agreed to discharge the said personal guarantees subject to the completion of the Listing.

No.	Financier	Type of facilities	Facility limit (RM'000)	Outstanding balance as at 31 July 2026 (RM'000)	Guarantors	Date of financier's consent to discharge
	GB Chemical					
1.	CIMB Bank Berhad	• Term loans • Cash line • Multi option line	9,000 1,000 5,000	5,831 Nil Nil	• Dato' Gooi • Gooi Zi Jing	21 April 2025
2.	Hong Leong Bank Berhad	• Trade line • Foreign exchange contract	8,500 2,500	2,179 Nil	• Dato' Gooi • Gooi Zi Jing	7 May 2025
3.	Maybank Islamic Berhad	• Trade line	2,000	Nil	• Dato' Gooi • Gooi Zi Jing	8 August 2025
4.	RHB Bank Berhad	• Term loan	1,404	847	• Dato' Gooi • Gooi Zi Jing	20 June 2025
5.	Malayan Banking Berhad ("**Maybank**")	• Hire Purchase • Hire purchase	240 500	52 276	• Dato' Gooi	2 September 2025

10. RELATED PARTY TRANSACTIONS *(cont'd)*

No.	Financier	Type of facilities	Facility limit (RM'000)	Outstanding balance as at 31 July 2026 (RM'000)	Guarantors	Date of financier's consent to discharge
6.	Maybank	• Hire Purchase	160	34	• Dato' Gooi	2 September 2025
7.	Maybank	• Hire Purchase	300	244	• Dato' Gooi	2 September 2025
	GB Bond					
1.	Maybank Islamic Berhad	• Trade line • Cash line	4,000 400	Nil Nil	• Tan Sock Chin[(1)] • Dato' Gooi	11 August 2025
2.	Maybank Islamic Berhad	• Hire Purchase	390	195	• Tan Sock Chin	2 September 2025

Note:

(1) Tan Sock Chin is a former director of GB Bond, wife of Dato' Gooi (our Managing Director) and mother of Gooi Zi Jing (our Executive Director).

(b) Amount due to Directors/related parties

Save as disclosed below, there were no material amount due to Directors/related parties for the Financial Years/Period Under Review and up to the LPD.

	Outstanding balance as at					
	31 December					31 May
	2021	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Amount due to Directors[(1)]						
Dato' Gooi	-	-	1,639	3,952	-	-
Lee Kim Wei	324	251	1	500	-	-
Amount due to related parties						
WST Properties	-	-	-	-	1	-
Gooi Brothers Properties	-	-	[(2)]3	-	-	-

Notes:

(1) The amounts due to Directors were in relation to dividend payable to them. All outstanding amounts due has been duly repaid as at the LPD.

(2) The amount due to Gooi Brothers Properties represents an overpayment made by Gooi Brothers Properties in FYE 2023 in respect of the amount due from Gooi Brothers Properties as at 31 December 2022. The overpayment was subsequently refunded in FYE 2024.

All the amounts due to Directors/related parties have been fully settled as at the LPD.

10. RELATED PARTY TRANSACTIONS *(cont'd)*

(c) Amount due from Directors/related parties

Save as disclosed below, there were no material amount due from Directors/related parties for the Financial Years/Period Under Review and up to the LPD.

	Outstanding balance as at					
	31 December					31 May
	2021	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Amount due from Director						
Dato' Gooi(1)	55	972	-	-	-	-
Amount due from related parties(2)						
WST Properties	-	446	-	-	-	-
Gooi Brothers Properties	-	763	-	-	-	-
Gooi Brothers United	-	-	2,822	922	-	-
Gooi Brothers Capital	-	-	2,655	4,911	-	-

Notes:

(1) These relate to advances made to Dato' Gooi for purposes of scheduled repayment of Dato' Gooi's personal property loans and do not carry any interest and as such, are not undertaken on an arm's length basis. All outstanding amounts due has been duly repaid as at the LPD. Moving forward, our Group will not enter into such transactions.

(2) These relate to advances to the related parties for working capital purposes and do not carry any interest and as such, are not undertaken on an arm's length basis. All outstanding amounts due has been duly repaid as at the LPD. Moving forward, our Group will not enter into such transactions.

All amounts due from Directors/related parties have been fully settled as at the LPD.

(iii) Financial assistance provided for the benefit of a related party

Save as disclosed above, there was no financial assistance provided by us for the benefit of any related party for the Financial Years/Period Under Review and up to the LPD.

10.3 MONITORING AND OVERSIGHT OF RELATED PARTY TRANSACTIONS AND CONFLICT OF INTEREST

10.3.1 Audit and Risk Management Committee review

Our Audit and Risk Management Committee assesses the financial risk and matters relating to related party transactions and conflict of interest situations that may arise within our Group including any transactions, procedures or course of conduct that raises questions of management integrity. Our Audit and Risk Management Committee maintains and periodically reviews the adequacy of the procedures and processes set by our Company to monitor related party transactions and conflict of interest. It also sets the procedures and processes to ensure that transactions are carried out in the best interest of our Company on normal commercial terms that are industry norms and not more favourable to the related party than those generally available to third parties dealing at arm's length and are not to the detriment of the interest of our Company's minority shareholders. Amongst others, the related parties and parties who are in a position of conflict with the interest of our Group will be required to abstain from deliberations on the transactions.

All reviews by our Audit and Risk Management Committee are reported to our Board for its further action.

10.3.2 Our Group's policy on related party transactions and conflict of interest

It is the policy of our Group that all related party transactions and conflict of interest must be immediately and fully disclosed by our interested or conflicted Directors or substantial shareholders to the management for reporting to our Audit and Risk Management Committee. Any related party transactions must be reviewed by our Audit and Risk Management Committee to ensure that they are negotiated and agreed upon in the best interest of our Company on an arm's length basis, and are based on normal commercial terms not more favourable to the related party than those generally available to third parties, and are not to the detriment of the interest of our Company's minority shareholders. In respect of our Directors' interests in companies carrying on similar business, our Directors will also be required to abstain from deliberations and voting on resolutions pertaining to matters and/or transactions where a conflict of interest may arise.

In addition, in line with the Malaysian Code on Corporate Governance 2021 and the Corporate Governance Guide, our Directors are required to make an annual disclosure of any related party transactions and conflict of interest with our Group and our Audit and Risk Management Committee must carry out an annual assessment of our Directors which include an assessment of such related party transactions and/or conflict of interest. Our Audit and Risk Management Committee will in turn report to our Board after their evaluation and assessment and make the appropriate recommendations to our Board.

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11. CONFLICT OF INTEREST

11.1 INTEREST IN SIMILAR BUSINESS OF OUR GROUP

As at LPD, none of our Directors and/or substantial shareholders has any other interest, whether direct or indirect, in any businesses or corporations which are carrying on a similar trade as our Group or which are the customers or suppliers of our Group.

Moving forward, our Audit and Risk Management Committee will supervise any conflict of interest or potential conflict of interest situations and review our Group's current and future related party transactions and ensure that such transactions will be carried out on an arm's length basis and on commercial terms in the best interest of our Group. Our Group will also seek such relevant shareholders' approval where required. We will also make disclosures in our annual report of the aggregate value of any recurrent related party transactions to be entered into by us (where required) based on the nature of the transactions made, names of the related parties involved and their relationship with our Group. Please refer to Section 10.3.2 of this Prospectus for further details of our monitoring and oversight policy on conflicts of interest.

11.2 DECLARATIONS BY OUR ADVISERS

(i) Declaration by Malacca Securities

Malacca Securities has given its written confirmation that, as at the date of this Prospectus, there is no existing or potential conflict of interest in its capacity as our Principal Adviser, Sponsor, Underwriter and Placement Agent for our Listing.

(ii) Declaration by Zul Rafique & Partners

Zul Rafique & Partners has given its written confirmation that there is no existing or potential conflict of interest in its capacity as the Solicitors to our Group in relation to our Listing.

(iii) Declaration by Crowe Malaysia PLT

Crowe Malaysia PLT has given its written confirmation that there is no existing or potential conflict of interest in its capacity as the Auditors and Reporting Accountants to our Group in relation to our Listing.

(iv) Declaration by Smith Zander

Smith Zander has given its written confirmation that there is no existing or potential conflict of interest in its capacity as the IMR to our Group in relation to our Listing.

(v) Declaration by Boardroom Share Registrars Sdn Bhd

Boardroom Share Registrars Sdn Bhd has given its written confirmation that there is no existing or potential conflict of interest in its capacity as the Share Registrar to our Group in relation to our Listing.

(vi) Declaration by Malaysian Issuing House Sdn Bhd

Malaysian Issuing House Sdn Bhd has given its written confirmation that there is no existing or potential conflict of interest in its capacity as the Issuing House to our Group in relation to our Listing.

12. FINANCIAL INFORMATION

12.1 HISTORICAL FINANCIAL INFORMATION

Our Company was incorporated in Malaysia under the Act on 5 May 2025 as a private limited company. Our Company was incorporated as a special purpose vehicle to facilitate the Listing. As such, the historical financial information of our Group for FYE 2021 to 2025 and FPE 2026 were prepared based on the historical combined audited financial statements of our Group. Our historical financial information for FYE 2021 to 2025 and FPE 2026 were prepared in accordance with MFRS and IFRS. The selected financial information included in this Prospectus is not intended to predict our Group's financial position, results and cash flows.

The historical financial information presented below should be read in conjunction with the management's discussion and analysis of financial condition and results of operations as set out in Section 12.2 of this Prospectus and the Accountants' Report, together with its related notes and assumptions as set out in Section 13 of this Prospectus. There has been no audit qualification on our audited financial statements for the Financial Years/Period Under Review.

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12.1.1 Combined statements of profit or loss and other comprehensive income

The following table sets out a summary of the audited and unaudited combined statements of profit or loss and other comprehensive income for the Financial Years/Period Under Review:-

	Audited					Unaudited	Audited
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Revenue	55,352	58,872	53,818	56,338	52,439	21,671	24,346
Cost of sales	(39,728)	(44,284)	(36,631)	(34,742)	(31,342)	(12,483)	(13,314)
GP	**15,624**	**14,588**	**17,187**	**21,596**	**21,097**	**9,188**	**11,032**
Other income	990	4,853	14,189	3,510	764	426	126
Administrative and general expenses	(5,246)	(10,802)	(9,392)	(6,868)	(6,838)	(2,858)	(2,852)
Selling and distribution expenses	(3,499)	(3,511)	(3,363)	(3,807)	(3,863)	(1,515)	(1,927)
Finance costs	(620)	(1,099)	(767)	(722)	(581)	(315)	(223)
Impairment (losses)/gains on financial assets	(8)	-	-	(122)	(56)	122	(90)
Loss on derecognition on financial assets measured at amortised cost	(4)	-	(13)	-	-	-	(3)
PBT	**7,237**	**4,029**	**17,841**	**13,587**	**10,523**	**5,048**	**6,063**
Income tax expense	(838)	(928)	(3,415)	(3,209)	(2,321)	(1,188)	(1,509)
PAT	**6,399**	**3,101**	**14,426**	**10,378**	**8,202**	**3,860**	**4,554**
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income for the financial year/period	**6,399**	**3,101**	**14,426**	**10,378**	**8,202**	**3,860**	**4,554**
EBIT (RM'000)(1)	7,857	5,128	18,608	14,309	11,104	5,363	6,286
EBITDA (RM'000)(1)	8,856	6,181	19,757	15,807	12,713	6,042	6,949
GP margin (%)(2)	28.23	24.78	31.94	38.33	40.23	42.40	45.31
PBT margin (%)(3)	13.07	6.84	33.15	24.12	20.07	23.29	24.90
PAT margin (%)(4)	11.56	5.27	26.81	18.42	15.64	17.81	18.71
Basic EPS (sen)(5)	1.84	0.89	4.15	2.98	2.36	1.11	1.31
Diluted EPS (sen)(6)	1.55	0.75	3.50	2.52	1.99	0.94	1.10

Notes:

(1) EBIT and EBITDA are calculated as follows:

	Audited					Unaudited	Audited
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
PAT	6,399	3,101	14,426	10,378	8,202	3,860	4,554
Add:							
Finance costs	620	1,099	767	722	581	315	223
Income tax expense	838	928	3,415	3,209	2,321	1,188	1,509
EBIT	**7,857**	**5,128**	**18,608**	**14,309**	**11,104**	**5,363**	**6,286**
Add:							
Depreciation	999	1,053	1,149	1,498	1,609	679	663
EBITDA	**8,856**	**6,181**	**19,757**	**15,807**	**12,713**	**6,042**	**6,949**

(2) Calculated based on GP divided by revenue.

(3) Calculated based on PBT divided by revenue.

(4) Calculated based on PAT divided by revenue.

(5) Calculated based on PAT divided by our share capital of 348,000,000 Shares before Public Issue and Offer for Sale.

(6) Calculated based on PAT divided by our enlarged share capital of 412,300,000 Shares after Public Issue and Offer for Sale.

During the Financial Years/Period Under Review, our Group experienced a fire incident at our Valdor Factory in May 2022, the impact of which affected our operations in the FYEs 2022 to 2024. For information, our Valdor Factory recommenced operations in December 2024. In addition, our Group also disposed of our Bukit Panchor Factory in FYE 2023 whereby our Group had recognised a gain on disposal. The table below illustrates the adjusted PAT of our Group excluding the income and expenses arising from the fire incident and disposal of our Bukit Panchor Factory.

	Audited					Unaudited	Audited
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
PAT	6,399	3,101	14,426	10,378	8,202	3,860	4,554
Adjustment one-off items[(1)]:							
- Insurance claims	-	(3,040)	(2,915)	(2,194)	(148)	-	-
- Gain on disposal of investment property	-	-	(8,865)	-	-	-	-
- Repair and maintenance	-	-	2,397	-	-	-	-
- Property, plant and equipment written off	-	1,238	-	-	-	-	-
- Inventories written down	-	2,405	-	-	-	-	-
Adjusted PAT	**6,399**	**3,704**	**5,043**	**8,184**	**8,054**	**3,860**	**4,554**
Adjusted PAT margin (%)[(2)]	11.56	6.29	9.37	14.53	15.36	17.81	18.71

Notes:

(1) One-off items are net of tax.

(2) Calculated based on adjusted PAT divided by revenue.

12.1.2 Combined statements of financial position

The following table sets out a summary of our audited combined statements of financial position for the Financial Years/Period Under Review:-

	Audited					
	As at 31 December					As at 31 May
	2021	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Non-current assets						
Property, plant and equipment	14,662	13,248	17,619	21,116	19,547	19,055
Investment properties	6,237	-	-	-	-	-
Right-of-use assets	335	269	189	69	281	343
Other investments	-	-	978	1,233	-	-
Deferred tax assets	16	25	81	30	52	501
Total non-current assets	**21,250**	**13,542**	**18,867**	**22,448**	**19,880**	**19,899**
Current assets						
Assets held for sale[(1)]	-	6,150	5,677	7,033	-	-
Inventories	10,167	9,687	8,723	10,115	10,617	12,692
Trade receivables	17,163	13,191	13,149	11,369	11,110	13,380
Other receivables and deposits[(2)]	320	2,415	93	201	240	235
Derivatives	-	-	-	1	-	13
Prepayments	966	657	764	721	2,233	3,405
Current tax assets	1,217	1,575	792	548	804	467
Cash and cash equivalents	7,206	9,804	10,060	9,319	10,721	12,410
Total current assets	**37,039**	**43,479**	**39,258**	**39,307**	**35,725**	**42,602**

12. FINANCIAL INFORMATION *(cont'd)*

	Audited					
	As at 31 December					As at 31 May
	2021	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Current liabilities						
Trade payables	8,600	6,337	5,079	4,379	5,110	7,841
Other payables and accruals[3]	3,437	3,608	6,994	8,100	2,512	2,252
Loans and borrowings	5,667	6,092	3,652	2,530	2,896	2,238
Hire purchase payables	300	379	494	479	286	292
Lease liabilities	97	101	123	71	90	112
Derivatives	-	10	1	-	49	-
Contract liabilities	24	-	-	-	-	-
Current tax liabilities	-	-	1,522	422	60	485
Total current liabilities	**18,125**	**16,527**	**17,865**	**15,981**	**11,003**	**13,220**
Net current assets	**18,914**	**26,952**	**21,393**	**23,326**	**24,722**	**29,382**
Non-current liabilities						
Loans and borrowings	15,062	14,479	7,915	7,149	6,389	6,090
Hire purchase payables	1,018	1,015	1,394	1,002	681	557
Lease liabilities	239	173	72	-	193	237
Deferred tax liabilities	653	639	333	499	587	1,091
Total non-current liabilities	**16,972**	**16,306**	**9,714**	**8,650**	**7,850**	**7,975**
Net assets	**23,192**	**24,188**	**30,546**	**37,124**	**36,752**	**41,306**
Equity						
Invested capital	1,100	1,100	1,100	1,100	1,100	1,100
Retained earnings	22,092	23,088	29,446	36,024	35,652	40,206
Total equity	**23,192**	**24,188**	**30,546**	**37,124**	**36,752**	**41,306**

Notes:

(1) Assets held for sale comprises of:

	Audited					
	As at 31 December					As at 31 May
	2021	**2022**	**2023**	**2024**	**2025**	**2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Investment properties[(a)]	-	6,150	-	-	-	-
Subsidiaries[(b)]	-	-	5,677	7,033	-	-
	-	**6,150**	**5,677**	**7,033**	**-**	**-**

(a) Comprise of the carrying amount of the Bukit Panchor Factory. The disposal was completed on 16 February 2023.

(b) Comprise of the equity interest of 2 wholly-owned subsidiaries namely Gooi Brothers Capital (2023: RM2.66 million; 2024: RM5.91 million) and Gooi Brothers United (2023: RM3.02 million; 2024: RM1.12 million). Both the disposal of Gooi Brothers Capital and the disposal of Gooi Brothers United were completed on 1 August 2025.

(2) Other receivables and deposits comprise of:

	Audited					
	As at 31 December					As at 31 May
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Other receivables	198	211	44	104	111	105
Deposits	67	23	49	97	129	130
Amount due from director	55	972	-	-	-	-
Amount due from related parties	-	1,209	-	-	-	-
	320	**2,415**	**93**	**201**	**240**	**235**

(3) Other payables and accruals comprise of:

	Audited					
	As at 31 December					As at 31 May
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Other payables	1,468	2,286	4,019	2,511	1,040	1,053
Accruals	1,083	971	832	1,137	1,430	1,158
Deposit received	-	-	-	-	41	41
Amount due to shareholder	-	-	500	-	-	-
Amount due to director	886	351	1,640	4,452	-	-
Amount due to related parties	-	-	3	-	1	-
	3,437	**3,608**	**6,994**	**8,100**	**2,512**	**2,252**

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12.1.3 Combined statements of cash flows

The following table sets out the combined statements of cash flows of our Group for the Financial Years/Period Under Review which has been extracted from the Accountants' Report. It should be read with the "Management's Discussion and Analysis Results of Operations and Financial Conditions" and Accountant's Report set out in Sections 12.2 and 13 respectively.

	Audited					
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Cash flows from operating activities						
PBT	7,237	4,029	17,841	13,587	10,523	6,063
Adjustments for:						
Depreciation	999	1,053	1,149	1,498	1,609	663
Dividend income	-	-	(32)	(69)	(39)	-
Fair value losses/(gains) on financial instruments	-	10	27	(155)	112	(62)
Gain on disposal of investment property	-	-	(9,850)	-	-	-
Gain on disposal of property, plant and equipment	(143)	(69)	-	(55)	(266)	3
Impairment (losses)/gains on financial assets	8	-	-	122	56	90
Interest expense	620	1,099	767	644	508	184
Interest income	(37)	(62)	(212)	(127)	(110)	(55)
Inventories written down	-	3,164	279	760	217	256
Inventories written off	-	-	-	5	-	-
Loss on derecognition of financial assets measured at amortised cost	4	-	13	-	-	3
Property, plant and equipment written off	4	1,674	-	29	30	2
Reversal of inventories written down	-	-	-	(279)	(760)	(217)
Unrealised (gain)/loss on foreign exchange	(78)	(55)	(94)	75	(81)	10
Operating profit before changes in working capital	**8,614**	**10,843**	**9,888**	**16,035**	**11,799**	**6,940**

12. FINANCIAL INFORMATION *(cont'd)*

	Audited					
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Change in assets held for sale	-	-	(5,677)	(1,356)	5,833	-
Change in inventories	(2,048)	(2,684)	685	(1,878)	41	(2,114)
Change in receivables	(3,343)	1,886	2,356	1,557	126	(2,361)
Change in prepayments	47	309	(107)	43	(1,512)	(1,172)
Change in payables	842	(2,036)	2,220	(2,480)	(1,931)	2,464
Change in contract liabilities	(61)	(24)	-	-	-	-
Cash generated from operations	**4,051**	**8,294**	**9,365**	**11,921**	**14,356**	**3,757**
Interest received	37	62	212	127	110	55
Tax paid	(944)	(1,309)	(1,840)	(3,848)	(3,209)	(1,188)
Tax refunded	325	-	368	-	336	496
Net cash from operating activities	**3,469**	**7,047**	**8,105**	**8,200**	**11,593**	**3,120**
Cash flows from investing activities						
Acquisition of other investments	-	-	(1,014)	(102)	-	-
Acquisition of property, plant and equipment	(705)	(719)	(4,412)	(4,881)	(356)	(195)
Acquisition of right-of-use assets	-	(3)	-	-	-	-
Dividend received	-	-	32	69	39	-
Proceeds from disposal of assets held for sale	-	-	16,000	-	1,200	-
Proceeds from disposal of other investments	-	-	-	-	1,171	-
Proceeds from disposal of property, plant and equipment	461	75	2	707	974	70
Net cash (used in)/from investing activities	**(244)**	**(647)**	**10,608**	**(4,207)**	**3,028**	**(125)**

	Audited					
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Cash flows from financing activities						
Dividends paid	(2,587)	(2,105)	(8,068)	(1,000)	(11,374)	-
Drawdown of term loans	1,078	-	-	1,053	-	-
Interest paid	(620)	(1,099)	(767)	(644)	(508)	(184)
Net increase/(decrease) in short-term loans and borrowings	1,694	515	(2,202)	(1,250)	531	(672)
Payment of hire purchase payables	(462)	(324)	(496)	(1,082)	(814)	(118)
Repayment of lease liabilities	(104)	(106)	(119)	(124)	(122)	(47)
Repayment of term loans	(600)	(673)	(6,802)	(1,691)	(925)	(285)
Net cash (used in)/from financing activities	**(1,601)**	**(3,792)**	**(18,454)**	**(4,738)**	**(13,212)**	**(1,306)**
Currency translation differences	-	(10)	(3)	4	(7)	-
Net increase/(decrease) in cash and cash equivalents	1,624	2,598	256	(741)	1,402	1,689
Cash and cash equivalents at beginning of the financial year/period	**5,582**	**7,206**	**9,804**	**10,060**	**9,319**	**10,721**
Cash and cash equivalents at end of the financial year/period	**7,206**	**9,804**	**10,060**	**9,319**	**10,721**	**12,410**

12.2 MANAGEMENT'S DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION

The following discussion and segmental analysis of our combined financial information for the Financial Years/Period Under Review should be read with the Accountants' Report included in Section 13.

12.2.1 Overview of our operations

(i) Principal activities

Our Group is principally involved in the development and manufacturing of water-based industrial adhesives for applications like packaging, fabric lamination, and woodworking. We are also involved in the development and manufacturing of emulsion polymers which are commonly used in the manufacturing of industrial chemicals, coatings, textiles and fabrics as well as plastics. Commencing June 2025, we are also involved in the development and manufacturing of sealants for applications like renovation and building materials as well as woodworking.

Please refer to Section 7 for our Group's detailed business overview.

(ii) Revenue

Our Group's revenue for the Financial Years/Period Under Review was derived from development and manufacturing of water-based industrial adhesives, emulsion polymers and sealants.

Our revenue is recognised at a point in time when the goods are delivered and accepted by the customers.

(iii) Cost of sales

Our cost of sales comprises raw materials costs, direct labour costs and overheads:

(a) Raw materials costs

Our Group's key raw materials to produce industrial adhesive include emulsion polymers, water-based resins, additives, surfactants, and solvents. Emulsion polymers, primarily made from monomers and surfactants, are also produced in-house as a key input for our adhesive products. For sealants, our Group's raw materials comprise silicone, rubber, fillers and additives.

(b) Direct labour

Our direct labour comprises salaries, wages and allowances for production and warehouse workers.

(c) Overheads

Overheads mainly include depreciation of plant and machinery, drums and containers, packing materials, warehouse rental and water and electricity.

(iv) Other income

Other income mainly comprises gain on disposal of property, plant and equipment, interest income from cash and cash equivalents placed with licensed banks, rental income, compensation received from insurance company and net realised gain on foreign exchange.

(v) Administrative and general expenses

Administrative and general expenses are expenses not directly attributable to the generation of revenue. It mainly comprises costs incurred to maintain our operations such as staff related expenses, directors' remuneration, depreciation of property, plant and equipment, professional fees, rental of buildings and office equipment, road tax and insurance, upkeep expenses and utilities expenses.

(vi) Selling and distribution expenses

Selling and distribution expenses are costs related to the marketing and distribution of our products which mainly comprise staff related costs, transportation charges, travelling expenses, advertisement and promotional expenses, sales commissions, petrol and diesel.

(vii) Finance costs

Finance costs comprise interest expense on our loans and borrowings and lease liabilities.

(viii) Recent developments

Save for the Acquisition, there were no other significant events subsequent to our audited combined financial statements for the FPE 2026.

(ix) Exceptional and extraordinary items and audit qualifications

There were no exceptional or extraordinary items during the Financial Years/Period Under Review. In addition, our audited combined financial statements for the Financial Years/Period Under Review were not subject to any audit qualifications.

12.2.2 Significant factors affecting our revenue

Please refer to Section 9 for the details of risk factors relating to our business and the industry in which we operate in. Some of these risk factors have an impact on our Group's revenue and financial performance. The main factors which affect our revenue and profit include but not limited to the following:

(i) We are dependent on our product formulation team

We are involved in the entire process from formulation to manufacturing, to produce industrial adhesives in accordance with our customers' specific requirements and applications as well as emulsion polymers which are primarily manufactured in various gradings which differ in properties including bond strength, flexibility and environmental resistance according to the specific requirements and applications for each of our customer's industry. Notwithstanding that, upon request, we may also develop and manufacture emulsion polymers customised in accordance with our customers' specifications and requirements. Further, we are also involved in the manufacturing of sealants in various gradings which differ in properties including bond strength, flexibility and environmental resistance, in accordance with the general requirements for applications on different surfaces and we do not customise sealant formulations for our customers. Our capabilities in the formulation of industrial adhesives, emulsion polymers and sealants are backed by the expertise and knowledge of our in-house product formulation team which comprises 4 chemists and 1 lab assistant as at the LPD. Hence, we are dependent on our product formulation team to continue developing new formulations as well as to enhance existing products for our new and existing customers based on their needs, which is one of the key factors driving our business growth.

Please refer to Section 9.1.1 for further details.

(ii) Our business is exposed to interruptions or delays caused by unexpected events such as equipment failures, power outages, water disruptions, fire and environmental factors such as natural disasters as well as outbreak of diseases

We rely on a series of machinery and equipment to manufacture industrial adhesives, emulsion polymers and sealants at our Bukit Panchor HQ and Valdor Factory. These machinery and equipment may, on occasion, be out of service due to unanticipated failures or damages sustained during operations. In addition, as our manufacturing activities are dependent on continuous supply of electricity and water, any major disruptions such as power outages and water disruptions may result in interruptions in our operations.

Further, the occurrence of damage caused by fire as well as environmental factors such as natural disasters (e.g. floods, storms, or shocks arising from severe earthquakes from neighbouring countries) as well as outbreak of diseases (e.g. COVID-19 pandemic) may also lead to interruptions/suspension to the operations at our factories and/or damages to our machinery and equipment. Consequently, it may affect our ability to fulfil our customers' orders in a timely manner. Further, any material damage to our inventory, facilities, machinery and equipment may result in our Group incurring significant costs for repair, refurbishment and/or replacement that may adversely impact our financial performance.

Please refer to Section 9.1.2 for further details.

(iii) We are subject to supply chain disruptions from our foreign purchases which may result in the disruption of our operations

The occurrence of unexpected crises such as political unrest, natural disasters and disease outbreaks, amongst others, in countries of origin for our supplies, may temporarily disrupt the supply chain of our purchases. A substantial portion of our purchases of raw materials and chemical products are sourced from overseas suppliers. For the past 5 FYEs 2021 to 2025 and FPE 2026, purchases from overseas suppliers accounted for 45.67%, 48.24%, 52.71%, 59.69%, 42.05% and 68.8% of our total purchases respectively. Any disruption of supply from our suppliers may result in a shortage of raw materials and chemical products, which may affect our ability to timely fulfil customer orders and eventually affect our financial performance.

In the event that such a crisis occurs in the future, it could cause shipments of our raw materials and chemical products to be delayed or completely halted as there may be disruptions with the transportation network due to closure of seaports, airports and other transportation hubs. Without adequate raw materials and chemical products, our operations may be adversely affected due to the delays in receiving our purchases from our overseas suppliers.

Please refer to Section 9.1.3 for further details.

(iv) We are subject to foreign exchange fluctuation risks which may impact our profitability

We are exposed to fluctuations of the foreign currencies, especially USD, and any unfavourable fluctuations in USD may have an adverse impact on our financial performance and profitability. Any significant appreciation or depreciation of the RM against the USD may either positively or negatively affect our Group's financial performance. In circumstances where the USD significantly appreciates against the RM, we will record higher revenue and purchases in RM after conversion. Conversely, in circumstances where the USD significantly depreciates against the RM, we will record lower revenue and purchases in RM after conversion. The positive or negative effect on our Group's financial performance is subject to our position after netting off the amount of sales and purchases recorded in the respective financial years. In the event that we are unable to pass on the increase in cost to our customers in a timely manner, our financial performance may be adversely affected.

Please refer to Section 9.1.4 for further details.

(v) We are dependent on our Managing Director, Executive Directors and Key Senior Management for the continued success and growth of our business

Our Group's continued success and future growth are highly dependent on the leadership and contributions of our Managing Director, Executive Directors, and Key Senior Management. Their extensive experience and deep industry knowledge are instrumental in formulating and executing strategies that drive our business forward. The simultaneous or sudden loss of any of these key individuals may disrupt our operations and hinder our growth prospects, particularly if suitable replacements cannot be found promptly. Such disruptions could materially and adversely affect our operational performance and financial results.

Please refer to Section 9.1.5 for further details.

(vi) We are dependent on various licences, permits and approvals issued by relevant authorities to operate our business

We are dependent on various licences, permits and approvals issued by the relevant government authorities in Malaysia to conduct our business. Our licences, permits and approvals are generally subject to a variety of conditions which are either stipulated within the licences, permits and approvals themselves, or under the respective legislations and/or regulations governing the issuing authorities. Certain licences, permits and approvals need to be renewed or reassessed by the relevant authorities on a periodic basis. We must continue to comply with the restrictions and conditions imposed by the relevant authorities for us to maintain the validity of all licences, permits and approvals. Nevertheless, any unfavourable changes in the conditions and/or requirements stipulated within the licences, permits and approvals may affect our ability to renew and/or maintain the validity of our licences, permits and approvals.

Please refer to Section 9.1.6 for further details.

12.2.3 Review of our results of operations

(a) Revenue

Analysis of revenue by product segments

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
Product segments	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	46,024	83.15	53,685	91.19	51,342	95.40	53,826	95.54	48,713	92.89
Emulsion polymer	9,328	16.85	5,187	8.81	2,476	4.60	2,512	4.46	3,672	7.01
- Manufacturing	9,328	16.85	4,517	7.67	2,160	4.01	2,512	4.46	3,672	7.01
- Trading	-	-	670	1.14	316	0.59	-	-	-	-
Sealant	-	-	-	-	-	-	-	-	54	0.10
Total	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**	**52,439**	**100.00**

	FPE 2025		FPE 2026	
Product segments	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives	20,180	93.12	22,651	93.04
Emulsion polymer	1,491	6.88	1,622	6.66
- Manufacturing	1,491	6.88	1,622	6.66
- Trading	-	-	-	-
Sealant	-	-	73	0.30
Total	**21,671**	**100.00**	**24,346**	**100.00**

Our revenue for the Financial Years/Period Under Review was mainly derived from industrial adhesives, which accounted for 83.15%, 91.19%, 95.40%, 95.54%, 92.89% and 93.04% of our total revenue respectively.

For clarification, our Group ceased the emulsion polymer trading activities since FYE 2024. The revenue from emulsion polymer segment is solely attributed to manufacturing activities.

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12. FINANCIAL INFORMATION *(cont'd)*

Analysis of revenue by industrial applications

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
Industrial applications	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Industrial adhesives										
Paper and packaging	22,330	40.34	27,150	46.12	24,511	45.54	26,000	46.15	24,964	47.61
Woodworking	19,057	34.43	19,641	33.36	20,492	38.08	23,164	41.12	20,095	38.32
Fabric lamination	2,746	4.96	4,655	7.91	3,884	7.22	2,479	4.40	2,047	3.90
Renovation and building materials	1,891	3.42	2,239	3.80	2,455	4.56	2,183	3.87	1,607	3.06
	46,024	**83.15**	**53,685**	**91.19**	**51,342**	**95.40**	**53,826**	**95.54**	**48,713**	**92.89**
Emulsion polymer										
- Manufacturing										
Industrial adhesives	7,779	14.05	2,587	4.39	1,090	2.02	1,602	2.84	2,222	4.24
Glove coatings	748	1.35	1,087	1.85	355	0.66	164	0.29	416	0.79
Textile and fabrics	688	1.24	248	0.42	156	0.29	231	0.41	695	1.33
Paints and coatings	113	0.21	595	1.01	559	1.04	515	0.92	339	0.65
	9,328	**16.85**	**4,517**	**7.67**	**2,160**	**4.01**	**2,512**	**4.46**	**3,672**	**7.01**
- Trading	**-**	**-**	**670**	**1.14**	**316**	**0.59**	**-**	**-**	**-**	**-**
Sealant										
Renovation and building materials	-	-	-	-	-	-	-	-	48	0.09
Woodworking	-	-	-	-	-	-	-	-	6	0.01
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**54**	**0.10**
Total	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**	**52,439**	**100.00**

12. FINANCIAL INFORMATION *(cont'd)*

Industrial applications	FPE 2025 RM'000	FPE 2025 %	FPE 2026 RM'000	FPE 2026 %
Industrial adhesives				
Paper and packaging	9,946	45.90	12,260	50.36
Woodworking	8,706	40.17	8,536	35.06
Fabric lamination	958	4.42	850	3.49
Renovation and building materials	570	2.63	1,005	4.13
	20,180	**93.12**	**22,651**	**93.04**
Emulsion polymer				
- Manufacturing				
Industrial adhesives	1,177	5.43	850	3.49
Glove coatings	15	0.07	402	1.65
Textile and fabrics	108	0.50	190	0.78
Paints and coatings	191	0.88	180	0.74
	1,491	**6.88**	**1,622**	**6.66**
Sealant				
Renovation and building materials	-	-	41	0.17
Woodworking	-	-	25	0.10
Paper and packaging	-	-	7	0.03
	-	**-**	73	0.30
Total	**21,671**	**100.00**	**24,346**	**100.00**

Analysis of revenue by geographical markets

Geographical area	FYE 2021 RM'000	FYE 2021 %	FYE 2022 RM'000	FYE 2022 %	FYE 2023 RM'000	FYE 2023 %	FYE 2024 RM'000	FYE 2024 %	FYE 2025 RM'000	FYE 2025 %
Malaysia	**45,178**	**81.62**	**51,965**	**88.27**	**49,414**	**91.82**	**51,740**	**91.84**	**47,680**	**90.93**
Overseas										
Vietnam	3,100	5.60	2,070	3.52	2,602	4.84	2,776	4.93	2,811	5.36
Indonesia	1,472	2.66	1,857	3.15	738	1.37	735	1.30	573	1.09
Thailand	2,011	3.63	1,944	3.30	609	1.13	524	0.93	529	1.01
Others(1)	3,591	6.49	1,036	1.76	455	0.85	563	1.00	846	1.61
	10,174	**18.38**	**6,907**	**11.73**	**4,404**	**8.18**	**4,598**	**8.16**	**4,759**	**9.07**
Total	**55,352**	**100.00**	**58,872**	**100.00**	**53,818**	**100.00**	**56,338**	**100.00**	**52,439**	**100.00**

Geographical area	FPE 2025 RM'000	FPE 2025 %	FPE 2026 RM'000	FPE 2026 %
Malaysia	**20,123**	**92.86**	**22,470**	**92.29**
Overseas				
Vietnam	909	4.19	1,034	4.25
Indonesia	289	1.33	565	2.32
Thailand	223	1.03	167	0.69
Others(1)	127	0.59	110	0.45
	1,548	**7.14**	**1,876**	**7.71**
Total	**21,671**	**100.00**	**24,346**	**100.00**

Note:

(1) Comprise revenue from Dubai, China, Bangladesh and Singapore.

Comparison between FYE 2021 and FYE 2022

Revenue by industrial applications

Our Group's total revenue increased by RM3.52 million or 6.36% to RM58.87 million in FYE 2022 (FYE 2021: RM55.35 million). This was mainly due to the following:

(i) revenue from industrial adhesives segment increased by RM7.67 million or 16.67% to RM53.69 million in FYE 2022 (FYE 2021: RM46.02 million), mainly driven by higher sales of industrial adhesives from paper and packaging, and fabric lamination. Despite that our overall volume sold for industrial adhesives decreased by 922 tonnes or 7.36% to 11,607 tonnes in FYE 2022 (FYE 2021: 12,529 tonnes), the revenue increase was primarily driven by an increase in the average selling price by RM0.96/kg to RM4.63/kg in FYE 2022 (FYE 2021: RM3.67/kg) to cater for an overall increase in cost of raw materials. The higher average selling prices of our industrial adhesives resulted in softer demand, thereby contributing to the lower sales volume;

(ii) revenue from emulsion polymer decreased significantly by RM4.81 million or 51.55% to RM4.52 million in FYE 2022 (FYE 2021: RM9.33 million). This decrease was primarily due to a fire incident at our Valdor Factory in May 2022, which disrupted operations and temporarily halted production. In response, we temporarily allocated a portion of our operating lines in our Bukit Panchor HQ for the production of emulsion polymer. This was necessary as this measure represents the most cost-effective and expedient way to ensure the fulfilment of ongoing orders as well as to sustain the supply of emulsion polymers required for our industrial adhesives production. Our overall volume sold for emulsion polymer decreased by 895 tonnes or 51.59% to 840 tonnes in FYE 2022 (FYE 2021: 1,735 tonnes), with an average selling price of RM6.18/kg (FYE 2021: RM5.38/kg). The increase in average selling price was primarily driven by the overall increase in cost of raw materials; and

(iii) trading of emulsion polymer recorded a revenue of RM0.67 million in an effort to fulfil orders received from our emulsion polymer customers, notwithstanding the fire incident at our Valdor Factory.

The average selling prices of industrial adhesives and emulsion polymers are determined based on raw material costs as well as verbal customer feedback on prevailing market prices obtained by our sales team during regular customer visits, and are generally stable. This information is then assessed against our Group's cost structure to evaluate pricing competitiveness. Based on this assessment, and after taking into consideration movements in raw material prices, our Group periodically reviews and adjusts our selling prices to remain competitive in the market while maintaining sustainable profit margins.

Notwithstanding the above, COVID-19 pandemic disrupted the international supply of raw materials. This disruption led to an increase in our average selling prices of industrial adhesives and emulsion polymers in FYE 2022 to RM4.63/kg and RM6.18/kg respectively.

Revenue by geographical area

Revenue from Malaysia increased by RM6.79 million or 15.03% to RM51.97 million in FYE 2022 (FYE 2021: RM45.18 million), primarily attributed to an increase in the selling prices of our industrial adhesives to major local customers as detailed above. The volume sold to Malaysian customers decreased by 1,001 tonnes from 12,134 tonnes in FYE 2021 to 11,133 tonnes in FYE 2022.

Revenue from overseas decreased by RM3.26 million or 32.06% to RM6.91 million in FYE 2022 (FYE 2021: RM10.17 million) primarily due to lower emulsion polymer sales to overseas as a result of our affected operations due to the fire incident. The volume sold to overseas customers decreased by 817 tonnes from 2,131 tonnes in FYE 2021 to 1,314 tonnes in FYE 2022.

Comparison between FYE 2022 and FYE 2023

Revenue by industrial applications

Our Group's total revenue decreased by RM5.05 million or 8.58% to RM53.82 million in FYE 2023 (FYE 2022: RM58.87 million). This was mainly due to the following:

(i) revenue from industrial adhesives segment declined by RM2.35 million or 4.38% to RM51.34 million in FYE 2023 (FYE 2022: RM53.69 million), primarily due to a decline in sales volume for paper and packaging industry as a result of the softening of markets of the paper and packaging industry. The paper and packaging industry serves a wide range of sectors, including food and beverage, furniture, consumer goods and logistics companies. We noted that the softer market conditions were consistent with the slower manufacturing and export activities experienced during the year. However, the decrease was partially offset by the increase in sales volume for woodworking. Our overall volume sold for industrial adhesives increased marginally by 58 tonnes or 0.50% to 11,665 tonnes in FYE 2023 (FYE 2022: 11,607 tonnes), with an average selling price of RM4.40/kg (FYE 2022: RM4.63/kg);

(ii) revenue from emulsion polymer segment continued to decline, decreasing by RM2.36 million or 52.21% to RM2.16 million in FYE 2023 (FYE 2022: RM4.52 million), reflecting the shutdown of the Valdor Factory for the full FYE 2023 and the temporary minimal production of emulsion polymer at our Bukit Panchor HQ. During this transition, the number of production lines was reduced from 3 at the Valdor Factory to 2. One of the lines was converted using existing machinery at the Bukit Panchor HQ, while the other line was relocated from the Valdor Factory to the Bukit Panchor HQ. Consequently, production output remained constrained in FYE 2023, which adversely affected our sales performance in this segment. Our overall volume sold for emulsion polymer decreased by 295 tonnes or 35.12% to 545 tonnes in FYE 2023 (FYE 2022: 840 tonnes), with an average selling price of RM4.54/kg (FYE 2022: RM6.18/kg); and

(iii) for FYE 2023, we had continued some trading of emulsion polymer to maintain our emulsion polymer customers.

Following the unprecedented COVID-19 disruption on the international supply of raw materials in FYE 2022, raw material prices declined as international supply conditions began to normalise. Our Group's selling prices are generally linked to prevailing industry pricing trends and raw material costs, and thus our average selling prices for industrial adhesives and emulsion polymer has decreased in FYE 2023 as compared to FYE 2022.

Revenue by geographical area

Revenue from Malaysia decreased by RM2.56 million or 4.93% to RM49.41 million in FYE 2023 (FYE 2022: RM51.97 million), in line with the overall reduction in revenue as discussed above. The volume sold to Malaysian customers decreased by 98 tonnes from 11,133 tonnes in FYE 2022 to 11,035 tonnes in FYE 2023.

Revenue from overseas decreased by RM2.51 million or 36.32% to RM4.40 million in FYE 2023 (FYE 2022: RM6.91 million), due to lower sales particularly to Indonesia and Thailand. The decline was mainly driven by the lingering effects of the prior year's production disruptions from our Valdor factory fire incident, which continued to impact our production volume of emulsion polymer for both local and export sales. However, this was partially offset by improved sales of industrial adhesives to a Vietnam V-Bond Company Limited. The volume sold to overseas customers decreased by 139 tonnes from 1,314 tonnes in FYE 2022 to 1,175 tonnes in FYE 2023.

Comparison between FYE 2023 and FYE 2024

Revenue by industrial applications

Our Group's total revenue increased by RM2.52 million or 4.68% to RM56.34 million in FYE 2024 (FYE 2023: RM53.82 million). This was mainly due to the following:

(i) revenue from industrial adhesives grew by RM2.49 million or 4.85% to RM53.83 million in FYE 2024 (FYE 2023: RM51.34 million), mainly due to increase in sales for paper and packaging industry of RM1.49 million as well as woodworking industry of RM2.67 million. The sales volume to the paper and packaging industry and woodworking industry rose by 932 tonnes and 883 tonnes respectively. This increase was partially offset by a decrease in sales from the fabric lamination and renovation and building material industries by RM1.41 million and RM0.27 million respectively. Our overall volume sold for industrial adhesives increased by 1,607 tonnes or 13.78% to 13,272 tonnes in FYE 2024 (FYE 2023: 11,665 tonnes), with an average selling price of RM4.06/kg (FYE 2023: RM4.40/kg); and

(ii) revenue from emulsion polymer segment improved by RM0.35 million or 16.20% to RM2.51 million in FYE 2024 (FYE 2023: RM2.16 million), mainly due to higher overall volume sold by 58 tonnes or 10.64% to 603 tonnes in FYE 2024 (FYE 2023: 545 tonnes), with an average selling price of RM4.16/kg (FYE 2023: RM4.54/kg).

Notwithstanding the overall decline in raw material prices, our Group maintained the average selling prices for our industrial adhesives and emulsion polymer in FYE 2024 at levels comparable to FYE 2023, with only a marginal decrease. Our Group's ability to maintain selling prices, particularly for industrial adhesives, is underpinned by our competitive strength of strong technical expertise and extensive product knowledge, which enable us to manufacture customised industrial adhesive.

Revenue by geographical areas

Revenue from Malaysia increased by RM2.33 million or 4.72% to RM51.74 million in FYE 2024 (FYE 2023: RM49.41 million), in tandem with the overall increase in revenue. The volume sold to Malaysian customers increased by 1,418 tonnes from 11,035 tonnes in FYE 2023 to 12,453 tonnes in FYE 2024.

Revenue from overseas increased marginally by RM0.20 million or 4.55% to RM4.60 million in FYE 2024 (FYE 2023: RM4.40 million), driven mainly by higher sales volume from Vietnam V-Bond Company Limited, which rose by approximately 193 tonnes albeit lower sales from Indonesia and Thailand. The volume sold to overseas customers increased by 248 tonnes from 1,175 tonnes in FYE 2023 to 1,423 tonnes in FYE 2024.

Comparison between FYE 2024 and FYE 2025

Revenue by industrial applications

Our Group's total revenue decreased by RM3.90 million or 6.92% to RM52.44 million in FYE 2025 (FYE 2024: RM56.34 million). The decline was mainly due to the following:

(i) revenue from industrial adhesives segment decreased by RM5.11 million or 9.50% to RM48.71 million in FYE 2025 (FYE 2024: RM53.83 million), mainly due to decrease in sales for paper and packaging industry by RM1.04 million and woodworking industry by RM3.07 million. Our overall volume sold for industrial adhesives decreased by 323 tonnes or 2.43% to 12,949 tonnes in FYE 2025 (FYE 2024: 13,272 tonnes), with an average selling price of RM3.76/kg (FYE 2024: RM4.06/kg); and

(ii) revenue from the emulsion polymer segment increased by RM1.16 million or 46.22% to RM3.67 million in FYE 2025 (FYE 2024: RM2.51 million). The improvement was mainly driven by higher demand from the industrial adhesives and textile-related applications within this segment. The overall sales volume of emulsion polymer increased by 332 tonnes or 55.06% to 935 tonnes in FYE 2025 (FYE 2024: 603 tonnes) with an average selling price of RM3.93/kg (FYE 2024: RM4.16/kg).

(iii) We began to develop and manufacture sealants for sales in June 2025. Accordingly, we did not record any sales of sealants in FYE 2024. In FYE 2025, the sales of sealants contributed 0.10% to our revenue.

In FYE 2025, our Group lowered the selling prices for our industrial adhesives and emulsion polymer to reflect the continued decline in raw material costs, and in response to our customers' feedback on prevailing market prices obtained by our sales team during regular customer visits. This information is then assessed against our Group's cost structure to evaluate pricing competitiveness. As explained above, such feedback is assessed against our Group's cost structure and movements in raw material prices in determining appropriate pricing adjustments.

Revenue by geographical areas

Revenue from Malaysia decreased by RM4.06 million or 7.85% to RM47.68 million in FYE 2025 (FYE 2024: RM51.74 million), primarily due to lower revenue from industrial adhesive to major local customers, in line with the lower selling price as discussed above. The volume sold to Malaysian customers decreased by 183 tonnes from 12,453 tonnes in FYE 2024 to 12,270 tonnes in FYE 2025.

Revenue from overseas markets increased by RM0.16 million or 3.50% to RM4.76 million in FYE 2025 (FYE 2024: RM4.60 million). The increase was primarily driven by higher sales to Vietnam and Bangladesh by RM0.04 million and RM0.49 million respectively. However, this was partially offset by lower sales to Indonesia which was attributable to lower average selling price. Overall, export sales volume increased by 196 tonnes, or 13.77%, from 1,423 tonnes in FYE 2024 to 1,619 tonnes in FYE 2025. Despite lower average selling prices in certain export markets, the increase in sales volume was sufficient to offset the impact of lower selling prices, resulting in higher overseas revenue in FYE 2025.

Comparison between FPE 2025 and FPE 2026

Revenue by industrial applications

Our Group's total revenue increased by RM2.68 million or 12.37% to RM24.35 million in FPE 2026 (FPE 2025: RM21.67 million). This was mainly due to the following:

(i) revenue from industrial adhesives segment increased by RM2.47 million or 12.24% to RM22.65 million in FPE 2026 (FPE 2025: RM20.18 million), mainly due to increase in sales for paper and packaging industry of RM2.31 million and renovation and building material industry of RM0.44 million. The increase was partially offset by a decrease in sales of woodworking and fabric lamination industries by RM0.17 and RM0.11 million respectively. Our overall volume sold for industrial adhesives increased by 581 tonnes or 11.06% to 5,836 tonnes in FPE 2026 (FPE 2025: 5,255 tonnes), with an average selling price of RM3.88/kg (FPE 2025: RM3.84/kg);

(ii) revenue from emulsion polymer segment improved by RM0.13 million or 8.72%, to RM1.62 million in FPE 2026 (FPE 2025: RM1.49 million), mainly due to higher sales to the glove coating as well as textile and fabrics industries of RM0.40 million and RM0.08 million respectively. The increase was partially offset by the decrease in sales to industrial adhesives industry by RM0.33 million. The overall sales volume increase by 10 tonnes or 2.73% to 376 tonnes in FPE 2026 (FPE 2025: 366 tonnes), with an average selling price of RM4.31/kg (FPE 2025: RM4.07/kg); and

(iii) our Group commenced manufacturing and sales of sealants in June 2025, hence there is with no corresponding revenue in FPE 2025. The revenue from sealant segment contributed RM0.07 million, representing 0.30% of our revenue in FPE 2026. This segment recorded a sales volume of 6 tonnes with a relatively higher average selling price of RM12.36/kg in FPE 2026, reflecting the specialised nature of the product.

In FPE 2026, our Group's revenue growth in FPE 2026 was primarily driven by the increase in volume of industrial adhesive supplemented by steady improvement in both volume and pricing in the emulsion polymer segment. In addition, our Group's revenue growth was also driven by the introduction of the sealant segment, which contributed an additional revenue stream.

Revenue by geographical areas

Revenue from Malaysia increased by RM2.35 million or 11.68% to RM22.47 million (FPE 2025: RM20.12 million), and as such Malaysia remains as the largest contributor at 92.29%. The increase was mainly due to higher sales volume from Malaysian customers which increased by 507 tonnes from 5,091 tonnes in FPE 2025 to 5,598 tonnes in FPE 2026, as well as a slight increase in average selling price from RM3.95/kg to RM4.01/kg.

Revenue from overseas increased by RM0.33 million or 21.29% to RM1.88 million in FPE 2026 (FPE 2025: RM1.55 million), due to higher sales particularly to Indonesia and Vietnam, which increased by RM0.28 million and RM0.12 million respectively. The increase was mainly driven by the higher sales volume from overseas customers which increased by 121 tonnes from 490 tonnes in FPE 2025 to 611 tonnes in FPE 2026.

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(b) Cost of sales, GP and GP margin

Analysis of cost of sales by industrial applications

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025		FPE 2025		FPE 2026	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Industrial adhesives	33,124	83.38	40,813	92.16	34,470	94.10	33,027	95.06	28,129	89.75	20,180	93.12	22,651	93.04
Emulsion polymer														
- Manufacturing	6,604	16.62	2,845	6.43	1,658	4.53	1,715	4.94	3,001	9.57	1,491	6.88	1,622	6.66
- Trading	-	-	626	1.41	503	1.37	-	-	-	-	-	-	-	-
Sealants	-	-	-	-	-	-	-	-	212	0.68	-	-	73	0.30
Total	**39,728**	**100.00**	**44,284**	**100.00**	**36,631**	**100.00**	**34,742**	**100.00**	**31,342**	**100.00**	**21,671**	**100.00**	**24,346**	**100.00**

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Industrial adhesives										
Raw materials[(1)]	28,539	71.84	35,276	79.66	27,981	76.39	26,074	75.05	21,540	68.73
Direct labour	1,587	4.00	1,981	4.47	2,129	5.81	2,763	7.95	2,730	8.71
Overheads										
- Drums and containers	1,403	3.53	1,543	3.48	2,190	5.98	1,553	4.47	1,571	5.01
- Packaging materials	374	0.94	413	0.93	379	1.03	576	1.66	543	1.73
- Repair and maintenance	140	0.35	230	0.52	247	0.67	147	0.42	112	0.36
- Depreciation of property, plant and equipment	191	0.48	210	0.48	242	0.66	480	1.38	606	1.93
- Others[(4)]	890	2.24	1,160	2.62	1,302	3.56	1,434	4.13	1,027	3.28
	33,124	**83.38**	**40,813**	**92.16**	**34,470**	**94.10**	**33,027**	**95.06**	**28,129**	**89.75**

12. FINANCIAL INFORMATION *(cont'd)*

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Emulsion polymer										
Manufacturing										
Raw materials(2)	5,335	13.43	2,132	4.82	1,349	3.68	534	1.53	1,910	6.09
Direct labour	243	0.61	278	0.63	193	0.53	187	0.54	180	0.58
Overheads										
- Drums and containers	570	1.43	198	0.45	68	0.19	518	1.49	365	1.16
- Packaging materials	33	0.08	21	0.05	13	0.03	59	0.17	28	0.09
- Repair and maintenance	66	0.17	11	0.02	-	0.00	106	0.31	39	0.12
- Depreciation of property, plant and equipment	8	0.02	8	0.02	6	0.02	54	0.16	243	0.78
- Others(4)	349	0.88	197	0.44	29	0.08	257	0.74	236	0.75
	6,604	**16.62**	**2,845**	**6.43**	**1,658**	**4.53**	**1,715**	**4.94**	**3,001**	**9.57**
Trading	-	-	626	1.41	503	1.37	-	-	-	-
Sealants										
Raw materials(3)	-	-	-	-	-	-	-	-	26	0.08
Direct labour	-	-	-	-	-	-	-	-	42	0.13
Overheads	-	-	-	-	-	-	-	-		
- Packaging materials	-	-	-	-	-	-	-	-	73	0.24
- Repair and maintenance	-	-	-	-	-	-	-	-	10	0.03
- Depreciation of property, plant and equipment	-	-	-	-	-	-	-	-	43	0.14
- Others(4)	-	-	-	-	-	-	-	-	18	0.06
	-	-	-	-	-	-	-	-	**212**	**0.68**
Total	**39,728**	**100.00**	**44,284**	**100.00**	**36,631**	**100.00**	**34,742**	**100.00**	**31,342**	**100.00**

	FPE 2025		FPE 2026	
	RM'000	**%**	**RM'000**	**%**
Industrial adhesives				
Raw materials[(1)]	8,566	68.62	8,665	65.08
Direct labour	1,132	9.07	1,120	8.41
Overheads				
- Drums and containers	624	5.00	1,196	8.98
- Packaging materials	169	1.35	225	1.69
- Repair and maintenance	37	0.30	67	0.50
- Depreciation of property, plant and equipment	304	2.43	255	1.92
- Others[(4)]	419	3.36	479	3.60
	11,251	**90.13**	**12,007**	**90.18**
Emulsion polymer				
Manufacturing				
Raw materials[(2)]	699	5.60	565	4.24
Direct labour	73	0.58	52	0.39
Overheads				
- Drums and containers	172	1.38	290	2.18
- Packaging materials	-	-	17	0.13
- Repair and maintenance	-	-	21	0.16
- Depreciation of property, plant and equipment	101	0.81	150	1.13
- Others[(4)]	187	1.50	125	0.94
	1,232	**9.87**	**1,220**	**9.17**
Trading	-	-	-	-
Sealant				
Raw materials[(3)]	-	-	36	0.27
Direct labour	-	-	29	0.21
Overheads	-	-		
- Packaging materials	-	-	-	-
- Repair and maintenance	-	-	2	0.02
- Depreciation of property, plant and equipment	-	-	18	0.13
- Others[(4)]	-	-	2	0.02
	-	-	87	0.65
Total	**12,483**	**100.00**	**13,314**	**100.00**

Notes:

(1) Comprising emulsion polymers, water-based synthetic resins, additives, surfactants and solvents.

(2) Comprising water-based synthetic resins, monomers, additives and surfactants.

(3) Comprising silicone, rubber, fillers and additives.

(4) Comprising mainly of water and electricity charges, insurance expenses, tools and implements expenses.

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(i) Raw materials

During FYE 2022, our total raw material costs increased by RM3.54 million or 10.45% to RM37.41 million (FYE 2021: RM33.87 million), driven by higher purchase volumes to support increased sales demand. In FYE 2023, raw material costs declined by RM8.08 million or 21.60% due to significant reductions in the prices of key raw materials, particularly water-based synthetic resin and monomer. Raw materials costs further declined in FYE 2024 by a further RM2.72 million or 9.27%, in line with lower cost incurred from the purchase of water-based synthetic resin and monomer. For FYE 2025, raw material costs decreased by RM3.12 million or 11.73% to RM23.48 million (FYE 2024: RM26.60 million). This reduction was primarily driven by lower production volumes and continued reduction in the market prices of raw materials. In FPE 2026, the raw material costs remained stable as compared to FPE 2025. The average purchase price of water-based synthetic resin increased from RM5.25/kg in FYE 2021 to RM6.93/kg in FYE 2022, before declining in the subsequent financial years and period. The average purchase price decreased to RM4.74/kg in FYE 2023, RM3.96/kg in FYE 2024, RM3.11/kg in FYE 2025 before increase up to RM3.15/kg in FPE 2026. Similarly, the average purchase price of monomer rose from RM7.17/kg in FYE 2021 to RM8.87/kg in FYE 2022, before declining to RM4.70/kg in FYE 2023, RM4.24/kg in FYE 2024, RM3.73/kg in FYE 2025 and subsequently increase back to RM4.71/kg in FPE 2026.

For the Financial Years/Period Under Review, we have been able to pass on the increase in cost of raw materials to our customers.

In addition, our sealants segment which commenced manufacturing activities during FPE 2026, incurred raw material costs of RM0.04 million which contributed 0.27% of total cost of sales for the financial period. For further details on our key raw materials and major suppliers, please refer to Sections 7.12 and 7.17 of this Prospectus.

(ii) Direct labour

Direct labour cost refers to staff expenses directly attributable to our production operations in Malaysia, comprising salaries, bonuses, allowances, statutory contributions to the Employees Provident Fund (EPF), and social security. In FYE 2022, direct labour costs increased by 23.50% to RM2.26 million, primarily due to the implementation of the Malaysian Minimum Wages Order 2022, which raised the minimum wage from RM1,200 to RM1,500, as well as a slight increase in our Group's average number of production related staff from 30 in FYE 2021 to 31 in FYE 2022. Subsequent increases of 2.65% in FYE 2023 and 27.16% in FYE 2024 were mainly driven by higher wages, the provision of bonuses and an increase in the average production workforce from 31 staff in FYE 2022 to 46 staff in FYE 2023 and further to 55 staff in FYE 2024. Direct labour costs remained relatively stable at RM2.95 million in FYE 2025 as compared to FYE 2024. For FPE 2026, direct labour costs decreased marginally by RM0.01 million or 0.83% to RM1.20 million (FPE 2025: RM1.21 million), mainly attributable to lower direct labour costs incurred by the industrial adhesives and emulsion polymer segments which declined by RM0.01 million and RM0.02 million, respectively. The decrease was mainly due to lower overtime and coupled with a decrease in the average number of production staff from 53 staff in FPE 2025 to 49 in FPE 2026. For information, the decrease in our Group's average number of production staff, was mainly attributable to normal fluctuations in the workforce, in particular the expiry of employment contracts of certain foreign workers whilst pending replacements of these workers.

Notwithstanding the lower average headcount, the number of production staff remained within our Group's normal operating range of approximately 45 to 55 employees. Our Group had maintained our production activities and utilisation rates through improved organisation of tasks amongst our manpower.

(iii) Drums and containers

Drums and containers are used for storing and transporting our industrial adhesives and emulsion polymers, which are typically supplied in metal drums or intermediate bulk containers (IBCs). The costs for drums and containers are expensed off as and when incurred. The costs incurred for drums and containers decreased by 11.68% to RM1.74 million in FYE 2022, primarily due to lower purchases for drums and containers used for emulsion polymer following the fire incident at our Valdor factory. In FYE 2023, costs increased by RM0.52 million or 29.89% to RM2.26 million, in tandem with the higher overall volume sold for industrial adhesives in FYE 2023 as well as in anticipation of higher sales activities in FYE 2024. The costs for drums and containers decreased by RM0.13 million or 6.28% to RM1.94 million in FYE 2025 (FYE 2024: RM2.07 million) due to lower purchases during the year for emulsion polymer segment. For FPE 2026, costs incurred for drums and containers increased by RM0.87 million or 140.32% to RM1.49 million (FPE 2025: RM0.62 million). The increase was mainly attributable to higher purchases of drums and containers by the industrial adhesives segment, which rose from RM0.62 million in FPE 2025 to RM1.20 million in FPE 2026, in line with increased production requirements. In addition, the emulsion polymer segment incurred drums and container costs of RM0.29 million in FPE 2026, whereas no such costs were incurred in FPE 2025.

(iv) Packaging materials

Packaging materials relates to carton boxes, plastic wraps and bags. The costs for packaging materials are expensed off as and when incurred. Across the Financial Years/Period Under Review, the packaging materials costs remained fairly consistent.

(v) Repairs and maintenance

Repairs and maintenance mainly relate to costs incurred for replacement of parts for plant and machinery. Routine maintenance of plant and machinery is carried out on an annual basis. Across the Financial Years/Period Under Review, the repairs and maintenance costs remained fairly consistent.

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Analysis of GP and GP margin

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	GP	GP margin	GP	GP margin	GP	GP margin	GP	GP margin	GP	GP margin
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Industrial adhesives	12,900	28.03	12,872	23.98	16,872	32.86	20,799	38.64	20,584	42.26
Emulsion polymer										
- Manufacturing	2,724	29.20	1,672	37.02	502	23.24	797	31.73	671	18.27
- Trading	-	-	44	6.57	(187)	(59)	-	-	-	-
Sealants	-	-	-	-	-	-	-	-	(158)	(292.59)
										-
Total	**15,624**	**28.23**	**14,588**	**24.78**	**17,187**	**31.94**	**21,596**	**38.33**	**21,097**	**40.23**

	FPE 2025		FPE 2026	
	GP	GP margin	GP	GP margin
	RM'000	%	RM'000	%
Industrial adhesives	8,929	44.25	10,644	46.99
Emulsion polymer				
- Manufacturing	259	17.37	402	24.78
- Trading	-	-	-	-
Sealants	-	-	(14)	(19.18)
Total	**9,188**	**42.40**	**11,032**	**45.31**

Comparison between FYE 2021 and FYE 2022

Our Group's GP declined by RM1.03 million or 6.59% to RM14.59 million (FYE 2021: RM15.62 million), resulting in a lower GP margin of 24.78% compared to 28.23% in the previous year.

For our industrial adhesives segment, the revenue increased by RM7.67 million in FYE 2022 mainly due higher average selling prices. However, the increase in cost of sales by RM7.69 million outpaced the revenue growth, resulting in a slight decline in GP of RM0.03 million.

Meanwhile, our manufacturing emulsion polymer segment suffered a decline of RM1.05 million to RM1.67 million in FYE 2022 as a result of the fire incident at our Valdor Factory which affected our sales. Notwithstanding that, the GP margin has improved to 37.02% from 29.20% in FYE 2021 primarily due to higher average selling price.

The trading of emulsion polymer, which was carried out to retain our emulsion polymer customers following the fire incident at our Valdor Factory, contributed a marginal gross profit margin of 6.57%.

Comparison between FYE 2022 and FYE 2023

Our Group's GP increased by RM2.60 million or 17.82% to RM17.19 million (FYE 2022: RM14.59 million), resulting in a higher GP margin of 31.94% compared to 24.78% in the previous year.

There was an overall decrease of RM6.34 million in cost of sales which outweighed the decrease in revenue of RM2.35 million from industrial adhesives. The decline in the cost of sales was primarily due to a RM7.30 million decrease in raw material costs as a result of lower prices of key raw materials, particularly water-based synthetic resin and monomer which accounts for approximately 70% of our raw material costs.

Our manufacturing emulsion polymer segment suffered a decline of RM1.17 million to RM0.50 million in FYE 2023 mainly due to lower volume sold during the year and the maintenance of fixed costs such as direct labour and overheads.

For FYE 2023, we continued limited trading of emulsion polymer in an effort to retain our emulsion polymer customers, despite incurring a marginal gross loss. Notwithstanding the gross loss margin of up to 59.18%, the weighted impact of the gross loss on the overall GP margin was minimal.

As a result, the overall GP margin still improved from 24.78% to 31.94%.

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Comparison between FYE 2023 and FYE 2024

Our Group's GP increased by RM4.41 million or 25.65% to RM21.60 million for FYE 2024 (FYE 2023: RM17.19 million), resulting in a higher GP margin of 38.33%, compared to 31.94% in the previous year.

Despite an increase in revenue from industrial adhesives by RM2.49 million in FYE 2024, the cost of sales declined by RM1.44 million, primarily due to the continued decrease in the prices of key raw materials, particularly water-based synthetic resin and monomer, since FYE 2023. Consequently, the GP margin for industrial adhesives improved to 38.64% in FYE 2024, from 32.86% in FYE 2023.

The emulsion polymer segment recorded an increase in GP of RM0.30 million to RM0.80 million in FYE 2024. This improvement was driven by the higher volume sold during the year, coupled with the decline in prices of key raw materials, particularly monomer, as discussed above. Consequently, the GP margin for emulsion polymer improved to 31.73% in FYE 2024, from 23.24% in FYE 2023.

Comparison between FYE 2024 and FYE 2025

Despite a marginal decline in GP of RM0.50 million or 2.31% to RM21.10 million (FYE 2024: RM21.60 million), our GP margin has improved to 40.23% (FYE 2024: 38.33%).

The industrial adhesives segment recorded a GP of RM20.58 million in FYE 2025, representing a decrease of RM0.22 million or 1.06% from RM20.80 million in FYE 2024. Despite the lower GP, the segment's GP margin improved to 42.26% (FYE 2024: 38.64%). This is primarily due to higher decrease in cost of sales by RM4.90 million or 14.83% from lower raw material costs, particularly water-based synthetic resin, which has been on declining trend since FYE 2023 as compared to the decrease in revenue in FYE 2025 by RM5.11 million or 9.50%.

The emulsion polymer segment recorded a lower GP of RM0.67 million (FYE 2024: RM0.80 million). The decline was mainly attributed to higher raw material costs, particularly additives, as well as increase in the depreciation from new property, plant and equipment at the Valdor Factory. Consequently, the gross profit margin declined to 18.27% in FYE 2025 from 31.73% in FYE 2024.

The sealant, being a newly introduced product in June 2025, recorded a gross loss of RM0.16 million in FYE 2025, mainly attributable to raw material and overhead costs amounting to RM0.21 million incurred during the initial production stage.

Comparison between FPE 2025 and FPE 2026

Our Group's GP increased by RM1.84 million or 20.02% to RM11.03 million in FPE 2026 (FPE 2025: RM9.19 million). Correspondingly, our GP margin improved to 45.31% from 42.40% in FPE 2025.

The industrial adhesives segment recorded a GP of RM10.64 million in FPE 2026, representing an increase of RM1.71 million or 19.14% from RM8.93 million in FPE 2025. The segment's GP margin improved to 46.99% (FPE 2025: 44.25%). The improvement was mainly attributed to higher sales volume and favourable product mix, whereby a higher proportion of sales was generated from industrial adhesives with relatively higher gross margins.

The improvement in the GP margin was also attributable to lower depreciation charges mainly due to disposal of an equipment during the period and certain machinery and equipment having reached the end of their depreciation periods, thereby reducing the depreciation cost charged to production.

In addition, the segment also benefited from improved cost absorption arising from higher production activities during FPE 2026. The increased production volume enabled the segment to spread its relatively fixed manufacturing overheads over a larger output volume, resulting in lower fixed production costs per unit and better utilisation of production capacity.

The emulsion polymer segment recorded a GP of RM0.40 million in FPE 2026, an increase of RM0.14 million or 53.85% from RM0.26 million in FPE 2025. Its GP margin improved to 24.78% from 17.37% in FPE 2025, mainly attributable to the improved production efficiency and lower raw material costs, particularly in relation to key input materials used in the manufacturing process.

There was no revenue contribution from the sealant segment in FPE 2025 as the product was only introduced in June 2025. The gross loss in FPE 2026 was mainly attributable to the early stage of commercialisation, where sales volume remained relatively low and was insufficient to fully absorb production overheads and other manufacturing costs.

The continuous improvement in our Group's GP margin over the Financial Years/Period Under Review, in particular from FYE 2022 to FYE 2025, was primarily driven by our Group's ability to pass on increase in cost to our customers and also delay the reduction in selling prices when raw material costs start to decline. This can be demonstrated when the average prices of raw materials increased in FPE 2026, our Group was able to pass on such increase in costs to our customers, and consequently recorded a higher GP margin for FPE 2026.

Premised on the above, the improvement in GP margin was not attributable to any one-off or non-recurring items. As disclosed in Section 9.2.1 of this Prospectus, our Group is exposed to fluctuations in raw material and chemical product prices. The prices of certain raw materials and chemical products used in our Group's manufacturing operations, such as water-based synthetic resins, monomers and additives, are subject to price fluctuations arising from factors such as global supply and demand conditions, local and regional economic conditions, as well as uncertainties arising from geopolitical conflicts, all of which are outside our Group's control. For the Financial Years/Period Under Review, our Group has been able to pass on the increase in cost of raw materials to our customers. In the event our Group is unable to pass on such increase in costs to our customers in a timely manner, our financial performance may be adversely affected. For clarification, we do not expect the GP margin to continue to improve perpetually and that such GP margin will start to normalise once the price of raw material and chemical product prices stabilises.

There can also be no assurance that the current GP margin can be sustained at its present level, in particular if raw material prices continue to increase to an extent that affects our Group's competitiveness against other industry players who may choose not to increase their prices, despite facing similar cost fluctuations. This could result in a loss of sales, affecting our business growth and financial performance.

Notwithstanding the above, our Group will continue to closely monitor sales volume growth, product mix and cost absorption, which are considered more structurally sustainable, being factors within our Group's operational control.

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12. FINANCIAL INFORMATION *(cont'd)*

(c) Other income

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Dividend income	-	-	-	-	32	0.23	69	1.96	39	5.10
Fair value gains on financial instruments	-	-	-	-	-	-	155	4.42	-	-
Gain on disposal of investment property	-	-	-	-	9,850	69.42	-	-	-	-
Gain on disposal of property, plant and equipment	1	0.10	69	1.42	-	-	55	1.57	266	34.82
Gain on disposal of motor vehicles	142	14.34	-	-	-	-	-	-	-	-
Gain on foreign exchange:										
- Realised	30	3.03	10	0.21	27	0.19	101	2.88	72	9.42
- Unrealised	78	7.88	55	1.13	94	0.66	-	-	81	10.60
Government grants under Wage Subsidy Programme	30	3.03	-	-	-	-	-	-	-	-
Interest income	37	3.74	62	1.28	212	1.49	127	3.62	110	14.40
Insurance claim for consequential loss[(1)]	-	-	-	-	1,000	7.05	2,887	82.25	196	25.66
Insurance claim for inventories	-	-	3,000	61.82	-	-	-	-	-	-
Insurance claim for property, plant and equipment	-	-	1,000	20.61	2,835	19.98	-	-	-	-
Rental income	504	50.91	504	10.38	66	0.47	-	-	-	-
Others[(2)]	168	16.97	153	3.15	73	0.51	116	3.30	-	-
	990	**100.00**	**4,853**	**100.00**	**14,189**	**100.00**	**3,510**	**100.00**	**764**	**100.00**

(c) Other income (cont'd)

	FPE 2025		FPE 2026	
	RM'000	**%**	**RM'000**	**%**
Dividend income	39	9.15	-	-
Fair value gains on financial instruments	-	-	62	49.21
Gain on disposal of property, plant and equipment	266	62.44	-	-
Gain on foreign exchange:				
- Realised	79	18.54	-	-
Interest income	42	9.87	55	43.65
Others[(2)]		-	9	7.14
	426	**100.00**	**126**	**100.00**

Notes:

[(1)] Being insurance claim proceeds for loss of profit arising from the fire incident at our Valdor Factory. The final claim for the consequential loss was received in September 2025.

[(2)] Being miscellaneous income mainly consists of income received from sales of drum and containers and technical support charges.

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Comparison between FYE 2021 and FYE 2022

Our other income increased by RM3.86 million or 389.90% to RM4.85 million in FYE 2022 (FYE 2021: RM0.99 million). The substantial increase was primarily driven by an insurance claim for inventories of RM3.00 million and insurance claim for property, plant and equipment of RM1.00 million, accounting for 61.82% and 20.61% of total other income relates to the fire incident in May 2022. This was partially offset by the absence of gain on disposal of motor vehicles, which decreased from RM0.14 million or 14.34% in FYE 2021 to nil in FYE 2022.

Comparison between FYE 2022 and FYE 2023

Our other income increased by RM9.34 million or 192.58% to RM14.19 million in FYE 2023 (FYE 2022: RM4.85 million). The increase was primarily in relation to a gain on disposal of an investment property (i.e. Bukit Panchor Factory) of RM9.85 million, accounting for 69.42% of total other income. Furthermore, our Group also received additional insurance claim for property, plant and equipment of RM2.84 million as well as insurance claim for consequential loss of RM1.00 million during the year, which relates to the fire incident in May 2022. The overall increase was partially offset by a decrease in rental income, which dropped by RM0.44 million from RM0.50 million in FYE 2022 to RM0.06 million in FYE 2023.

Comparison between FYE 2023 and FYE 2024

Our other income declined by RM10.68 million or 75.26% to RM3.51 million in FYE 2024 (FYE 2023: RM14.19 million). The substantial decrease was primarily due to the absence of gain on disposal of investment property in FYE 2024 (FYE 2023: RM9.85 million). The absence of the gain on disposal of investment property was partially mitigated by higher insurance claim for consequential loss by RM1.89 million from RM1.0 million in FYE 2023 to RM2.89 million in FYE 2024.

Comparison between FYE 2024 and FYE 2025

Our other income decreased by RM2.75 million, or 78.35% to RM0.76 million in FYE 2025 (FYE 2024: RM3.51 million). The decrease was primarily attributable to a lower insurance claim for consequential loss, which decreased by RM2.69 million from RM2.89 million in FYE 2024 to RM0.20 million in FYE 2025 which relates to the fire incident that occurred in May 2022. The impact of this non-recurring item was partially offset by a higher gain on disposal of property, plant and equipment, which increased by RM0.21 million from RM0.06 million in FYE 2024 to RM0.27 million in FYE 2025.

Comparison between FPE 2025 and FPE 2026

Our other income decreased by RM0.30 million, or 69.78%, to RM0.13 million in FPE 2026 (FPE 2025: RM0.43 million). The decrease was primarily attributable to the absence of gain on disposal of property, plant and equipment of RM0.27 million, realised foreign exchange gain of RM0.08 million and dividend income of RM0.04 million recognised in FPE 2025.

The decrease was partially offset by the recognition of fair value gains on financial instruments of RM0.06 million in FPE 2026 and an increase in interest income of RM0.02 million, from RM0.04 million in FPE 2025 to RM0.06 million in FPE 2026.

(d) Administrative and general expenses

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**	**RM'000**	**%**
Depreciation	697	13.29	744	6.89	812	8.65	876	12.76	672	9.83
Donations and gifts	127	2.42	161	1.49	101	1.08	107	1.56	70	1.02
Entertainment	113	2.15	250	2.31	303	3.23	287	4.18	191	2.79
Inventories written down	-	-	3,164	29.29	-	-	-	-	-	-
Loss on foreign exchange:										
- Realised	-	-	-	-	-	-	-	-	11	0.16
- Unrealised	-	-	-	-	-	-	75	1.09	-	-
Property, plant and equipment written off	4	0.08	1,674	15.50	-	-	29	0.42	30	0.44
Professional fee	157	2.99	217	2.01	222	2.36	209	3.04	384	5.62
Quit rent and assessment	75	1.43	75	0.69	64	0.68	55	0.80	49	0.72
Repair and maintenance	6	0.11	6	0.06	3,158	33.62	7	0.11	8	0.11
Staff related expenses	3,343	63.73	3,709	34.34	3,875	41.26	4,097	59.65	4,338	63.44
Others[(1)]	724	13.80	802	7.42	857	9.12	1,126	16.39	1,085	15.87
	5,246	**100.00**	**10,802**	**100.00**	**9,392**	**100.00**	**6,868**	**100.00**	**6,838**	**100.00**

(d) Administrative and general expenses (cont'd)

	FPE 2025		FPE 2026	
	RM'000	**%**	**RM'000**	**%**
Depreciation	274	9.59	286	10.03
Donations and gifts	53	1.85	56	1.96
Entertainment	102	3.57	81	2.84
Property, plant and equipment written off	15	0.52	2	0.07
Loss/(Gain) on foreign exchange:				
- Realised	125	4.37	17	0.60
- Unrealised	(32)	(1.12)	10	0.35
Loss on disposal of property, plant and equipment	-	-	3	0.10
Professional fee	99	3.46	55	1.93
Quit rent and assessment	20	0.70	26	0.91
Repair and maintenance	5	0.18	2	0.07
Staff related expenses	1,797	62.88	1,880	65.92
Others[(1)]	400	14.00	434	15.22
	2,858	**100.00**	**2,852**	**100.00**

Note:

(1) Comprising mainly bank charges, office expenses, road tax and insurance and security charges.

Comparison between FYE 2021 and FYE 2022

Our administrative and general expenses increased by RM5.55 million or 105.71% to RM10.80 million in FYE 2022 (FYE 2021: RM5.25 million), mainly attributable to:

(i) increase in staff related expenses by RM0.37 million, from RM3.34 million in FYE 2021 to RM3.71 million in FYE 2022, mainly due to annual salary adjustments and the implementation of the new minimum wage policy in May 2022, which raised the minimum monthly wages from RM1,200 to RM1,500; and

(ii) significantly high inventories written down of RM3.16 million and property, plant and equipment written off amounting to RM1.67 million in FYE 2022 pursuant to our Valdor factory fire incident.

Comparison between FYE 2022 and FYE 2023

Our administrative and general expenses decreased by RM1.41 million or 13.06% to RM9.39 million in FYE 2023 (FYE 2022: RM10.80 million), mainly attributable to absence of inventories written down and property, plant and equipment written off, which amounted to RM3.16 million and RM1.67 million respectively in FYE 2022.

However, the decrease was partially offset by:

(i) significantly high repair and maintenance expenses for machinery damaged in the fire incident of FYE 2022;

(ii) increase in staff related expenses by RM0.17 million, from RM3.71 million to RM3.88 million, mainly due to an increase in employee headcount and the provision of bonuses to reward our employees; and

(iii) increase in depreciation from RM0.74 million to RM0.81 million due to purchase of new fixed assets such as plant and machinery.

Comparison between FYE 2023 and FYE 2024

Our administrative and general expenses decreased by RM2.52 million or 26.84% to RM6.87 million in FYE 2024 (FYE 2023: RM9.39 million), mainly due to the decrease of repair and maintenance expenses by RM3.16 million to RM0.01 million.

However, the decrease was partially offset by:

(i) an increase in staff related expenses by RM0.22 million, mainly due to annual increment of the staffs' salaries;

(ii) an increase in depreciation by RM0.07 million to RM0.88 million, arising from newly capitalised fixed assets; and

(iii) an increase in loss in foreign exchange by RM0.20 million.

Comparison between FYE 2024 and FYE 2025

Our administrative and general expenses decreased marginally by RM0.03 million, or 0.44%, to RM6.84 million in FYE 2025 (FYE 2024: RM6.87 million). The decrease was mainly attributable to lower depreciation expenses of RM0.21 million, lower entertainment expenses of RM0.10 million, lower donations and gifts of RM0.04 million, and a reduction in realised foreign exchange losses of RM0.06 million.

However, the decrease was partially offset by:

(i) increase in staff-related expenses of RM0.25 million arising from annual salary increments and related employee benefits; and

(ii) increase in professional fees of RM0.18 million incurred during the financial year. The professional fees were incurred mainly for the application for the revised CCC for our Bukit Panchor HQ to rectify and include the car park shed and storage shed constructed subsequent to the issuance of the CFO, and the preparation of transfer pricing documentation.

Comparison between FPE 2025 and FPE 2026

Our administrative and general expenses decreased marginally by RM0.01 million, or 0.35% to RM2.85 million in FPE 2026 (FPE 2025: RM2.86 million). This was primarily due to a reduction in other administrative expenses, mainly office expenses, which decreased by RM0.03 million from RM0.40 million in FPE 2025 to RM0.43 million in FPE 2026. The decrease was further attributable to lower professional fees of RM0.04 million and lower entertainment expenses of RM0.02 million.

However, the decrease was partially offset by:

(i) increase in staff-related expenses by RM0.08 million, mainly due to annual salary increments; and

(ii) increase in depreciation by RM0.02 million, arising from newly capitalised fixed assets.

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(e) Selling and distribution expenses

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Advertisement and promotion	-	-	8	0.23	1	0.03	37	0.97	28	0.72
Commission	93	2.66	84	2.39	70	2.08	122	3.20	34	0.88
Staff related expenses	1,199	34.27	1,543	43.95	1,708	50.79	1,766	46.39	1,870	48.41
Transportation fee	1,900	54.30	1,493	42.52	1,111	33.04	1,332	34.99	1,406	36.40
Travelling expenses	307	8.77	383	10.91	473	14.06	550	14.45	525	13.59
	3,499	**100.00**	**3,511**	**100.00**	**3,363**	**100.00**	**3,807**	**100.00**	**3,863**	**100.00**

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Advertisement and promotion	27	1.78	26	1.35
Commission	20	1.32	2	0.10
Staff related expenses	742	48.98	962	49.93
Transportation fee	695	45.87	883	45.82
Travelling expenses	31	2.05	54	2.80
	1,515	**100.00**	**1,927**	**100.00**

Comparison between FYE 2021 and FYE 2022

Our selling and distribution expenses increased marginally by RM0.01 million or 0.29% to RM3.51 million in FYE 2022 (FYE 2021: RM3.50 million), mainly attributable to:

(i) an increase in staff-related expenses by RM0.34 million to RM1.54 million in FYE 2022 (FYE 2021: RM1.20 million), in line with salary adjustments in compensation to support growing operations; and

(ii) increase in travelling expenses of RM0.07 million, reflecting increased travel activities as business resumed normal operations post-pandemic.

However, the increase was partially offset by a decrease in transportation fee by RM0.41 million to RM1.49 million due to rebates and better transportation rates.

Comparison between FYE 2022 and FYE 2023

Our selling and distribution expenses decreased by RM0.15 million or 4.27% to RM3.36 million in FYE 2023 (FYE 2022: RM3.51 million), mainly attributable to a decline in transportation fee by RM0.38 million. This was largely due to a decline in overseas sales volume, particularly in markets like Thailand and Indonesia. With fewer international deliveries required, our distribution activities were more focused domestically, resulting in lower logistics costs. However, the decrease was partially offset by an increase in staff-related expenses by RM0.17 million, mainly due to annual salary adjustments.

Comparison between FYE 2023 and FYE 2024

Our selling and distribution expenses increased by RM0.45 million or 13.39% to RM3.81 million in FYE 2024 (FYE 2023: RM3.36 million), mainly attributable to:

(i) an increase in staff-related expenses by RM0.06 million, in line with salary adjustments in compensation to support growing operations; and

(ii) a higher advertisement and promotion spending of RM0.04 million from higher spending on e-commerce advertising as the Group boost visibility and brand awareness via online marketing; and

(iii) transportation fees increased by RM0.22 million to RM1.33 million (FYE 2023: RM1.11 million), consistent with the growth in domestic sales.

Comparison between FYE 2024 and FYE 2025

Our selling and distribution expenses recorded a slight increase of RM0.05 million or 1.31% to RM3.86 million in FYE 2025 (FYE 2024: RM3.81 million). The increase was mainly attributable to higher transportation fees, which increased by RM0.08 million to RM1.41 million in FYE 2025 (FYE 2024: RM1.33 million), largely driven by higher logistics and delivery-related charges and increase in staff related expenses of RM0.10 million due to annual salary adjustments.

These increases were partially offset by decrease in commission expenses by RM0.09 million to RM0.03 million (FYE 2024: RM0.12 million), mainly due to fewer repeat orders from existing customers, resulting in reduced commission payments to sales agents.

Comparison between FPE 2025 and FPE 2026

Our selling and distribution expenses increased by RM0.41 million or 26.97% to RM1.93 million in FPE 2026 (FPE 2025: RM1.52 million), mainly attributable to:

(i) an increase in staff-related expenses by RM0.22 million to RM0.96 million (FPE 2025: RM0.74 million), primarily due to higher marketing staff bonuses which was performance-based, in line with higher sales activity during the period;

(ii) an increase in transportation fees by RM0.18 million to RM0.88 million (FPE 2025: RM0.70 million), reflecting higher distribution volume and increased logistics-related costs including petrol and diesel expenses; and

Overall, the increase was consistent with higher operational activity and sales volume during the period, resulting in higher logistics and sales-driven incentive costs.

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(f) Finance costs

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Bankers' acceptance	143	23.06	180	16.38	194	25.29	147	20.36	114	19.62
Lease liabilities	75	12.10	64	5.82	69	9.00	81	11.22	58	9.98
Letter of credit	43	6.94	58	5.28	38	4.95	52	7.20	61	10.50
Term loan	359	57.90	797	72.52	466	60.76	442	61.22	348	59.90
	620	**100.00**	**1,099**	**100.00**	**767**	**100.00**	**722**	**100.00**	**581**	**100.00**

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Bankers' acceptance	50	15.87	38	17.04
Lease liabilities	24	7.62	25	11.21
Letter of credit	17	5.40	31	13.90
Term loan	224	71.11	129	57.85
	315	**100.00**	**223**	**100.00**

Comparison between FYE 2021 and FYE 2022

Our finance costs increased significantly by RM0.48 million or 77.42% to RM1.10 million in FYE 2022 (FYE 2021: RM0.62 million), which was mainly attributable to:

(i) an increase in bankers' acceptance interest by RM0.04 million or 28.57% to RM0.18 million (FYE 2021: RM0.14 million) as we utilised more trade facilities during the year to support our business growth in the developing and manufacturing of industrial adhesives products segment; and

(ii) a higher interest expense on term loans, which increased by RM0.44 million or 122.22% to RM0.80 million in FYE 2022, compared to RM0.36 million in FYE 2021. The increase was mainly due to the floating interest rate of the term loans, where the effective interest rates rose from a range of 3.40% to 3.50% in FYE 2021 to 3.50% to 4.50% in FYE 2022.

Comparison between FYE 2022 and FYE 2023

Our finance costs decreased by RM0.33 million or 30.00% to RM0.77 million in FYE 2023 (FYE 2022: RM1.10 million), mainly due to a RM0.33 million reduction in term loan interest. The decrease was attributed to scheduled repayments, lower outstanding loan balances, and the early settlement of a term loan following the disposal of Bukit Panchor Factory previously classified as assets held for sale. However, such decrease was partially offset by a marginal increase in bankers' acceptance interest of RM0.01 million in FYE 2023, reflecting increased short-term funding usage for operational cash flow.

Comparison between FYE 2023 and FYE 2024

Our finance costs decreased slightly by RM0.05 million or 6.49% to RM0.72 million in FYE 2024 compared to RM0.77 million in FYE 2023. The decrease was mainly attributable to a reduction in bankers' acceptance interest by RM0.04 million or 21.05% to RM0.15 million, reflecting more efficient working capital management, as well as a lower term loan interest by RM0.03 million, in line with loan repayments made during the year.

Comparison between FYE 2024 and FYE 2025

Our finance costs decreased by RM0.14 million, or 19.44%, to RM0.58 million in FYE 2025 (FYE 2024: RM0.72 million), mainly due to lower interest expenses on term loans and hire purchase facilities. The decrease was attributable to scheduled repayments made during the period, resulting in lower outstanding loan balances.

Comparison between FPE 2025 and FPE 2026

Our finance costs decreased by RM0.10 million or 31.25% to RM0.22 million in FPE 2026 (FPE 2025: RM0.32 million), which was mainly attributable to lower interest expenses on term loans by RM0.09 million due to scheduled repayments as well as reduction in bankers' acceptance interest by RM0.01 million, reflecting lower utilisation on short-term financing facility.

(g) Impairment losses on financial assets

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Impairment losses on financial assets	8	100.00	-	-	-	-	122	100.00	56	100.00

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Impairment losses/ (Reversal of impairment losses) on financial assets	(122)	100.00	90	100.00

The increase in impairment losses on financial assets was mainly due to higher expected credit losses (ECL) recognised in FYE 2024 and FYE 2025. This reflects a reassessment of credit risk associated with trade receivables, resulting in a higher provision due to deteriorating credit profiles or revised forward-looking economic assumptions.

Our Group recorded an impairment loss on financial assets of RM0.09 million in FPE 2026, compared to a reversal of impairment loss of RM0.12 million in FPE 2025. The movement was mainly attributable to the reassessment of expected credit losses on trade receivables, taking into consideration historical collection experience, ageing profiles and customers' credit risk characteristics during the respective financial periods.

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(h) Loss on derecognition of financial assets measured at amortised cost

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		FYE 2025	
	RM'000	%	RM'000	%	RM'000	%	RM'000	%	RM'000	%
Loss on derecognition of financial assets measured at amortised cost	4	100.00	-	-	13	100.00	-	-	-	-

	FPE 2025		FPE 2026	
	RM'000	%	RM'000	%
Loss on derecognition of financial assets measured at amortised cost	-	-	3	100.00

The impairment losses on financial assets and losses on derecognition of financial assets measured at amortised cost over the Financial Years/Period Under Review primarily related to trade receivables, which were individually assessed at the end of each financial year/period. The losses on derecognition arose mainly from the write-off of trade receivables assessed to be irrecoverable.

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(i) PBT and PAT margins

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2025	FPE 2026
PBT (RM'000)	7,237	4,029	17,841	13,587	10,523	5,048	6,063
PBT margin (%)	13.07	6.84	33.15	24.12	20.07	23.29	24.90
PAT (RM'000)	6,399	3,101	14,426	10,378	8,202	3,860	4,554
PAT margin (%)	11.56	5.27	26.81	18.42	15.64	17.81	18.71
Adjusted PAT (RM'000)	6,399	3,704	5,043	8,184	8,054	3,860	4,554
Adjusted PAT margin (%)	11.56	6.29	9.37	14.53	15.36	17.81	18.71

Comparison between FYE 2021 and FYE 2022

We recorded a decrease in PBT of RM3.21 million or 44.34% to RM4.03 million in FYE 2022 (FYE 2021: RM7.24 million) mainly attributable to the decrease in GP by RM1.20 million as explained in the Section 12.2.3(b) above and higher administrative expenses, particularly the inventories written down and write-off of property, plant and equipment amounting to RM3.16 million and RM1.67 million respectively, as detailed in Section 12.2.3(d).

Consequently, the Group's PBT margin declined from 13.07% in FYE 2021 to 6.84% in FYE 2022. Correspondingly, PAT decreased by RM3.30 million or 51.56% to RM3.10 million (FYE 2021: RM6.40 million), with the PAT margin falling from 11.56% to 5.27%. The Adjusted PAT also decreased by RM2.70 million or 42.12% to RM3.70 million (FYE 2021: RM6.40 million), with the Adjusted PAT margin falling from 11.56% to 6.29%.

Comparison between FYE 2022 and FYE 2023

Our Group recorded a significant increase in PBT of RM13.81 million or 342.68% to RM17.84 million in FYE 2023 (FYE 2022: RM4.03 million) mainly attributable to the following:-

(i) increase in GP by RM2.77 million as explained in the Section 12.2.3(b) above; and

(ii) gain on disposal of investment property of RM9.85 million as explained in Section 12.2.3(c) above.

As a result, the Group's PBT margin rose from 6.84% in FYE 2022 to 33.15% in FYE 2023. In line with the higher PBT, our Group's PAT increased by RM11.33 million or 365.48% to RM14.43 million (FYE 2022: RM3.10 million), with the PAT margin improving from 5.27% to 26.81%. The Adjusted PAT increased by RM1.34 million or 36.15% to RM5.04 million (FYE 2022: RM3.70 million), with the Adjusted PAT margin increasing from 6.29% to 9.37%.

Comparison between FYE 2023 and FYE 2024

Our Group recorded a decrease in PBT of RM4.25 million or 23.82% to RM13.59 million in FYE 2024 (FYE 2023: RM17.84 million) despite a higher GP of RM4.41 million. The decline in PBT was primarily attributable to higher administrative expenses, including staff-related and upkeep costs as detailed in Section 12.2.3(d) above, as well as higher selling and distribution expenses as explained in Section 12.2.3(e) above. Additionally, the absence of one-off gains specifically, the RM9.85 million gain on disposal of investment property recognised in FYE 2023, also contributed to the lower profitability.

As a result, the Group's PBT margin declined from 33.15% to 24.12%, although it remained above pre-FYE 2023 levels. Correspondingly, PAT decreased by RM4.05 million or 28.07% to RM10.38 million in FYE 2024 (FYE 2023: RM14.43 million), with the PAT margin reducing from 26.81% to 18.42%. The Adjusted PAT increased by RM3.14 million or 62.28% to RM8.18 million (FYE 2023: RM5.04 million), with the Adjusted PAT margin increasing from 9.37% to 14.53%.

Comparison between FYE 2024 and FYE 2025

Our Group recorded a decrease in PBT of RM3.07 million or 22.59% to RM10.52 million in FYE 2025 (FYE 2024: RM13.59 million). The decline was mainly attributable to the lower GP by RM0.50 million, as explained in Section 12.2.3(b), and the absence of the one-off insurance claims for consequential loss amounting to RM2.89 million recognised in FYE 2024.

Consequently, the Group's PBT margin declined from 24.12% in FYE 2024 to 20.07% in FYE 2025. In line with the lower PBT, PAT decreased by RM2.18 million or 21.00% to RM8.20 million in FYE 2025 (FYE 2024: RM10.38 million). The PAT margin decreased from 18.42% to 15.64%, reflecting the absence of non-recurring insurance income in the prior year.

Notwithstanding the lower PAT, Adjusted PAT decreased marginally by RM0.13 million or 1.59% to RM8.05 million in FYE 2025 (FYE 2024: RM8.18 million), while the Adjusted PAT margin improved from 14.53% to 15.36%. The marginal decrease was mainly due to lower underlying profitability during the year.

Comparison between FPE 2025 and FPE 2026

Our Group recorded an increase in PBT of RM1.01 million, or 20.00%, to RM6.06 million in FPE 2026 (FPE 2025: RM5.05 million), primarily attributable to the higher GP of RM1.84 million as discussed in Section 12.2.3(b) above. The improvement in profitability was also supported by lower administrative and general expenses and lower finance costs during the period.

As a result, our Group's PBT margin improved from 23.29% in FPE 2025 to 24.90% in FPE 2026. Correspondingly, PAT increased by RM0.69 million, or 17.88%, to RM4.55 million in FPE 2026 (FPE 2025: RM3.86 million), with the PAT margin increasing from 17.81% to 18.71%.

Since there were no one-off adjustment items in both FPE 2025 and FPE 2026, the Adjusted PAT is the same as PAT.

(j) Tax expense

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2025	FPE 2026
Tax expense (RM'000)[(1)]	838	928	3,415	3,209	2,321	1,188	1,509
Statutory tax rate (%)	24.00	24.00	24.00	24.00	24.00	24.00	24.00
Effective tax rate (%)[(2)]	11.58	23.03	19.14	23.62	22.06	23.53	24.89

Notes:

(1) The following table sets out the details of our tax expenses for the Financial Years/Period Under Review:

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2025	FPE 2026
Tax based on result for the year:							
Current tax	916	992	2,401	3,239	2,629	1,188	1,415
Deferred tax	36	16	(349)	188	(62)	-	31
Real property gains tax	-	-	1,094	-	-	-	-
	952	1,008	3,146	3,427	2,567	1,188	1,446
Tax (over)/under provided in prior year:							
Current tax	(67)	(41)	282	(247)	(374)	-	39
Deferred tax	(47)	(39)	(13)	29	128	-	24
	838	928	3,415	3,209	2,321	1,188	1,509

(2) Calculated based on tax expense over PBT for each financial year/period.

Comparison between FYE 2021 and FYE 2022

In FYE 2022, our Group's effective tax rate rose significantly to 23.03% from 11.58% in FYE 2021. This increase was primarily due to the absence of tax-exempt pioneer income amounting to RM3.45 million that had been recognised in FYE 2021. The tax exemption had materially reduced our Group's tax liability in FYE 2021, thereby lowering the effective tax rate. Without such exempt income in FYE 2022, our Group's effective tax rate realigned closer to the statutory rate.

Comparison between FYE 2022 and FYE 2023

For FYE 2023, our Group's effective tax rate declined to 19.14% from 23.03% in the preceding year, despite an increase in profit before tax. This was mainly attributable to the recognition of Real Property Gains Tax (RPGT) amounting to RM1.09 million, arising from the disposal of Bukit Panchor Factory. The inclusion of RPGT, a capital gains tax, effectively diluted our Group's overall tax rate due to its non-recurring and separate tax treatment. If the impact of RPGT were excluded, the effective tax rate would have been higher, consistent with the increased taxable income and continued recognition of non-deductible expenses.

Comparison between FYE 2023 and FYE 2024

In FYE 2024, our Group's effective tax rate rose to 23.62%, up from 19.14% in FYE 2023. The increase reflects the absence of RPGT and the corresponding gain on disposal recorded in the prior year. Additionally, the higher current tax expense was in line with the elevated profit before tax, while the Group also continued to incur non-deductible expenses. The tax rate was further impacted by adjustments to prior year tax provisions, including an under-provision of deferred tax and a reversal of over-provision in current tax, contributing to the overall increase in effective tax rate for the year.

Comparison between FYE 2024 and FYE 2025

Our Group's effective tax rate decreased from 23.62% in FYE 2024 to 22.06% in FYE 2025. The reduction was mainly attributable to lower non-deductible expenses such as unrealised foreign exchange losses and fair value adjustments during the financial year. The effective tax rate remained below the statutory tax rate of 24%, reflecting the impact of these tax adjustments and incentives.

Comparison between FPE 2025 and FPE 2026

Our Group's effective tax rate increased from 23.53% in FPE 2025 to 24.89% in FPE 2026. The increase was mainly attributable to the recognition of under provision of current and deferred tax in respect of prior year amounting to RM0.06 million, comprising current tax under provision of RM0.04 million and deferred tax under provision of RM0.02 million. In addition, the deferred tax expenses increased from nil in FPE 2025 to RM0.03 million in FPE 2026. The increase was further contributed by the increase in tax expense of RM1.51 million in FPE 2026 (FPE 2025: RM1.19 million), representing an increase of RM0.32 million or 26.89%, primarily due to higher taxable profits.

12.2.4 Review of financial position

(i) Assets

	Audited					
	As at 31 December					As at 31 May
	2021	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Non-current assets						
Property, plant and equipment	14,662	13,248	17,619	21,116	19,547	19,055
Investment properties	6,237	-	-	-	-	-
Right-of-use assets	335	269	189	69	281	343
Other investments	-	-	978	1,233	-	-
Deferred tax assets	16	25	81	30	52	501
Total non-current assets	**21,250**	**13,542**	**18,867**	**22,448**	**19,880**	**19,899**
Current assets						
Assets held for sale	-	6,150	5,677	7,033	-	-
Inventories	10,167	9,687	8,723	10,115	10,617	12,692
Trade receivables	17,163	13,191	13,149	11,369	11,110	13,380
Other receivables and deposits	320	2,415	93	201	240	235
Derivatives	-	-	-	1	-	13
Prepayments	966	657	764	721	2,233	3,405
Current tax assets	1,217	1,575	792	548	804	467
Cash and cash equivalents	7,206	9,804	10,060	9,319	10,721	12,410
Total current assets	**37,039**	**43,479**	**39,258**	**39,307**	**35,725**	**42,602**
Total assets	**58,289**	**57,021**	**58,125**	**61,755**	**55,605**	**62,501**

Comparison between FYE 2021 and FYE 2022

Non-current assets

Our Group's non-current assets decreased by RM7.71 million or 36.28% from RM21.25 million as at 31 December 2021 to RM13.54 million as at 31 December 2022. This was mainly attributable to reclassification of investment properties (i.e. a Bukit Panchor Factory) to assets held for sale under current assets of RM6.15 million, coupled with the decrease on the property, plant and equipment by RM1.41 million as a result of depreciation.

Current assets

Our Group's current assets increased by RM6.44 million or 17.39% from RM37.04 million as at 31 December 2021 to RM43.48 million as at 31 December 2022 mainly attributable to the reclassification of assets held for sale from investment properties amounting to RM6.15 million and increase in cash and bank balances by RM2.59 million.

The aforementioned increase in current assets was partially offset by the decrease in inventories and receivables by RM0.48 million and RM1.87 million respectively.

Comparison between FYE 2022 and FYE 2023

Non-current assets

Our Group's non-current assets increased by RM5.33 million or 39.36% from RM13.54 million as at 31 December 2022 to RM18.87 million as at 31 December 2023. This was mainly due to additions of property, plant and equipment amounting to RM5.40 million, which comprises of purchase of plant and machinery, renovations, and reconstruction of the Valdor factory which was damaged by the fire incident in May 2022. In addition, our Company had in FYE 2023 invested in the quoted shares of a listed company in Malaysia.

Current assets

Our Group's current assets decreased by RM4.22 million or 9.71% from RM43.48 million as at 31 December 2022 to RM39.26 million as at 31 December 2023 mainly attributable to the decrease in receivables by RM2.37 million, inventories by RM0.97 million and current tax assets by RM0.78 million.

Comparison between FYE 2023 and FYE 2024

Non-current assets

Our Group's non-current assets increased by RM3.58 million or 18.97% from RM18.87 million as at 31 December 2023 to RM22.45 million as at 31 December 2024. This was mainly due to an increase of property, plant and equipment by RM3.50 million, primarily for the purchase of solar panels and new plant and machinery for the Valdor factory. In addition, our Company had in FYE 2024 further invested in the quoted shares of RM0.10 million and fair value gains on the quoted shares amounting to RM0.16 million.

Current assets

Our Group's current assets increased slightly by RM0.05 million or 0.13% from RM39.26 million as at 31 December 2023 to RM39.31 million as at 31 December 2024. This was mainly attributable to the increase in assets held for sale by RM1.35 million. Apart from that, the inventories have also increased by RM1.40 million due to higher stock levels maintained to meet growing customer demand. However, the aforementioned increase in the assets held for sale and inventories were offset by the decrease in the receivables, and cash and cash equivalents by RM1.67 million and RM0.74 million respectively.

Comparison between FYE 2024 and FYE 2025

Non-current assets

Our Group's non-current assets decreased by RM2.57 million or 11.45% from RM22.45 million as at 31 December 2024 to RM19.88 million as at 31 December 2025. The decrease was mainly attributable to the disposal of investment in quoted shares of a listed company in Malaysia, which were carried at a fair value of RM1.23 million, and the disposal of motor vehicles amounting to RM0.71 million.

Current assets

Our Group's current assets decreased by RM3.58 million or 9.11% from RM39.31 million as at 31 December 2024 to RM35.73 million as at 31 December 2025. This was mainly due to the dividend paid during FYE 2025 amounting to RM11.37 million which was paid via the proceeds received from the disposal of assets held for sale and cash and cash equivalents. These decreases were partially offset by an increase in prepayments and inventories by RM1.51 million and RM0.50 million respectively.

Comparison between FYE 2025 and FPE 2026

Non-current assets

Our Group's non-current assets increased slightly by RM0.02 million or 0.10% from RM19.88 million as at 31 December 2025 to RM19.90 million as at 31 May 2026, mainly due to increases in deferred tax assets and right-of-use assets. The increase was partially offset by the decrease in property, plant and equipment of RM0.49 million.

Current assets

Our Group's current assets increased by RM6.87 million or 19.23% from RM35.73 million as at 31 December 2025 to RM42.60 million as at 31 May 2026, mainly attributable to higher cash and cash equivalents of RM1.69 million, inventories of RM2.07 million, trade receivables of RM2.27 million and prepayments of RM1.18 million. The increase was partially offset by the current tax asset of RM0.33 million.

(ii) Liabilities

	Audited					
	As at 31 December					As at 31 May
	2021	**2022**	**2023**	**2024**	**2025**	**2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Non-current liabilities						
Loans and borrowings	15,062	14,479	7,915	7,149	6,389	6,090
Hire purchase payables	1,018	1,015	1,394	1,002	681	557
Lease liabilities	239	173	72	-	193	237
Deferred tax liabilities	653	639	333	499	587	1,091
Total non-current liabilities	**16,972**	**16,306**	**9,714**	**8,650**	**7,850**	**7,975**
Current liabilities						
Trade payables	8,600	6,337	5,079	4,379	5,110	7,841
Other payables and accruals	3,437	3,608	6,994	8,100	2,512	2,252
Loans and borrowings	5,667	6,092	3,652	2,530	2,896	2,238
Hire purchase payables	300	379	494	479	286	292
Lease liabilities	97	101	123	71	90	112
Derivatives	-	10	1	-	49	-
Contract liabilities	24	-	-	-	-	-
Current tax liabilities	-	-	1,522	422	60	485
Total current liabilities	**18,125**	**16,527**	**17,865**	**15,981**	**11,003**	**13,220**
Total liabilities	**35,097**	**32,833**	**27,579**	**24,631**	**18,853**	**21,195**

Comparison between FYE 2021 and FYE 2022

Non-current liabilities

Our Group's non-current liabilities marginally decreased by RM0.66 million or 3.89% from RM16.97 million as at 31 December 2021 to RM16.31 million as at 31 December 2022. This was mainly due to decrease in loans and borrowings, and lease liabilities by RM0.58 million and RM0.07 million, respectively, as a result of the repayment during the financial year.

Current liabilities

Our Group's current liabilities decreased by RM1.60 million or 8.83% from RM18.13 million as at 31 December 2021 to RM16.53 million as at 31 December 2022. This was mainly due to the decrease in payables by RM2.09 million as a result of the lower purchases toward year-end and prompt supplier payments. The aforementioned decrease in the payables was partially offset by the increase in loans and borrowings by RM0.42 million mainly due to greater use of short-term borrowings, i.e. trade financing facilities.

Comparison between FYE 2022 and FYE 2023

Non-current liabilities

Our Group's non-current liabilities significantly decreased by RM6.60 million or 40.47% from RM16.31 million as at 31 December 2022 to RM9.71 million as at 31 December 2023. This was mainly due to a substantial repayment of a term loan amounted to RM6.80 million during the year. For information, the said term loan was for the acquisition of the Bukit Panchor Factory.

Current liabilities

Our Group's current liabilities increased by RM1.34 million or 8.11% from RM16.53 million as at 31 December 2022 to RM17.87 million as at 31 December 2023. This was mainly due to the increase in payables by RM2.13 million attributable to the dividend payable to shareholders for dividends declared in respect of FYE 2023. In addition, the current tax liabilities has also increased by RM1.52 million which is in line with the better profit during the year. The aforementioned increase was partially offset by the decrease in loans and borrowings by RM2.44 million mainly due to the lower reliance on trade financing and short-term bank facilities during the year.

Comparison between FYE 2023 and FYE 2024

Non-current liabilities

Our Group's non-current liabilities decreased by RM1.06 million or 10.92% from RM9.71 million as at 31 December 2023 to RM8.65 million as at 31 December 2024. This was mainly due to decrease in loans and borrowings, and lease liabilities by RM0.77 million and RM0.47 million, respectively, as a result of the repayment during the financial year.

Current liabilities

Our Group's current liabilities decreased by RM1.89 million or 10.58% from RM17.87 million as at 31 December 2023 to RM15.98 million as at 31 December 2024. This was mainly due to the decrease in the current tax liabilities by RM1.10 million, which is in line with the lower profit in FYE 2024, and coupled with lower loans and borrowings by RM1.12 million as a result of repayment during the year. The aforementioned decrease was partially offset by the increase in payables by RM0.41 million mainly due to advances received from director.

Comparison between FYE 2024 and FYE 2025

Non-current liabilities

Our Group's non-current liabilities decreased slightly by RM0.80 million or 9.25% from RM8.65 million as at 31 December 2024 to RM7.85 million as at 31 December 2025. This was mainly due to decrease in loans and borrowings, and hire purchase payables by RM0.76 million and RM0.32 million, respectively, as a result of the repayment during the financial year.

Current liabilities

Our Group's current liabilities decreased by RM4.98 million or 31.16% from RM15.98 million as at 31 December 2024 to RM11.00 million as at 31 December 2025. The reduction was mainly due to a decrease in other payables by RM5.59 million, following the settlement of dividend payable to shareholders and the repayment of advances received from director.

Comparison between FYE 2025 and FPE 2026

Non-current liabilities

Our Group's non-current liabilities increased slightly by RM0.13 million or 1.66% from RM7.85 million as at 31 December 2025 to RM7.98 million as at 31 May 2026. This was mainly due to increase in deferred tax liabilities and lease liabilities of RM0.50 million and RM0.05 million respectively. The increase was partially offset by the decrease in loans and borrowings and hire purchase payables by RM0.30 million and RM0.12 million, respectively, following the repayment of borrowings during the period.

Current liabilities

Our Group's current liabilities increased by RM2.22 million or 20.18% from RM11.00 million as at 31 December 2025 to RM13.22 million as at 31 May 2026. The increase was mainly due to a rise in trade payables by RM2.73 million, in line with higher purchases of raw materials and operating activities. This was partially offset by a decrease in loans and borrowings of RM0.66 million following the repayment of bank borrowings during the period.

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12.2.5 Review of cash flows

	Audited					
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Net cash from operating activities	3,469	7,047	8,105	8,200	11,593	3,120
Net cash (used in)/from investing activities	(244)	(647)	10,608	(4,207)	3,028	(125)
Net cash used in financing activities	(1,601)	(3,792)	(18,454)	(4,738)	(13,212)	(1,306)
Currency translation differences	-	(10)	(3)	4	(7)	-
Net increase/(decrease) in cash and cash equivalents	1,624	2,598	256	(741)	1,402	1,689
Cash and cash equivalents at the beginning of the financial year/period	5,582	7,206	9,804	10,060	9,319	10,721
Cash and cash equivalents at end of the financial year/period	**7,206**	**9,804**	**10,060**	**9,319**	**10,721**	**12,410**

FYE 2021

Net cash from operating activities

For FYE 2021, we recorded net cash from operating activities of RM3.47 million. Operating profit before changes in working capital changes of RM8.61 million was adjusted for negative changes in working capital of RM4.56 million comprising mainly the following:

(i) higher level of inventories maintained by an amount of RM2.05 million to support the increase in our Group's business;

(ii) slower collections from customers which resulted in higher receivables and contributed to lower working capital cashflow by an amount of RM3.34 million, mainly due to slower collection of trade receivables amidst the Covid-19 pandemic period; and

(iii) slower settlement of suppliers and trade creditors which resulted in higher payables balance and contributed to higher working capital cashflow by an amount of RM0.84 million.

Net cash from investing activities

For FYE 2021, we recorded a net cash outflow of RM0.24 million from our investing activities, mainly due to acquisition of furniture and fittings, motor vehicles, plant and machinery, office equipment and renovations amounting to RM0.71 million which was partially offset by proceeds from the disposal of used motor vehicle of RM0.46 million.

Net cash from financing activities

For FYE 2021, we recorded a net cash outflow of RM1.60 million from our financing activities, mainly due to the following:

(i) dividend paid of RM2.59 million in respect of FYE 2021;

(ii) interest paid of RM0.62 million, primarily relating to term loans, bankers' acceptances, and lease liabilities;

(iii) repayment of lease liabilities of RM0.56 million, pursuant to hire purchase arrangements for motor vehicles and rental of premises; and

(iv) repayment of term loans of RM0.60 million, following scheduled instalments during the year.

These outflows were partially offset by a drawdown of new term loans amounting to RM1.08 million to redeem existing facility and refinance a single storey detached factory with a three storey office, as well as a net increase in short-term borrowings of RM1.69 million, mainly from additional utilisation of trade financing facilities.

FYE 2022

Net cash from operating activities

For FYE 2022, we recorded net cash from operating activities of RM7.05 million. Operating profit before changes in working capital of RM10.84 million was adjusted for negative changes in working capital of RM2.55 million, which mainly comprised the following:

(i) higher level of inventories maintained by an amount of RM2.68 million to support the increase in our Group's business;

(ii) faster collections from customers which resulted in lower receivables and contributed to higher working capital cashflow by an amount of RM1.89 million, mainly due to higher collection of trade debts after the Covid-19 pandemic period; and

(iii) faster settlement of suppliers and trade creditors which resulted in lower payables balance and contributed to lower working capital cashflow by an amount of RM2.04 million.

Net cash from investing activities

For FYE 2022, we recorded a net cash outflow of RM0.65 million from our investing activities, mainly due to acquisition of plant and machinery, furniture, fittings and office equipment and renovations amounting to RM0.72 million which was partially offset by proceeds from the disposal of property, plant and equipment of RM0.07 million.

Net cash from financing activities

For FYE 2022, we recorded a net cash outflow of RM3.79 million from our financing activities, mainly due to the following:

(i) dividend paid of RM2.10 million in respect of FYE 2022; and

(ii) interest paid of RM1.10 million, primarily relating to term loans, bankers' acceptances, and lease liabilities; and

(iii) repayment of lease liabilities of RM0.43 million, pursuant to hire purchase arrangements for motor vehicles and rental of premises; and

(iv) repayment of term loans of RM0.67 million, following scheduled instalments during the year.

These outflows were partially offset by a net increase in short-term borrowings of RM0.51million, mainly from greater use of trade financing facilities.

FYE 2023

Net cash from operating activities

For FYE 2023, we recorded net cash from operating activities of RM8.11 million. Operating profit before changes in working capital of RM9.89 million was adjusted for negative changes in working capital of RM0.52 million, which mainly comprised the following:

(i) decrease in inventories of RM0.69 million, mainly due to lesser purchase of materials towards end of the year;

(ii) decrease in receivables of RM2.36 million, mainly attributable to repayments from related parties and director;

(iii) increase in payables of RM2.22 million, mainly due to dividend payable to shareholders for dividends declared in respect of FYE 2023; and

(iv) reclassification of investment in Gooi Brothers United and Gooi Brothers Capital, as well as the amount due by them to assets held for sale amounting to RM5.68 million.

Net cash from investing activities

For FYE 2023, we recorded a net cash from investing activities of RM10.61 million mainly due to the following:

(i) proceeds of RM16.00 million from the disposal of Bukit Panchor Factory, which had been classified as an asset held for sales in FYE 2022 ; and

(ii) dividend income of RM0.03 million from quoted shares investment.

However, the abovementioned cash inflow were partially offset by the followings:

(i) acquisition of other investments of RM1.01 million, primarily attributable to the investment in quoted shares; and

(ii) acquisition of property, plant and equipment amounted to RM4.41 million, which primarily comprises of purchase of plant and machinery, renovations, and the reconstruction of our Valdor factory damaged by the fire incident in May 2022;

Net cash from financing activities

For FYE 2023, we recorded net cash used in financing activities of RM18.45 million mainly due to the following:

(i) dividend paid of RM8.07 million in respect of FYE 2023;

(ii) interest paid of RM0.77 million, primarily related to term loans, trade financing facilities, and lease liabilities;

(iii) net repayment of short-term borrowings of RM2.20 million, reflecting reduced reliance on trade financing and bank facilities during the year;

(iv) repayment of hire purchase payables and lease liabilities totaling to RM0.61 million, mainly for hire purchase obligations on motor vehicles and lease for a premise located at Kota Kemuning; and

(v) repayment of term loans amounted to RM6.80 million, that financed our working capital requirements.

FYE 2024

Net cash from operating activities

For FYE 2024, we recorded net cash from operating activities of RM8.20 million. Operating profit before changes in working capital of RM16.04 million was adjusted for negative working capital changes of RM4.11 million, which mainly comprised the following:

(i) higher level of inventories maintained by an amount of RM1.88 million to support the increase in our Group's business;

(ii) decrease in receivables of RM1.56 million, mainly due to better collection from customers;

(iii) decrease in payables of RM2.48 million, mainly due to repayment made to the trade creditors; and

(iv) increase in assets held for sale of RM1.36 million, mainly due to investment in Gooi Brothers Capital of RM1.00 million and net changes to the amount due from subsidiaries under the assets held for sale of RM0.36 million.

Net cash from investing activities

For FYE 2024, we recorded net cash used in investing activities of RM4.21 million, mainly due to the followings:-

(i) acquisition of plant and machinery amounts to RM4.88 million, primarily for the purchase of solar panels and new plant and machinery for the fire-damaged factory, as part of its recovery and resumption of normal operations; and

(ii) acquisition of other investments of RM0.10 million, primarily attributable to the investment in quoted shares.

However, it was partially offset by proceeds from disposal of property, plant and equipment of RM0.71 million, largely from the sale of used motor vehicles, as well as dividend income of RM0.07 million from quoted shares investment.

Net cash from financing activities

For FYE 2024, we recorded net cash used in financing activities of RM4.74 million mainly due to the following:

(i) payment of dividend of RM1.00 million in respect of FYE 2024;

(ii) interest paid of RM0.64 million, primarily related to servicing of term loans and lease obligations;

(iii) net repayment of short-term borrowings of RM1.25 million;

(iv) repayment of hire purchase facilities of RM1.08 million for motor vehicles; and

(v) repayment of term loans of RM1.69 million, comprising scheduled principal repayments for borrowings that financed our capital expenditure and working capital requirements.

However, the decrease was partially offset by a drawdown of term loan amounting to RM1.05 million to part finance the acquisition of solar system.

FYE 2025

Net cash from operating activities

For FYE 2025, our Group recorded net cash from operating activities of RM11.59 million, an increase compared to RM8.20 million in FYE 2024. Operating profit before changes in working capital amounted to RM11.79 million was adjusted for positive working capital changes of RM2.56 million, which mainly comprised the following:

(i) decrease in assets held for sale of RM5.83 million;

(ii) increase in prepayments of RM1.51 million, mainly attributable to higher professional fees; and

(iii) decrease in payables of RM1.93 million, mainly due to settlement of dividend payable in FYE 2024 and advances received from director.

Net cash from investing activities

For FYE 2025, we recorded net cash from investing activities of RM3.03 million, mainly attributable to the following:

(i) proceeds of RM1.20 million from the disposal of investments in unquoted shares of two local companies;

(ii) proceeds of RM1.17 million from the disposal of investment in quoted shares of a listed company; and

(iii) proceeds of RM0.97 million from disposal of property, plant and equipment, largely from the sale of used motor vehicles.

However, it was partially offset by acquisition of property, plant and equipment of RM0.36 million.

Net cash from financing activities

For FYE 2025, we recorded net cash used in financing activities of RM13.10 million mainly due to the following:

(i) payment of dividend of RM11.37 million in FYE 2025;

(ii) interest paid of RM0.49 million, primarily related to servicing of term loans and lease obligations;

(iii) repayment of hire purchase facilities of RM0.81 million for motor vehicles; and

(iv) repayment of term loans of RM0.93 million, comprising scheduled principal repayments for borrowings that financed our capital expenditure and working capital requirements.

These outflows were partially offset by a net increase in short-term borrowings of RM0.53 million, mainly from greater use of trade financing facilities.

FPE 2026

Net cash from operating activities

For FPE 2026, our Group recorded net cash from operating activities of RM3.12 million. Operating profit before changes in working capital of RM6.94 million was adjusted for negative working capital changes of RM3.18 million, which mainly comprised the following:

(i) maintained higher level of inventories of RM2.11 million to support the increase in our Group's business;

(ii) increase in receivables of RM2.36 million, mainly attributable to higher sales during the period, whilst the credit period granted to customer had not yet matured;

(iii) increase in prepayment of RM1.17 million, mainly attributable to higher professional fees; and

(iv) increase in payables of RM2.46 million, mainly due to higher purchase of raw materials to support the higher sales during the period.

Net cash from investing activities

For FPE 2026, our Group recorded net cash used in investing activities of RM0.13 million, mainly attributable to the acquisition and disposal of property, plant and machinery of RM0.20 million and RM0.07 respectively.

Net cash from financing activities

For FPE 2026, our Group recorded net cash used in financing activities of RM1.31 million, mainly due to the following:

(i) interest paid of RM0.18 million, primarily related to servicing of term loans and lease obligations;

(ii) repayment of short-term loans and borrowings of RM0.67 million;

(iii) repayment of hire purchase facilities of RM0.12 million for motor vehicles; and

(iv) repayment of term loans of RM0.29 million, comprising scheduled principal repayments for borrowings that financed our capital expenditure and working capital requirements.

12.3 LIQUIDITY AND CAPITAL RESOURCES

12.3.1 Working capital

We finance our operations with cash generated from operations, supplier's credit, various credit facilities extended by financial institutions as well as existing cash and bank balances. Our credit facilities from financial institutions comprise bankers' acceptance, term loans, bank overdrafts and finance lease liabilities.

The decision to utilise either internally generated funds or borrowings for our business operations depends on, amongst others, our cash and bank balances, expected cash inflows, future working capital requirements, future capital expenditure requirements and interest rates on borrowings. We carefully consider our cash position and ability to obtain further financing before making significant capital commitments.

Our Board is confident that our working capital will be sufficient for our existing and foreseeable requirements for a period of 12 months from the date of this Prospectus, taking into consideration the following:

(a) our cash and cash equivalents of approximately RM13.48 million as at 31 July 2026;

(b) our expected future cash flows from operations after servicing of bank borrowings;

(c) our total banking facilities limit as at 31 July 2026 of RM21.10 million (excluding hire purchase facilities, term loans used for capital expenditure, lease liabilities for rental of building, and forward contracts entered into for hedging purposes), of which RM7.30 million have been utilised; and

(d) our pro forma gearing level of 0.17 times, based on our pro forma statements of financial position as at 31 May 2026 after the Acquisition, Public Issue and utilisation of proceeds.

At this juncture, we do not foresee any circumstances which may materially affect our liquidity. Our Group has not encountered any major disputes with our debtors. Our finance and accounting team work closely with our sales and marketing team for the collection of outstanding balances on a monthly basis. This measure has proven to be effective while maintaining a cordial relationship with our customers.

12.4 BORROWINGS

As at 31 May 2026, our Group's total outstanding borrowings stood at RM9.18 million, details of which are set out below:

	Purpose	Tenure of facility	Security	Effective interest rate	As at 31 May 2026
				%	RM'000
Current					
Banker acceptances	For importation and local purchases of goods related to the business	80 to 150 days	(i) Joint and several guarantee by Dato' Gooi, being the Promoter, Specified Shareholder, substantial shareholder, and Managing Director and Gooi Zi Jing, being the Executive Director; (ii) Legal charge over Valdor Factory; (iii) Assignment of Life Assurance Policy by Executive Director, Gooi Zi Jing; and (iv) Corporate guarantee by GB Bond; and (v) Corporate guarantee by GB Chemical.	4.24 - 4.26	1,535
Term loans	To part finance the purchase of Bukit Panchor HQ and solar system	7 to 15 years	(i) Joint and several guarantee by Dato' Gooi, being the Promoter, Specified Shareholder, substantial shareholder, and Managing Director and Gooi Zi Jing, being the Executive Director; (ii) Legal charge over Bukit Panchor HQ; (iii) Government guarantee provided by SJPP; (iv) Corporate guarantee by GB Bond.	4.50	703
Hire purchases	Finance the purchase of motor vehicles	4 to 7 years	Personal guarantee by Dato' Gooi, being the Promoter, Specified Shareholder, substantial shareholder, and Managing Director	4.09 - 5.82	292
					2,530

Non-current					
Term loans	To part finance the purchase of Bukit Panchor HQ and solar system	7 to 15 years	(i) Joint and several guarantee by Dato' Gooi, being the Promoter, Specified Shareholder, substantial shareholder, and Managing Director and Gooi Zi Jing, being the Executive Director; (ii) Legal charge over Bukit Panchor HQ; (iii) Government guarantee provided by SJPP; (iv) Corporate guarantee by GB Bond.	4.50	6,090
Hire purchases	Finance the purchase of motor vehicles	4 to 7 years	Personal guarantee by Dato' Gooi, being the Promoter, Specified Shareholder, substantial shareholder, and Managing Director	4.09 - 5.82	557
					6,647
Total borrowings					**9,177**

Gearing (times)

After Acquisitions but before Public Issue and utilisation of proceeds[(1)]	0.22
After Public Issue and utilisation of proceeds[(2)]	0.17

Notes:

(1) Computed based on our pro forma total equity of RM41.31 million after the Acquisitions but before Public Issue and utilisation of proceeds.

(2) Computed based on our pro forma total equity of RM52.88 million after Public Issue and utilisation of proceeds.

The maturity profile of our total outstanding borrowings as at 31 May 2026 is as follows:

	RM'000
Within 1 year	2,530
1 to 5 years	3,642
More than 5 years	3,005
Total	**9,177**

As at LPD, all of our borrowings are interest bearing and denominated in RM.

We have not defaulted on payments of principal sums and/or interests in respect of any borrowings throughout Financial Years/Period Under Review and up to LPD.

As at LPD, our Group is not in breach of any terms, conditions or covenants associated with credit arrangements or bank loans, which can materially affect our financial position and results or business operations or the investments by holders of our securities. During Financial Years/Period Under Review, we did not experience any claw back or reduction in the facilities limit granted to us by our lenders.

12.5 FINANCIAL INSTRUMENTS, TREASURY POLICIES AND OBJECTIVES

Save as disclosed in Section 12.4, we do not utilise any other financial instruments. We receive proceeds in USD in respect of our foreign sales and pay for purchases denominated in USD from our foreign currency accounts.

We finance our operations mainly through cash generated from our operations, credit extended by trade payables as well as external sources of funds which mainly comprise borrowings. Our Group's lease liabilities and part of the loan and borrowings which carry fixed interest rates, while some of other borrowings bear variable interest rates based on the bank's cost of funds plus a rate which varies depending on the different types of bank facilities.

12.6 MATERIAL CAPITAL COMMITMENTS

As at LPD, save for the planned capital expenditures as disclosed in Section 4.10 which has been approved but not contracted for, we do not have any other material capital commitments.

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12.7 MATERIAL INVESTMENT AND MATERIAL DIVESTITURES

We have undertaken material investments and material divestitures for the Financial Years/Period Under Review and up to the LPD as follows:

(i) Material investments:

Save for the expenditures disclosed below, there were no other capital expenditures made by our Group for the Financial Years/Period Under Review and up to LPD:

	At cost						
	FYE 2021	**FYE 2022**	**FYE 2023**	**FYE 2024**	**FYE 2025**	**FPE 2026**	**From 1 June 2026 up to LPD**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Investments							
Classified under PPE							
Buildings	-	-	(2)1,991	74	55	-	-
Plant and machinery	71	282	(3)1,373	(5)4,426	51	106	-
Furniture, fixtures, and fittings	2	7	17	10	1	2	-
Motor vehicles	(1)1,227	628	(4)1,181	864	461	-	-
Renovation	368	137	633	58	22	23	-
Office equipment	37	65	74	34	66	64	-
Capital work-in-progress	-	-	133	90	-	-	-
Classified under other investments							
Quoted shares	-	-	(6)1,014	(6)102	-	-	-
Total	**1,705**	**1,119**	**6,416**	**5,658**	**656**	**195**	**-**

Notes:

(1) The additions in motor vehicles during FYE 2021 were related to the purchase of a motor vehicle for our Executive Directors for business purposes.

(2) The additions in buildings during FYE 2023 were mainly related to construction cost incurred for our Valdor Factory.

(3) The additions in plant and machinery during FYE 2023 were primarily attributable to the replacement of damaged machinery components.

(4) The additions in motor vehicles during FYE 2023 were related to the purchase of motor vehicles for our Executive Directors for business purposes.

(5) The additions in plant and machinery during FYE 2024 were mainly related to the purchase of 4 units of emulsion polymerisation reactor for our Valdor Factory and 1 unit of sealant machine for our Bukit Panchor HQ.

(6) The additions in other investment were related to investment in quoted shares of a listed company (i.e. Malayan Banking Berhad).

The above capital expenditures were primarily financed by a combination of bank borrowings, finance lease, insurance claims and our internally generated funds.

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(ii) Material divestures:

Save for the divestures disclosed below, there were no other divestures made by our Group for the Financial Years/Period Under Review and up to LPD:

	Carrying amount						
	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	From 1 June 2026 up to LPD
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Divestitures							
Classified under PPE							
Plant and machinery	-	5	-	-	-	-	-
Furniture and fittings	-	-	-	-	-	-	-
Motor vehicles	318	-	2	652	(2)708	-	-
Renovation	-	-	-	-	-	-	-
Office equipment	-	1	-	-	-	-	-
Signboard	-	-	-	-	-	-	-
Classified under other investments							
Quoted shares	-	-	-	-	(3)1,233	-	-
Classified under assets held for sale							
Freehold land and building	-	-	(1)6,150	-	-	-	-
Subsidiaries	-	-	-	-	(4)7,033	-	-
Total	**318**	**6**	**6,152**	**652**	**8,974**	**-**	**-**

Notes:

(1) Being the disposal of our Bukit Panchor Factory.

(2) Being the disposal of 6 motor vehicles intended for ordinary daily use by the executive directors to Dato Gooi.

(3) Being the disposal of 120,400 quoted shares (i.e. Malayan Banking Berhad) to Dato' Gooi via direct business transaction at the prevailing market price.

(4) Being the Disposal of the Gooi Brothers United and Disposal of Gooi Brothers Capital to Dato' Gooi.

As at the LPD, save for the proposed utilisation of proceeds from our Public Issue for our capital expenditure as disclosed in Section 4.10 of this Prospectus, we do not have any other material capital expenditures and divestitures currently in progress, within or outside Malaysia.

12.8 MATERIAL LITIGATION AND CONTINGENT LIABILITIES

(i) Material litigation

Save as disclosed below, our Group is not involved in any governmental, legal or arbitration proceedings, including those relating to bankruptcy, receivership or similar proceedings which may have or have had, material or significant effects on our financial position or profitability, in the 12 months immediately preceding the date of this Prospectus:

(1) Penang High Court Civil Suit Petition No. PA-23NCvC-19-11/2024: Tan Mooi Hiang (trading under the name and style of HS General Trading) against GB Bond:

(a) Pursuant to the Writ and Statement of Claim dated 18 November 2024, the suit brought by Tan Mooi Hiang (sole proprietor of HS General Trading (Registration No. 201803336663 (PG0459523-X)) as the Plaintiff in Penang High Court Suit No. PA-23NCvC-19-11/2024.

(b) The original Defendant of this suit was GB Chemical being the registered proprietor of the land where Valdor Factory was built on and was later substituted by GB Bond being the tenant and occupant of Valdor Factory.

(c) The suit relates to a fire outbreak in Valdor Factory which happened on 6 May 2022. The fire had spread to the Plaintiff's premise which was situated adjacent to the Valdor Factory. The Plaintiff is claiming for loss or damage to its premises and its machineries at and materials stored at the Plaintiff's premises. The claim is as follows:

Plaintiff's Claim	**USD**	**RM**
Costs of rebuilding and repairs to premises	-	521,250
Costs on new machineries	227,000	[(1)]1,005,156
Loss of raw materials	-	742,500
Total		**2,268,906**

Note:

(1) Based on the exchange rate of USD1 = RM4.428 as at 21 March 2025 according to Bank Negara Malaysia's official website.

(d) Based on the report dated 26 May 2022 issued by Bomba, the fire was caused by an accident and the source of ignition was due to resistance heating in the electrical wires in the production area of Valdor Factory.

(e) The nature of the Plaintiff's claim is covered under the Public Liability-Premises policy insured by Allianz General Insurance Berhad ("**AGIB**"), which indemnifies GB Bond on any of its legal liability of up to a limit of RM5,000,000.00 for any loss or damage to the property incurring in Malaysia arising out of the fault and negligence of GB Bond whilst engaged in GB Bond's trade or business or for any defects in the buildings, ways, works or plant or machinery at Valdor Factory. Any excess above the limit of RM5,000,000.00 would have to be borne by GB Bond.

(f) On 30 September 2025, a consent judgment was recorded by the High Court where parties agreed to settle without admission to liabilities. GB Bond shall pay RM900,000.00 to the Plaintiff as full and final settlement of the suit. AGIB has agreed to the consent judgment and AGIB will cover this sum under the said Public Liability-Premises policy. The payment is required to be settled within 30 days from the date of the consent judgment. AGIB had on 29 October 2025 made the payment to the Plaintiff's lawyers.

Taking into consideration that the civil suit is settled and the full and final settlement sum has been covered by AGIB under the Public Liability-Premises policy and subsequently paid on 29 October 2025, Malacca Securities is satisfied that the litigation does not have any material adverse impact on our Group's business operations or financial condition.

(ii) Contingent liabilities

As at LPD, there are no material contingent liabilities incurred by our Group, which upon becoming enforceable, may have a material effect on our Group's business, financial results and financial position.

12.9 KEY FINANCIAL RATIOS

The key financial ratios of our Group for Financial Years/Period Under Review are as follows:

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026
Trade receivables turnover (days)[(1)]	102	94	89	79	78	76
Trade payables turnover (days)[(2)]	80	64	73	62	73	88
Inventory turnover (days)[(3)]	84	82	92	99	121	132
Current ratio (times)[(4)]	2.04	2.63	2.20	2.46	3.25	3.22
Gearing ratio (times)[(5)]	0.95	0.91	0.44	0.30	0.28	0.22

Notes:

(1) Computed based on average trade receivables as at financial year/period-end over revenue for the respective financial years/period, multiplied by 365/151 days for each financial year/period.

(2) Computed based on average trade payables as at financial year/period-end over total purchases for the respective financial years/period, multiplied by 365/151 days for each financial year/period.

(3) Computed based on average inventories as at financial year/period-end over cost of sales for the respective financial years/period, multiplied by 365/151 days for each financial year/period.

(4) Computed based on current assets over current liabilities as at the end of the respective financial years/period.

(5) Computed based on interest-bearing borrowings and hire purchase over total equity as at the end of the respective financial years/period.

12.9.1 Trade receivables turnover

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Balance as at 1 January	13,667	17,163	13,191	13,149	11,369	11,110
Balance as at 31 December / 31 May	17,163	13,191	13,149	11,369	11,110	13,380
	30,830	30,354	26,340	24,518	22,479	24,490
Average trade receivables	15,415	15,177	13,170	12,259	11,240	12,245
Revenue	55,352	58,872	53,818	56,338	52,439	24,346
Trade receivables turnover (days)	**102**	**94**	**89**	**79**	**78**	**76**

The normal credit terms granted by our Group to our customers range from 30 to 120 days from the date of invoice. Our credit terms to customers are assessed and approved on a case-by-case basis taking into consideration various factors such as relationship with customers, customers' payment history, credit worthiness and quantum of amount owing. We use ageing analysis to monitor the credit quality of our trade receivables.

Our average trade receivables turnover days for the Financial Years/Period Under Review were 102 days, 94 days, 89 days, 79 days, 78 days and 76 days respectively, which were generally within our credit period. The reduction from 102 days in FYE 2021 to 94 days in FYE 2022 was primarily due to improved collections following the recovery from the Covid-19 pandemic period in FYE 2021. The turnover days continued to improve to 89 days in FYE 2023 and further to 79 days in FYE 2024, reflecting strengthened credit control policies and more efficient receivables management.

For FYE 2025, the trade receivables turnover period remained stable at 78 days, indicating the Group's continued effectiveness in managing customer credit and collection activities despite the slight decline in revenue during the year. In FPE 2026, the turnover period improved further to 76 days, mainly attributable to more efficient collection of trade receivables and higher revenue growth, resulting in a shorter receivables collection cycle and continued efficient working capital management.

Overall, the Group continued to maintain an efficient credit control and collection process, with trade receivables turnover remaining at a healthy level, supporting the Group's working capital management and cash flow requirements.

The ageing analysis of our trade receivables as at 31 May 2026 is as follows:

	Trade receivables as at 31 May 2026		**Collection from 1 June 2026 up to LPD**	**Balance as at LPD**
	RM'000	**%**	**RM'000**	**RM'000**
Neither past due nor impaired	9,616	71.87	6,304	3,312
Past due but not impaired:				
- less than 30 days	3,084	23.05	2,997	87
- 31 to 60 days	777	5.81	771	6
- 61 to 90 days	102	0.76	81	21
- over 90 days	69	0.52	51	18
	4,032	30.14	3,900	132
Less:				
Impairment losses[(1)]	(268)	(2.01)	-	-
Total	**13,380**	**100.00**	**10,204**	**3,444**

As at LPD, we had collected RM10.20 million, representing approximately 76.26% of our trade receivables outstanding as at 31 May 2026.

Note:-

(1) The impairment loss relates to expected credit losses arising from credit risk associated with the trade receivables, assessed based on the respective credit profiles and forward-looking economic assumptions.

Our Group has in place a credit procedure to monitor and minimise the exposure of default. Receivables are monitored on a regular and ongoing basis. Credit evaluations are performed on all customers requiring credit. We use suppliers' reference and external information services to evaluate our customers' credit standing and financial health. Based on these evaluations, approvals are sought from designated authorised management personnel, depending on the credit limit. For existing customers, we also review their payment record and current credit standing with us before accepting any new orders, where we will evaluate the projects that are being undertaken as well as any peculiar circumstances that affects these customers, such as restrictions by pandemic, if any.

All our outstanding debts are closely monitored by our management personnel and reported to authorised management personnel on a periodic basis. We also conduct periodic credit control meetings with our sales team to monitor collections and recoverability of our debts.

12.9.2 Trade payables turnover

	FYE 2021 RM'000	FYE 2022 RM'000	FYE 2023 RM'000	FYE 2024 RM'000	FYE 2025 RM'000	FPE 2026 RM'000
Balance as at 1 January	6,646	8,600	6,337	5,079	4,379	5,110
Balance as at 31 December / 31 May	8,600	6,337	5,079	4,379	5,110	7,841
	15,246	14,937	11,416	9,458	9,489	12,951
Average trade payables	7,623	7,469	5,708	4,729	4,745	6,476
Purchases	34,829	42,321	28,641	27,668	23,649	11,108
Trade payables turnover (days)	**80**	**64**	**73**	**62**	**73**	**88**

The normal credit terms granted to us by our suppliers range from 60 to 90 days from the date of invoice. Our trade payables turnover days for the Financial Years/Period Under Review were 80 days, 64 days, 73 days, 62 days, 73 days and 88 days for FYE 2021, FYE 2022, FYE 2023, FYE 2024, FYE 2025, and FPE 2026 respectively, and remained within the normal credit period granted by our suppliers. As we have maintained timely payments and ongoing communication with our suppliers, they have continued to extend favourable credit terms and uninterrupted supply of inventories.

In FYE 2022, our trade payables turnover days decreased from 80 days in FYE 2021 to 64 days, mainly due to prompt settlements made to suppliers, particularly for purchases of raw materials.

In FYE 2023, our trade payables turnover days increased to 73 days, reflecting bulk purchases of raw materials towards the year-end to support anticipated sales growth and ensure supply stability.

In FYE 2024, the turnover days decreased slightly to 62 days, attributable to more frequent and consistent payments made to suppliers during the year, in line with our improved operating cash flows.

In FYE 2025, trade payables turnover increased to 73 days from 62 days, driven by more consistent payment patterns and improved cash flow management.

In FPE 2026, trade payables turnover further increased to 88 days from 73 days in FYE 2025. The increase was mainly due to the timing of payments to suppliers, as certain outstanding payables from period-end purchases were settled later in the period. The increase remained within the normal credit period granted.

The ageing analysis of our trade payables as at 31 May 2026 is as follows:

	Trade payables as at 31 May 2026		Payment from 1 June 2026 up to LPD	Balance as at LPD
	RM'000	%	RM'000	RM'000
Within credit period	7,025	89.59	4,608	2,417
Exceeding credit period:				
- 1 to 30 days	816	10.41	816	-
- 31 to 60 days	-	-	-	-
- 61 to 90 days	-	-	-	-
	816	10.41	816	-
Total	**7,841**	**100.00**	**5,424**	**2,417**

As at LPD, we had settled RM5.42 million, representing approximately 69.17%% of our total outstanding trade payables as at 31 May 2026. The remaining outstanding balance amounted to RM2.42 million, of which the entirety was within the credit period granted by suppliers. As at 31 May 2026, there were no outstanding disputes in respect of our trade payables and no legal action had been initiated by our suppliers to demand payment from us.

12.9.3 Inventory turnover

Our Group's inventories mainly comprise materials and finished goods. The materials including those in transits accounted for 71.40%, 72.18%, 75.40%, 68.45%, 76.21% and 74.51% of our total inventories for the Financial Years/Period Under Review respectively.

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January	8,119	10,167	9,687	8,723	10,115	10,617
Balance as at 31 December	10,167	9,687	8,723	10,115	10,617	12,692
	18,286	19,854	18,410	18,838	20,732	23,309
Average inventories	9,143	9,927	9,205	9,419	10,366	11,655
Cost of sales	39,728	44,284	36,631	34,742	31,342	13,314
Inventory turnover (days)	**84**	**82**	**92**	**99**	**121**	**132**

Our inventories turnover period decreased from 84 days in FYE 2021 to 82 days in FYE 2022, before rising back to 92 days in FYE 2023 and further increasing to 99 days in FYE 2024.

The reduction in turnover period in FYE 2022 reflected better inventory management and more efficient usage of raw materials and finished goods, in line with improved production planning. However, in FYE 2023, despite a slight decrease in total inventory levels to RM8.72 million, the turnover period rose again to 92 days, due to a decrease in finished goods turnover and lower sales volume during the year.

In FYE 2024, inventories increased significantly to RM10.12 million was primarily due to higher purchasing activity and a buildup of stock to meet anticipated customer demand. The longer turnover period of 99 days reflects the timing mismatch between procurement and actual delivery, as well as a strategic move to ensure readiness for quicker turnaround orders, especially given the improved demand outlook for industrial adhesives.

For FYE 2025, the inventories turnover period further increased to 121 days, mainly due to slower sales during the year and higher stockholding of raw materials and finished goods in anticipation of higher sales towards the end of the year. For information, our industrial adhesives and emulsion polymers typically have a shelf life of 3 months to 1 year from the date of manufacture. Should the products reach expiry, they may be reprocessed with their respective raw materials and chemical products and manufactured into a new batch.

For FPE 2026, the inventory turnover period increased to 132 days from 121 days in FYE 2025, mainly due to higher inventory holdings of raw materials and goods-in-transit maintained to support anticipated higher sales demand and operational requirements during the period.

We review our slow moving/obsolete inventories of more than 12 months by adopting a specific identification approach which requires our management to consider the frequency of demand of our inventories and ensure that no inventories are over kept or over produced. As the judgement and estimates of our management are required, possible changes in these estimates could result in impairment to the inventories.

As at 31 May 2026, the inventory ageing analysis is as follows:

	1-30 days	**31-60 days**	**61-90 days**	**More than 90 days but less than 1 year**	**More than 1 year[(1)]**	**Total**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Raw materials	5,454	1,242	537	1,490	735	9,458
Finished goods	2,213	391	105	467	58	3,234
	7,667	**1,633**	**642**	**1,957**	**793**	**12,692**

Note:

(1) Consists of raw meterials and finished goods which have long lifespan.

12.9.4 Current ratio

Our current ratio throughout the Financial Years/Period Under Review are as follows:

	As at 31 December					**As at 31 May**
	2021	**2022**	**2023**	**2024**	**2025**	**2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Current assets	37,039	43,479	39,258	39,307	35,726	42,602
Current liabilities	18,125	16,527	17,865	15,981	11,003	13,220
Net current assets	**18,914**	**26,952**	**21,393**	**23,326**	**24,723**	**29,382**
Current ratio (times)	2.04	2.63	2.20	2.46	3.25	3.22

Our current ratios range between 2.04 times to 3.25 times for the Financial Years/Period Under Review. This indicates that our Group is capable of meeting short-term obligations as our current assets, such as trade receivables and inventories, which can be readily converted to cash, together with our cash and cash equivalents, are enough to meet our current liabilities.

The increase in the Group's current ratio from 2.04 times in FYE 2021 to 2.63 times in FYE 2022 was mainly driven by stronger liquidity, supported by higher cash and bank balances arising from business growth and positive cash flows generated from operating activities. In addition, the improvement was further contributed by a reduction in current liabilities, following repayments made towards loans and borrowings during the financial year.

The Group's current ratio decreased to 2.20 times in FYE 2023. This decline was mainly due to the recognition of dividend payables to shareholders, as well as an increase in lease liabilities arising from hire purchase facilities. In addition, repayments received from related parties led to a reduction in receivables, further contributing to the overall decrease in the current ratio.

The increase in current ratio to 2.46 times in FYE 2024 was primarily attributable to repayments made towards loans and borrowings and lease liabilities.

For FYE 2025, the Group's current ratio further improved to 3.25 times, mainly attributable to the decrease in current liabilities, particularly from the settlement of dividends payable and advances from a director. The higher ratio reflects the Group's strong liquidity position and continued ability to meet short-term financial obligations.

For FPE 2026, the Group's current ratio remained relatively stable at 3.22 times (FYE 2025: 3.25 times). Despite the slight decrease in the current ratio, the Group maintained a strong liquidity position, with net current assets increasing to RM29.38 million, demonstrating its ability to comfortably meet its short-term financial obligations.

12.9.5 Gearing ratio

Our gearing ratio throughout the Financial Years/Period Under Review are as follows:

	As at 31 December					As at 31 May
	2021	**2022**	**2023**	**2024**	**2025**	**2026**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Total borrowings[(1)]	22,047	21,965	13,455	11,160	10,252	9,177
Total equity	23,192	24,188	30,546	37,124	36,752	41,306
Gearing ratio (times)	0.95	0.91	0.44	0.30	0.28	0.22

Note:

(1) Based on total interest bearing borrowings and hire purchase as at 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024, 31 December 2025 and 31 May 2026.

Our Group's gearing ratio declined steadily from 0.95 times in FYE 2021 to 0.30 times in FYE 2024, reflecting the strengthening of our financial position over the years.

In FYE 2022, our gearing ratio was 0.91 times, which was lower compared to 0.95 times in FYE 2021. This was mainly due to the repayment of term loans and hire purchase facilities.

In FYE 2023, our gearing ratio declined to 0.44 times from 0.91 times in FYE 2022. This was mainly attributable to the early settlement of a term loan, which had originally been secured for the acquisition of Bukit Panchor Factory. Following the disposal of the said property during the year, the associated term loan was fully settled ahead of schedule, leading to a notable reduction in our total borrowings and consequently improving our gearing position.

In FYE 2024, our gearing ratio declined further to 0.30 times from 0.44 times in FYE 2023. This was mainly due to higher repayment of term loans and hire purchase facilities.

For FYE 2025, our gearing ratio decreased slightly to 0.28 times, reflecting a continued strengthening of the Group's capital structure. The reduction was supported by lower borrowing levels due to repayment of term loans and hire purchase facilities during the year.

For FPE 2026, our gearing ratio decreased further to 0.22 times from 0.28 times as at 31 December 2025. The improvement was mainly attributable to a reduction in total borrowings and an increase in total equity. This reflects the Group's continued efforts to reduce its debt and maintain a healthy and conservative capital structure.

12.10 IMPACT OF GOVERNMENT, ECONOMIC, FISCAL OR MONETARY POLICIES

Save for policies in relation to COVID-19 pandemic, there were no government, economic, fiscal or monetary policies or factors which have materially affected our financial performance during the Financial Years/Period Under Review. There is no assurance that our financial performance will not be adversely affected by the impact of further changes in government, economic, fiscal or monetary policies or factors moving forward.

Risks relating to government, economic, fiscal or monetary policies or factors which may adversely and materially affect our operations are set out in Section 9.

12.11 IMPACT OF INFLATION

During the Financial Years/Period Under Review, our financial performance was not materially affected by the impact of inflation. However, there is no assurance that our financial performance will not be adversely affected by the impact of inflation moving forward. Any significant increase in our costs of sales in the future may adversely affect our operations and performance if we are unable to pass on the higher costs to our customers through an increase in selling prices.

12.12 IMPACT OF FOREIGN EXCHANGE RATES, INTEREST RATES AND/OR COMMODITY PRICES ON OUR GROUP'S OPERATIONS

(i) Impact of foreign exchange rates

We have minimal exposure to foreign currency in terms of our sales as 81.96%, 88.42%, 91.84%, 91.85%, 90.92% and 92.31% of our total revenue were denominated in RM for the Financial Years/Period Under Review respectively.

However, our purchases denominated in USD made up of 45.67%, 48.24%, 52.71%, 59.69%, 63.82% and 68.24% of our total purchases for the Financial Years/Period Under Review respectively. As such, any significant change in foreign exchange rates may affect our financial performance if we are unable to pass on the higher costs to our customers.

Our Group's gain or loss from foreign exchange fluctuations for the Financial Years/Period Under Review are as follows:

	FYE 2021 RM'000	FYE 2022 RM'000	FYE 2023 RM'000	FYE 2024 RM'000	FYE 2025 RM'000	FPE 2026 RM'000
Gain on foreign exchange	134	114	132	145	153	-
Loss on foreign exchange	(26)	(49)	(11)	(119)	(11)	(27)
Net gain/(loss)	108	65	121	26	142	(27)

Based on the table above, our Group has not been materially impacted by the foreign exchange fluctuations.

(ii) Impact of interest rates

Our financial results for Financial Years/Period Under Review were not materially affected by fluctuations in interest rates.

12.13 ORDER BOOK

There is no order book as our sales are mainly based on purchase orders received from customers with specifications and quantity required on an on-going basis.

12.14 DIRECTORS' STATEMENT ON OUR GROUP'S FINANCIAL PERFORMANCE

Our Board is of the opinion that:

(a) our revenue will remain sustainable with an upward growth trend, in line with positive outlook of the industrial adhesives and emulsion polymer industry as set out in the IMR Report in Section 8;

(b) our liquidity will improve subsequent to the Public Issue, given the additional funds to be raised for our Group to carry out our future plans business strategies as stated in Section 7.5; and

(c) our capital resources will strengthen, considering the proceeds to be raised from the Public Issue as well as internally generated funds. We may consider debt funding for our business expansion should the need arise.

In addition to the above, our Board confirms that there are no circumstances which would result in a significant decline in our revenue and GP margins or know of any factors that are likely to have a material impact on our liquidity, revenue or profitability.

12.15 TREND INFORMATION

As at LPD, after all reasonable enquiries, our Board confirms that our operations have not been and are not expected to be affected by any of the following:

(i) known trends, demands, commitments, events or uncertainties that have had or that we reasonably expect to have, a material favourable or unfavourable impact on our Group's financial performance, position and operations other than those discussed in Sections 12.9, 12.10 and 12.11;

(ii) material commitments for capital expenditure as disclosed in Section 12.6;

(iii) unusual, infrequent events or transactions or any significant economic changes that have materially affected the financial performance, position and operations of our Group save as discussed in Sections 7.14 and 9;

(iv) known trends, demands, commitments, events or uncertainties that have resulted in a substantial increase in our Group's revenue save for those that had been discussed in Sections 12.2 and 12.11; and

(v) known trends, demands, commitments, events or uncertainties that are reasonably likely to make our Group's historical combined financial statements not necessarily indicative of the future financial performance and position other than those discussed in Sections 12.2, 12.9 and 12.11.

Based on the above, our Board is optimistic about the future prospects of our Group given the long term positive outlook of the industrial adhesive, emulsion polymer and sealant industry in Malaysia and Vietnam as set out in the IMR Report in Section 8, our Group's competitive strengths set out in Section 7.4 and our Group's intention to implement the business strategies as set out in Section 7.5.

12.16 DIVIDEND POLICY

Our Group presently does not have any formal dividend policy and the declaration of dividends and other distribution are subject to the discretion of our Board. It is our Board's policy to recommend dividends to allow our shareholders to participate in the profits of our Group. However, our ability to pay dividends or make other distributions to our shareholders in the future years is subject to various factors such as having profits and excess funds, which are not required to be retained to fund our business.

As our Company is an investment holding company, our income and therefore our ability to pay dividends is dependent upon the dividends we receive from our subsidiaries, present or future. Our subsidiaries will require its financiers' consent as set out in the respective facility agreements to pay dividends to our Company. Save for compliance with the solvency requirement under the Act, which is applicable to all Malaysian companies, there are no legal, financial, or economic restrictions on the ability of our existing subsidiaries to transfer funds in the form of cash dividends, loans or advances to us. Moving forward, the payment of dividends or other distributions by our subsidiaries will depend on their distributable profits, operating results, financial condition, capital expenditure plans, business expansion plans and other factors that their respective boards of directors deem relevant.

During the Financial Years/Period Under Review and up to LPD, we declared the following dividends:

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FPE 2026	1 June 2026 up to LPD
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Dividend declared	2,587	2,105	8,068	3,800	8,574	-	-
Dividend paid	2,587	2,105	8,068	1,000	11,374	-	-

There were no further dividends declared and/or paid up to LPD. Further to the above, we do not intend to declare and pay any dividends from LPD up to our Listing.

Any dividend declared will be at the discretion of our Board and any final dividends declared will be subject to approval of our shareholders at our AGM.

You should take note that this dividend policy merely describes our current intention and shall not constitute legally binding statements in respect of our future dividends that are subject to our Board's discretion.

When recommending the actual dividends for approval by shareholders or when declaring any interim dividends, our Board will consider, amongst others:

(i) our anticipated future operating conditions as well as future expansion, capital expenditures and investment plans;

(ii) our operating cash flow requirements and financing commitments;

(iii) our expected financial performance including return on equity and retained earnings;

(iv) any restrictive covenants contained in our current and future financing arrangements;

(v) the availability of adequate reserves and cash flows; and

(vi) any material impact of tax laws and regulatory requirements.

12.17 CAPITALISATION AND INDEBTEDNESS

The table below summarises our capitalisation and indebtedness:

(a) Based on latest unaudited combined financial information of our Group as at 31 July 2026; and

(b) After adjusting for the effects of the Public Issue and utilisation of proceeds.

	Unaudited	I	II
	As at 31 July 2026	After Public Issue	After I and Utilisation of proceeds
	RM'000	RM'000	RM'000
Capitalisation			
Share capital	30,276	46,351	45,274
Total capitalisation	**30,276**	**46,351**	**45,274**
Indebtedness			
Current			
Secured			
Bankers' acceptances	2,179	2,179	2,179
Term loans	709	709	709
Hire purchase payables	292	292	292
Non-current			
Secured			
Term loans	5,969	5,969	5,969
Hire purchase payables	509	509	509
Total indebtedness	**9,658**	**9,658**	**9,658**
Total capitalisation and indebtedness	**39,934**	**56,009**	**54,932**
Debt-to-capital ratio (times)[(1)]	0.32	0.21	0.21

Note:

(1) Calculated based on total indebtedness divided by total capitalisation.

12.18 Reporting Accountants' Assurance Report On Compilation Of Pro Forma Combined Statements Of Financial Position as at 31 May 2026

Crowe

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
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The Board of Directors
GB Bond Holdings Berhad
Third Floor, No. 77, 79 & 81,
Jalan SS21/60, Damansara Utama
47400 Petaling Jaya
Selangor

Dear Sirs,

GB BOND HOLDINGS BERHAD ("GB" OR "THE COMPANY")
REPORT ON THE COMPILATION OF PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 INCLUDE IN A PROSPECTUS

We have completed our assurance engagement to report on the compilation of Pro Forma Combined Statements of Financial Position of GB and its subsidiaries (collectively known as "the Group" or "GB Group") prepared by the Board of Directors of the Company. The Pro Forma Combined Statements of Financial Position consists of the Combined Statements of Financial Position as at 31 May 2026 together with the accompanying notes thereon, for which we have stamped for the purpose of identification.

The application criteria on the basis of which the Board of Directors of the Company have compiled the Pro Forma Combined Statements of Financial Position are described in the notes thereon to the Pro Forma Combined Statements of Financial Position, and is prepared in accordance with the requirements of the Prospectus Guidelines issued by the Securities Commission Malaysia ("Prospectus Guidelines") and the Guidance Note for issuers of Pro Forma Financial Information issued by the Malaysian Institute of Accountants ("Guidance Note").

The Pro Forma Combined Statements of Financial Position have been compiled by the Board of Directors of the Company to illustrate the impact of the transactions as set out in notes to the Pro Forma Combined Statements of Financial Position as at 31 May 2026 as if the events have been effected on 31 May 2026. As part of this process, information about the Group's financial position as at 31 May 2026 has been extracted by the Board of Directors of the Company from the Group's audited financial statements for the financial period ended 31 May 2026.

THE BOARD OF DIRECTORS' RESPONSIBILITIES

The Board of Directors of the Company is responsible for compiling Pro Forma Combined Statements of Financial Position on the basis as described in the notes thereon to the Pro Forma Combined Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines.

Crowe

REPORTING ACCOUNTANTS' INDEPENDENCE AND QUALITY CONTROL

We are independent 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 Accountants' *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.

Our firm applies International Standard on Quality Management 1 (ISQM 1), *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements* issued by the International Auditing and Assurance Standards Board and adopted by the Malaysian Institute of Accountants and accordingly maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal regulatory requirements.

REPORTING ACCOUNTANTS' RESPONSIBILITIES

Our responsibility is to express an opinion, as required by the Prospectus Guidelines about whether the Pro Forma Combined Statements of Financial Position have been compiled, in all material respects, by the Board of Directors of the Company on the basis as described in notes thereon of the Pro Forma Combined Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines.

We conducted our engagement in accordance with the International Standard on Assurance Engagement 3000 (Revised), *Assurance Engagements Other than Audits or Reviews of Historical Financial Information,* issued by the Malaysian Institute of Accountants. This standard requires that we plan and perform procedures to obtain reasonable assurance about whether the Board of Directors of the Company has compiled, in all material respects, the pro forma financial information on the basis of the applicable criteria.

For purpose of this engagement, we are not responsible for updating or reissuing any reports or opinion on any historical financial information used in compiling the Pro Forma Combined Statements of Financial Position, nor have we, in the course of this engagement, performed an audit or review of the financial information used in compiling Pro Forma Combined Statements of Financial Position.

The purpose of Pro Forma Combined Statements of Financial Position included in the Prospectus is solely to illustrate the impact of a significant event or transaction on unadjusted financial information of the entity as if the event had occurred or the transaction had been undertaken at an earlier date selected for purposes of the illustration. Accordingly, we do not provide any assurance that the actual outcome of the event or transaction would have been as presented.

A reasonable assurance engagement to report on whether the pro forma financial information has been compiled, in all material respects, on the basis of the applicable criteria involves performing procedures to obtain sufficient appropriate evidence about whether:

- The related pro forma adjustments give appropriate effect to those criteria; and
- The Pro Forma Combined Statements of Financial Position reflects the proper application of those adjustments to the unadjusted financial information.

The procedures selected depend on our judgement, having regard to our understanding of the nature of the Group, the events or transactions in respect of which the Pro Forma Combined Statements of Financial Position have been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of Pro Forma Combined Statements of Financial Position.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Crowe

OPINION

In our opinion, the Pro Forma Combined Statements of Financial Position of the Group has been compiled, in all material respects, on the basis as described in notes thereon to the Pro Forma Combined Statements of Financial Position and in accordance with the requirements of the Prospectus Guidelines.

OTHER MATTER

This letter has been prepared solely for the purpose stated above, in connection with the listing of and quotation for the entire enlarged issued share capital of GB on the ACE Market of Bursa Malaysia Securities Berhad. As such, this letter should not be used for any other purpose without our prior written consent. Neither the firm nor any member or employee of the firm undertakes responsibility arising in any way whatsoever to any party in respect of this letter contrary to the aforesaid purpose.

Yours faithfully

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

Eddy Chan Wai Hun
02182/10/2027 J
Chartered Accountant

Penang

2 4 AUG 2026

Initialed For Identification Purposes Only
Crowe
Crowe Malaysia PLT
(LLP0018817-LCA & AF 1018)
Chartered Accountants

APPENDIX A

GB BOND HOLDINGS BERHAD

1. Pro Forma Combined Statements of Financial Position as at 31 May 2026

	Note	As at 31 May 2026* RM'000	Acquisitions RM'000	Pro Forma I After Acquisitions RM'000	Public Issue RM'000	Pro Forma II After Pro Forma I and Public Issue RM'000	Utilisation of Proceeds RM'000	Pro Forma III After Pro Forma II and Utilisation of Proceeds RM'000
Non-current assets								
Property, plant and equipment		19,055	-	19,055	-	19,055	-	19,055
Right-of-use assets		343	-	343	-	343	-	343
Deferred tax assets		501	-	501	-	501	-	501
		19,899	-	19,899	-	19,899	-	19,899
Current assets								
Inventories		12,692	-	12,692	-	12,692	-	12,692
Receivables		13,615	-	13,615	-	13,615	-	13,615
Derivatives		13		13	-	13	-	13
Prepayments	8.1	3,405	-	3,405	-	3,405	(2,438)	967
Current tax assets		467	-	467	-	467	-	467
Cash and cash equivalents	8.2	12,410	-	12,410	16,075	28,485	(2,062)	26,423
		42,602	-	42,602	16,075	58,677	(4,500)	54,177
Current liabilities								
Payables		10,093	-	10,093	-	10,093	-	10,093
Loans and borrowings		2,238	-	2,238	-	2,238	-	2,238
Hire purchase payables		292	-	292	-	292	-	292
Lease liabilities		112	-	112	-	112	-	112
Current tax liabilities		485	-	485	-	485	-	485
		13,220	-	13,220	-	13,220	-	13,220
Net current assets		29,382	-	29,382	16,075	45,457	(4,500)	40,957
Non-current liabilities								
Loans and borrowings		6,090	-	6,090	-	6,090	-	6,090
Hire purchase payables		557	-	557	-	557	-	557
Lease liabilities		237	-	237	-	237	-	237
Deferred tax liabilities		1,091	-	1,091	-	1,091	-	1,091
		7,975	-	7,975	-	7,975	-	7,975
Net assets		41,306	-	41,306	16,075	57,381	(4,500)	52,881

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APPENDIX A

GB BOND HOLDINGS BERHAD

1. Pro Forma Combined Statements of Financial Position as at 31 May 2026 (cont'd)

	Note	As at 31 May 2026* RM'000	Acquisitions RM'000	Pro Forma I After Acquisitions RM'000	Public Issue RM'000	Pro Forma II After Pro Forma I and Public Issue RM'000	Utilisation of Proceeds RM'000	Pro Forma III After Pro Forma II and Utilisation of Proceeds RM'000
Equity								
Share capital	8.3	^	30,276	30,276	16,075	46,351	(1,077)	45,274
Invested capital	8.4	1,100	(1,100)	-	-	-	-	-
Reorganisation reserve	8.5	-	(29,176)	(29,176)	-	(29,176)	-	(29,176)
Retained profits	8.6	40,206	-	40,206	-	40,206	(3,423)	36,783
Total equity		41,306	-	41,306	16,075	57,381	(4,500)	52,881
Number of ordinary shares ('000)	8.3	^		348,000	64,300	412,300		412,300
NA attributable to owners of the Company (RM'000)		41,306		41,306		57,381		52,881
NA per ordinary share (sen)		41,306,000		12		14		13
Gearing ratio (times)		0.22		0.22		0.16		0.17

Notes:
* Extracted from the Group's audited combined financial statements for the financial period ended 31 May 2026
^ This represents 100 shares of RM1.00 each in GB Bond Holdings Berhad

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APPENDIX A

GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

2. Abbreviation

Unless the context otherwise requires, the following words and abbreviations shall apply throughout this report:

ACE Market	:	ACE Market of Bursa Securities
Acquisition of 49% of Purebond Adhesive	:	Acquisition by GB Chemical of 49% equity interest of Purebond Adhesive from Supermulti Team for a total purchase consideration of RM606,581.40, which was entirely satisfied via the issuance and allotment of 6,972,200 new GB Shares at an issue price of RM0.0870 each The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026
Acquisition of GB Bond	:	Acquisition by GB of the entire equity interest of GB Bond from the Vendors for a total purchase consideration of RM10,200,960.71, which was entirely satisfied via the issuance and allotment of 117,252,422 new GB Shares at an issue price of RM0.0870 each The Acquisition of GB Bond was completed on 23 July 2026
Acquisition of GB Chemical	:	Acquisition by GB of the entire equity interest of GB Chemical from the Vendors for a total purchase consideration of RM19,468,449.19, which was entirely satisfied via the issuance and allotment of 223,775,278 new GB Shares at an issue price of RM0.0870 each The Acquisition of GB Chemical was completed on 23 July 2026
Acquisitions	:	Collectively, the Acquisition of GB Chemical, Acquisition of GB Bond and Acquisition of 49% of Purebond Adhesive
Bursa Securities	:	Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))
Dato' Gooi	:	Dato' Gooi Ching Koay, being a Promoter, Specified Shareholder, substantial shareholder, Selling Shareholder and Managing Director of the Company
GB or Company	:	GB Bond Holdings Berhad (Registration No. 202501019253 (1620666-T))
GB Bond	:	GB Bond Sdn Bhd (Registration No. 201301007688 (1037529-T)), a wholly owned subsidiary of the Company
GB Chemical	:	GB Chemical (M) Sdn Bhd (Registration No. 200001027230 (529837-H)), a wholly owned subsidiary of the Company

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GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

2. Abbreviation (cont'd)

Unless the context otherwise requires, the following words and abbreviations shall apply throughout this report (cont'd):

GB Group or Group	:	GB and its subsidiaries, collectively
GB Shares or Shares	:	Ordinary shares in GB
IPO	:	Initial public offering comprising the Public Issue and Offer for Sale, collectively
IPO Price	:	Issue / Offer price of RM0.25 per share under the Public Issue and Offer For Sale
IPO Share(s)	:	Collectively, the Issue Share(s) and the Offer Share(s)
Issue Share(s)	:	64,300,000 new Shares to be issued under the Public Issue
Listing	:	Admission of GB to the Official List of Bursa Securities and the listing and quotation of its entire enlarged issued share capital comprising 412,300,000 Shares on the ACE Market
Malaysian Public	:	Citizens of Malaysia and companies, societies, co-operatives and institutions incorporated or organised under the laws of Malaysia but excludes Directors of our Group, our substantial shareholders and person connected with them
Lee Kim Wei	:	Lee Kim Wei, being a Promoter, Specified Shareholder, substantial shareholder, and Executive Director of the Company
MITI	:	Ministry of Investment, Trade and Industry
NA	:	Net assets
Offer for Sale	:	Offer for sale by the Selling Shareholder of 42,880,000 Offer Shares at the IPO Price
Offer Share(s)	:	The existing Shares to be offered by the Selling Shareholder pursuant to the Offer for Sale
Prospectus	:	This Prospectus in relation to the IPO
Public Issue	:	Public issue of 64,300,000 Issue Shares at the IPO Price
Purebond Adhesive	:	Purebond Adhesive (M) Sdn Bhd (Registration No. 201101015731 (943865-X)), a subsidiary of GB Chemical
Selling Shareholder	:	Dato' Gooi
Supermulti Team	:	Supermulti Team Sdn Bhd (Registration No. 201101015782 (943916-W)
Vendors	:	Collectively, Dato' Gooi and Lee Kim Wei
RM and sen	:	Ringgit Malaysia and sen, respectively

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GB BOND HOLDINGS BERHAD

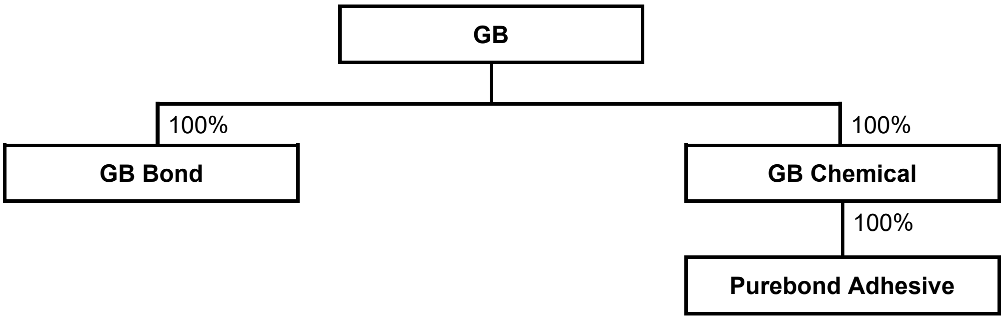
NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

3. Introduction

The Pro Forma Combined Statements of Financial Position of the Group as at 31 May 2026 together with the notes thereon, for which the Board of Directors of the Company ("the Directors") are solely responsible, have been prepared for illustrative purposes only for the purpose of inclusion in the Prospectus of the Company to be issued in conjunction with the listing and quotation of the entire enlarged issued share capital of the Company on the ACE Market of Bursa Securities and should not be relied upon for any other purposes.

4. Group structure

The group structure of GB after the Acquisitions will be as follows:



The financial positions of GB Group are combined using the merger method as the companies are under common control by the same parties, both before and after the Acquisitions, and control is not transitory. When the merger method is used, the difference between the cost of investment recorded by GB (i.e. the consideration for the Acquisitions) and the share capital of GB Chemical, GB Bond and Purebond Adhesive is accounted for as re-organisation reserve in the Pro Forma Combined Statements of Financial Position, as follows:

		RM'000
New shares issued by the Company as consideration for the Acquisitions		30,276
Less:	Reversal of issued share capital as at 31 May 2026 of:	
	- GB Chemical	(1,000)
	- GB Bond	(100)
	- 49% of Purebond Adhesive	*
		(1,100)
Reorganisation reserve		29,176

Note:

* Less than RM1,000

APPENDIX A

GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

5. Basis of Preparation

The Pro Forma Combined Statements of Financial Position have been prepared based on the audited combined statements of financial position of the Group as at 31 May 2026, which was prepared in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards, and in a manner consistent with the format of the financial statements and the accounting policies of the Group.

The Pro Forma Combined Statements of Financial Position together with the related notes thereon, have been prepared solely to illustrate the impact of the events and transactions set out in Note 6 to the Pro Forma Combined Statements of Financial Position on the audited financial statements of the Group as at 31 May 2026 had the events occurred or transactions been undertaken on 31 May 2026.

The financial statements used in preparation of this Pro Forma Combined Statements of Financial Position as at 31 May 2026 were not subject to any qualification, modification or disclaimer of opinion.

The Pro Forma Combined Statements of Financial Position are not necessary indicative of the financial position that would have been attained had the IPO actually occurred at the respective dates. The Pro Forma Combined Statements of Financial Position have been prepared for illustrative purpose only, and because of this nature, may not give a true picture of the actual financial position of the Group.

6. Listing scheme

The following proposals were undertaken in conjunction with, and as an integral part of the Listing:

6.1 Acquisition of GB Bond and Acquisition of GB Chemical

On 14 August 2025, the Company had entered into a conditional share sale agreement with Dato' Gooi and Lee Kim Wei to acquire the entire equity interest in GB Bond comprising 100,000 ordinary shares for a total purchase consideration of RM10,200,960.71 and the entire equity interest in GB Chemical comprising 1,000,000 ordinary shares for a total purchase consideration of RM19,468,449.19.

The total purchase consideration of RM10,200,960.71 for the Acquisition of GB Bond, being approximately the audited NA of GB Bond as at 31 December 2024, shall be satisfied by the issuance of 117,252,422 new GB shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Bond	%	No. of Consideration Shares issued
Dato' Gooi	85,000	85.00	99,664,559
Lee Kim Wei	15,000	15.00	17,587,863
Total	100,000	100.00	117,252,422

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GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

6. Listing scheme (Cont'd)

6.1 Acquisition of GB Bond and Acquisition of GB Chemical (Cont'd)

The total purchase consideration of RM19,468,449.19 for the Acquisition of GB Chemical, being approximately the adjusted NA of GB Chemical as at 31 December 2024, shall be satisfied by the issuance of 223,775,278 new GB shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Chemical	%	No. of Consideration Shares issued
Dato' Gooi	909,080	90.91	203,434,105
Lee Kim Wei	90,920	9.09	20,341,173
Total	1,000,000	100.00	223,775,278

The Acquisition of GB Bond and Acquisition of GB Chemical were completed on 23 July 2026 and consequently, GB Bond and GB Chemical became wholly owned subsidiaries of the Company.

6.2 Acquisition of 49% of Purebond Adhesive

On 14 August 2025, the Company, GB Chemical and Supermulti Team entered into a tri-partite conditional share sale agreement to which GB Chemical will acquire 49% equity interest in Purebond Adhesive comprising 490 ordinary shares for a purchase consideration of RM606,581.40. GB will settle the purchase consideration on behalf of GB Chemical through an issuance of 6,972,200 new GB shares to Supermulti Team at an issue price of RM0.0870 per Share.

The total purchase consideration of RM606,581.40, being 49% of the audited NA of Purebond Adhesive as at 31 December 2024 of RM1,238,309.00

The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026 and consequently, Purebond Adhesive became a wholly owned subsidiary of GB Chemical.

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GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

6. Listing scheme (Cont'd)

6.3 IPO

The IPO comprises the following:

(i) Public Issue of 64,300,000 Issue Shares in the following manner:

(a) 20,615,000 Issue Shares for application by the Malaysian Public;

(b) 4,123,000 Issue Shares for application by the eligible directors, employees and persons who have contributed to the success of the Group;

(c) 39,562,000 Issue Shares by way of private placement to Bumiputera investors approved by MITI; and

(ii) Offer for Sale of 42,880,000 Offer Shares by way of private placement in the following manner:

(a) 11,975,500 Offer Shares to Bumiputera investors approved by MITI; and

(b) 30,904,500 Offer Shares to selected investors

at IPO Price.

Upon completion of the Public Issue, the share capital of GB shall increase from RM 30,276,091 comprising 348,000,000 shares to RM46,351,091 comprising 412,300,000 shares in GB.

6.4 Listing on Bursa Securities

The admission of GB to the Official List of Bursa Securities, and the entire enlarged issued share capital of RM46,351,091 (before deducting the estimated listing expenses directly attributable to the issuance of new shares in GB) comprising 412,300,000 shares in GB shall be listed on the ACE Market of Bursa Securities upon completion of the IPO.

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GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

7. Pro Forma Adjustments to the Pro Forma Combined Statements of Financial Position

The Pro Forma Combined Statements of Financial Position as at 31 May 2026 have been prepared solely for illustration purposes only to show the effects of the following transactions based on the assumptions that they had been undertaken on 31 May 2026:

7.1 Pro Forma I

Pro Forma I incorporates the effects after the Acquisitions as set out in Section 6.

7.2 Pro Forma II

Pro Forma II incorporates the effects of Pro Forma I and effect of the Public Issue as set out in Section 6.3 above.

7.3 Pro Forma III

Pro Forma III incorporates the effects of Pro Forma I, Pro Forma II and effect of the utilisation of the proceeds from the Public Issue. The proceeds from Public Issue are intended to be used as follows:

Utilisation of proceeds	RM'000	%	Estimated timeframe for utilisation
Rental and purchase of machinery and equipment for new factory [(1)]	5,500	34.21	Within 36 months
Expansion to Vietnam [(1)]	3,500	21.77	Within 36 months
Working capital[(1)]	1,175	7.31	Within 24 months
Purchase of equipment for product formulation[(1)]	900	5.60	Within 24 months
Marketing expenses for products[(1)]	500	3.11	Within 24 months
Listing expenses[(2)]	4,500	28.00	Within 1 month
Total	16,075	100.00	

Notes:

(1) These utilisations of proceeds are not adjusted in the Pro Forma III as they are not supported by any purchase order, sale and purchase agreement or any other contractual binding agreement, and hence, they remained in the cash and cash equivalents.

(2) The estimated listing expenses to be borne by the Company are estimated to be RM4.50 million comprising professional fees, underwriting commission, brokerage fees and placement fees and miscellaneous expenses. A total of RM1.08 million is assumed to be directly attributable to the issuance of new shares and therefore will be set off against share capital. The remaining expenses of RM3.42 million are assumed to be attributable to the listing and therefore charged to the statements of profit or loss and other comprehensive income. As at 31 May 2026, RM2.44 million has been paid and debited into prepayments.

APPENDIX A

GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

8. Effects on the Pro Forma Combined Statements of Financial Position

8.1 Prepayments

	RM'000
As at 31 May 2026 / As per Pro Forma I and II	3,405
Pursuant to prepaid listing expenses(#)	(2,438)
As per Pro Forma III	967

Note:

(#) As at 31 May 2026, RM2.44 million of listing expenses have been recognised as prepayments. The listing expenses will be offset against share capital and expense off to profit or loss upon Listing.

8.2 Cash and cash equivalents

	RM'000
As at 31 May 2026 / As per Pro Forma I	12,410
Pursuant to Public Issue	16,075
As per Pro Forma II	28,485
Pursuant to estimated listing expenses(*)	(2,062)
As per Pro Forma III	26,423

(*) The estimated listing expenses to be borne by the Company are estimated to be RM4.50 million comprising professional fees, underwriting commission, brokerage fees and placement fees and miscellaneous expenses of which RM2.44 million has been paid.

8.3 Share capital

	Number of Ordinary Shares ('000)	Amount of Share Capital RM'000
As at 31 May 2026	#	^
Pursuant to Acquisitions	348,000	30,276
As per Pro Forma I	348,000	30,276
Pursuant to Public Issue	64,300	16,075
As per Pro Forma II	412,300	46,351
Estimated listing expenses (Section 7.3)	-	(1,077)
As per Pro Forma III	412,300	45,274

Represent 100 ordinary shares
^ Represent RM100

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APPENDIX A

GB BOND HOLDINGS BERHAD

NOTES TO THE PRO FORMA COMBINED STATEMENTS OF FINANCIAL POSITION AS AT 31 MAY 2026 (CONT'D)

8. Effects on the Pro Forma Combined Statements of Financial Position (cont'd)

8.4 Invested capital

	RM'000
As at 31 May 2026	1,100
Pursuant to Acquisitions	(1,100)
As per Pro Forma I, II and III	-

8.5 Reorganisation reserve

	RM'000
As at 31 May 2026	-
Pursuant to Acquisitions	(29,176)
As per Pro Forma I, II and III	(29,176)

8.6 Retained profits

	RM'000
As at 31 May 2026 / As per Pro Forma I and II	40,206
Estimated listing expenses (Section 7.3)	(3,423)
As per Pro Forma III	36,783

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APPENDIX A

GB BOND HOLDINGS BERHAD

APPROVAL BY THE BOARD OF DIRECTORS

Approved and adopted by the Board of Directors in accordance with a resolution dated 2 4 AUG 2026

On behalf of the Board of Directors,

Dato' Gooi Ching Koay **Lee Kim Wei**

Crowe Malaysia PLT
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The Board of Directors
GB Bond Holdings Berhad
Third Floor, No. 77, 79 & 81,
Jalan SS21/60, Damansara Utama
47400 Petaling Jaya
Selangor

Dear Sirs

REPORTING ACCOUNTANTS' OPINION ON THE FINANCIAL INFORMATION CONTAINED IN THE ACCOUNTANTS' REPORT OF GB BOND HOLDINGS BERHAD ("GB" OR "THE COMPANY")

Opinion

We have audited the financial information of GB and its subsidiaries ("the Group"), which comprise the combined statements of financial position as at 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024, 31 December 2025 and 31 May 2026 and the combined statements of comprehensive income, combined statements of changes in equity and combined statements of cash flows of the Group for each of the financial years ended 31 December 2021, 31 December 2022, 31 December 2023 and 31 December 2024, 31 December 2025 and the financial period ended 31 May 2026 and notes to the combined financial statements, including material accounting policy information, as set out on pages 4 to 55.

This historical financial information has been prepared for inclusion in the prospectus of GB in connection with the listing of and quotation for the entire issued share capital of the Company on the ACE Market of Bursa Malaysia Securities Berhad ("the Prospectus"). This report is required by the Prospectus Guidelines issued by the Securities Commission Malaysia ("the Guidelines") and is given for the purpose of complying with the Guidelines and for no other purposes.

In our opinion, the financial information gives a true and fair view of the financial position of the Group as at 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024, 31 December 2025 and 31 May 2026 and of their financial performance and their cash flows for each of the financial years ended 31 December 2021, 31 December 2022, 31 December 2023 and 31 December 2024, 31 December 2025 and the financial period ended 31 May 2026 in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards.

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 *Reporting Accountants' Responsibilities for the Audit* of the financial information 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 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 Accountants' *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.

Responsibilities of the Directors for the financial information

The Directors of GB are responsible for the preparation of the financial information of the Group that gives a true and fair view in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial information of the Group that is free from material misstatement, whether due to fraud or error.

In preparing the financial information of the Group, the directors are responsible for assessing the Group'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 intend to liquidate the Group or to cease operations, or have no realistic alternative but to do so.

Reporting accountants' responsibility for the audit of financial information

Our objectives are to obtain reasonable assurance about whether the financial information of the Group as a whole are free from material misstatement, whether due to fraud or error, and to issue a 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 this financial information.

As a 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 information of the Group, 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 internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- 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 ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the financial information of the Group 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 report. However, future events or conditions may cause the Group to cease to continue as a going concern.

Reporting accountants' responsibility for the audit of financial information (cont'd)

- Evaluate the overall presentation, structure and content of the financial information of the Group, including the disclosures, and whether the financial information of the Group represents 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 financial information of the Group. 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.

Other matters

The significant events during and subsequent to the end of the financial period ended 31 May 2026 have been disclosed in Note 32 to the combined financial statements.

Restriction on distribution and use

This report is made solely to the Group for inclusion in the Prospectus to be issued in relation to the listing of and quotation for the entire enlarged issue share capital on the ACE Market of Bursa Malaysia Securities Berhad. As such, this report should not be used for any other purpose without our prior written consent. We do not assume responsibility to any other person for the content of this report.

Crowe Malaysia PLT	**Eddy Chan Wai Hun**
201906000005 (LLP0018817-LCA) & AF 1018	02182/10/2027 J
Chartered Accountants	Chartered Accountant

Penang

2 4 AUG 2026

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF FINANCIAL POSITION

	Note	31-Dec-21 RM'000	31-Dec-22 RM'000	31-Dec-23 RM'000	31-Dec-24 RM'000	31-Dec-25 RM'000	31-May-26 RM'000
Non-current assets							
Property, plant and equipment	4	14,662	13,248	17,619	21,116	19,547	19,055
Investment properties	5	6,237	-	-	-	-	-
Right-of-use assets	6	335	269	189	69	281	343
Other investments	7	-	-	978	1,233	-	-
Deferred tax assets	8	16	25	81	30	52	501
		21,250	13,542	18,867	22,448	19,880	19,899
Current assets							
Assets held for sale	9	-	6,150	5,677	7,033	-	-
Inventories	10	10,167	9,687	8,723	10,115	10,617	12,692
Receivables	11	17,483	15,606	13,242	11,570	11,350	13,615
Derivatives	12	-	-	-	1	-	13
Prepayments		966	657	764	721	2,233	3,405
Current tax assets		1,217	1,575	792	548	804	467
Cash and cash equivalents	13	7,206	9,804	10,060	9,319	10,721	12,410
		37,039	43,479	39,258	39,307	35,725	42,602
Current liabilities							
Payables	14	12,037	9,945	12,073	12,479	7,622	10,093
Loans and borrowings	15	5,667	6,092	3,652	2,530	2,896	2,238
Hire purchase payables	16	300	379	494	479	286	292
Lease liabilities	17	97	101	123	71	90	112
Derivatives	12	-	10	1	-	49	-
Contract liabilities	18	24	-	-	-	-	-
Current tax liabilities		-	-	1,522	422	60	485
		18,125	16,527	17,865	15,981	11,003	13,220
Net current assets		18,914	26,952	21,393	23,326	24,722	29,382

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF FINANCIAL POSITION (CONT'D)

	Note	31-Dec-21 RM'000	31-Dec-22 RM'000	31-Dec-23 RM'000	31-Dec-24 RM'000	31-Dec-25 RM'000	31-May-26 RM'000
Non-current liabilities							
Loans and borrowings	15	15,062	14,479	7,915	7,149	6,389	6,090
Hire purchase payables	16	1,018	1,015	1,394	1,002	681	557
Lease liabilities	17	239	173	72	-	193	237
Deferred tax liabilities	8	653	639	333	499	587	1,091
		16,972	16,306	9,714	8,650	7,850	7,975
Net assets		23,192	24,188	30,546	37,124	36,752	41,306
Equity							
Invested capital	19	1,100	1,100	1,100	1,100	1,100	1,100
Retained profits		22,092	23,088	29,446	36,024	35,652	40,206
Total equity		23,192	24,188	30,546	37,124	36,752	41,306

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Year ended 31-Dec-21 RM'000	Year ended 31-Dec-22 RM'000	Year ended 31-Dec-23 RM'000	Year ended 31-Dec-24 RM'000	Year ended 31-Dec-25 RM'000	Period ended 31-May-26 RM'000
Revenue	20	55,352	58,872	53,818	56,338	52,439	24,346
Cost of goods sold		(39,728)	(44,284)	(36,631)	(34,742)	(31,342)	(13,314)
Gross profit		15,624	14,588	17,187	21,596	21,097	11,032
Other income		990	4,853	14,189	3,510	764	126
Administrative and general expenses		(5,246)	(10,802)	(9,392)	(6,868)	(6,838)	(2,852)
Selling and distribution expenses		(3,499)	(3,511)	(3,363)	(3,807)	(3,863)	(1,927)
Finance costs		(620)	(1,099)	(767)	(722)	(581)	(223)
Impairment losses on financial assets	21	(8)	-	-	(122)	(56)	(90)
Loss on derecognition of financial assets measured at amortised cost		(4)	-	(13)	-	-	(3)
Profit before tax	22	7,237	4,029	17,841	13,587	10,523	6,063

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF COMPREHENSIVE INCOME (CONT'D)

	Note	Year ended 31-Dec-21 RM'000	Year ended 31-Dec-22 RM'000	Year ended 31-Dec-23 RM'000	Year ended 31-Dec-24 RM'000	Year ended 31-Dec-25 RM'000	Period ended 31-May-26 RM'000
Tax expense	23	(838)	(928)	(3,415)	(3,209)	(2,321)	(1,509)
Profit for the financial year/period		6,399	3,101	14,426	10,378	8,202	4,554
Other comprehensive income for the financial year/period		-	-	-	-	-	-
Comprehensive income for the financial year/period		6,399	3,101	14,426	10,378	8,202	4,554
Basic earnings per share (RM)	24	5.82	2.82	13.11	9.43	7.46	4.14

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF CHANGES IN EQUITY

	Invested capital RM'000	Retained profits RM'000	Total equity RM'000
Balance at 1 January 2021	1,100	18,280	19,380
Dividends (representing total transactions with owners) (Note 25)	-	(2,587)	(2,587)
Profit (representing comprehensive income) for the financial year	-	6,399	6,399
Balance at 31 December 2021	1,100	22,092	23,192
Dividends (representing total transactions with owners) (Note 25)	-	(2,105)	(2,105)
Profit (representing comprehensive income) for the financial year	-	3,101	3,101
Balance at 31 December 2022	1,100	23,088	24,188
Dividends (representing total transactions with owners) (Note 25)	-	(8,068)	(8,068)
Profit (representing comprehensive income) for the financial year	-	14,426	14,426
Balance at 31 December 2023	1,100	29,446	30,546
Dividends (representing total transactions with owners) (Note 25)	-	(3,800)	(3,800)
Profit (representing comprehensive income) for the financial year	-	10,378	10,378
Balance at 31 December 2024	1,100	36,024	37,124
Dividends (representing total transactions with owners) (Note 25)	-	(8,574)	(8,574)
Profit (representing comprehensive income) for the financial year	-	8,202	8,202
Balance at 31 December 2025	1,100	35,652	36,752
Profit (representing comprehensive income) for the financial period	-	4,554	4,554
Balance at 31 May 2026	1,100	40,206	41,306

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF CASH FLOWS

	Note	Year ended 31-Dec-21 RM'000	Year ended 31-Dec-22 RM'000	Year ended 31-Dec-23 RM'000	Year ended 31-Dec-24 RM'000	Year ended 31-Dec-25 RM'000	Period ended 31-May-26 RM'000
Cash flows from operating activities							
Profit before tax		7,237	4,029	17,841	13,587	10,523	6,063
Adjustments for:							
Depreciation		999	1,053	1,149	1,498	1,609	663
Dividend income		-	-	(32)	(69)	(39)	-
Fair value losses/(gains) on financial instruments		-	10	27	(155)	112	(62)
Gain on disposal of assets held for sale		-	-	(9,850)	-	-	-
(Gain)/Loss on disposal of property, plant and equipment		(143)	(69)	-	(55)	(266)	3
Impairment losses on financial assets		8	-	-	122	56	90
Interest expense		620	1,099	767	644	508	184
Interest income		(37)	(62)	(212)	(127)	(110)	(55)
Inventories written down		-	3,164	279	760	217	256
Inventories written off		-	-	-	5	-	-
Loss on derecognition of financial assets measured at amortised cost		4	-	13	-	-	3
Property, plant and equipment written off		4	1,674	-	29	30	2
Reversal of inventories written down		-	-	-	(279)	(760)	(217)
Unrealised (gain)/loss on foreign exchange		(78)	(55)	(94)	75	(81)	10
Operating profit before working capital changes		8,614	10,843	9,888	16,035	11,799	6,940
Changes in:							
Assets held for sale		-	-	(5,677)	(1,356)	5,833	-
Inventories		(2,048)	(2,684)	685	(1,878)	41	(2,114)
Receivables		(3,343)	1,886	2,356	1,557	126	(2,361)

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF CASH FLOWS (CONT'D)

	Note	Year ended 31-Dec-21 RM'000	Year ended 31-Dec-22 RM'000	Year ended 31-Dec-23 RM'000	Year ended 31-Dec-24 RM'000	Year ended 31-Dec-25 RM'000	Period ended 31-May-26 RM'000
Changes in:							
Prepayments		47	309	(107)	43	(1,512)	(1,172)
Payables		842	(2,036)	2,220	(2,480)	(1,931)	2,464
Contract liabilities		(61)	(24)	-	-	-	-
Cash generated from operations		4,051	8,294	9,365	11,921	14,356	3,757
Interest received		37	62	212	127	110	55
Tax paid		(944)	(1,309)	(1,840)	(3,848)	(3,209)	(1,188)
Tax refunded		325	-	368	-	336	496
Net cash from operating activities		3,469	7,047	8,105	8,200	11,593	3,120
Cash flows from investing activities							
Acquisition of other investments		-	-	(1,014)	(102)	-	-
Acquisition of property, plant and equipment	26	(705)	(719)	(4,412)	(4,881)	(356)	(195)
Acquisition of right-of-use assets	26	-	(3)	-	-	-	-
Dividend received		-	-	32	69	39	-
Proceeds from disposal of assets held for sale		-	-	16,000	-	1,200	-
Proceeds from disposal of other investments		-	-	-	-	1,171	-
Proceeds from disposal of property, plant and equipment		461	75	2	707	974	70
Net cash (used in)/from investing activities		(244)	(647)	10,608	(4,207)	3,028	(125)

GB BOND HOLDINGS BERHAD

COMBINED STATEMENTS OF CASH FLOWS (CONT'D)

	Note	Year ended 31-Dec-21 RM'000	Year ended 31-Dec-22 RM'000	Year ended 31-Dec-23 RM'000	Year ended 31-Dec-24 RM'000	Year ended 31-Dec-25 RM'000	Period ended 31-May-26 RM'000
Cash flows from financing activities							
Dividend paid		(2,587)	(2,105)	(8,068)	(1,000)	(11,374)	-
Drawdown of term loans	26	1,078	-	-	1,053	-	-
Interest paid		(620)	(1,099)	(767)	(644)	(508)	(184)
Net increase/(decrease) in short-term loans and borrowings	26	1,694	515	(2,202)	(1,250)	531	(672)
Payment of hire purchase payables	26	(462)	(324)	(496)	(1,082)	(814)	(118)
Payment of lease liabilities	26	(104)	(106)	(119)	(124)	(122)	(47)
Repayment of term loans	26	(600)	(673)	(6,802)	(1,691)	(925)	(285)
Net cash used in financing activities		(1,601)	(3,792)	(18,454)	(4,738)	(13,212)	(1,306)
Currency translation differences		-	(10)	(3)	4	(7)	-
Net increase/(decrease) in cash and cash equivalents		1,624	2,598	256	(741)	1,402	1,689
Cash and cash equivalents brought forward		5,582	7,206	9,804	10,060	9,319	10,721
Cash and cash equivalents carried forward	13	7,206	9,804	10,060	9,319	10,721	12,410

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

1. General information

GB Bond Holdings Berhad ("GB") was incorporated in Malaysia as a private limited company under the name of GB Bond Holdings Sdn. Bhd. on 5 May 2025 under the Companies Act 2016.

On 15 August 2025, GB was converted from a private company to public company limited by shares and assumed its present name of GB Bond Holdings Berhad.

As an integral part of listing of GB on the ACE Market of Bursa Malaysia Securities Berhad, GB:

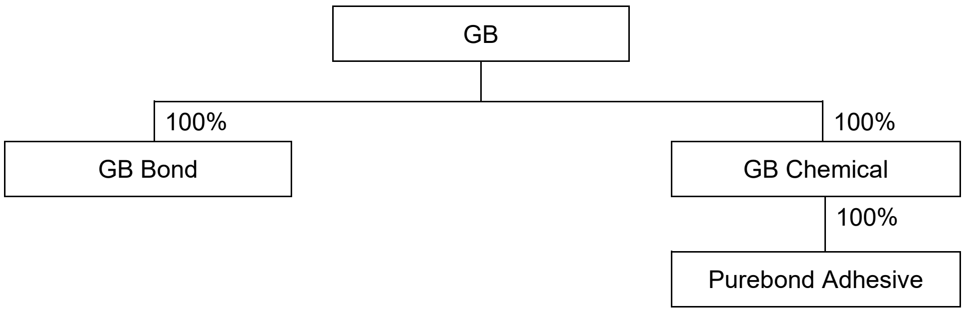
(i) entered into a conditional share sale agreement dated 14 August 2025 to acquire the entire issued share capital of GB Chemical (M) Sdn Bhd ("GB Chemical") comprising 1,000,000 ordinary shares for a total purchase consideration of RM19,468,449.19, which was entirely satisfied via the issuance of 223,775,278 new GB Shares at an issue price of RM0.0870. The Acquisition of GB Chemical was completed on 23 July 2026 and consequently GB Chemical became a wholly owned subsidiary of GB;

(ii) entered into a conditional share sale agreement dated 14 August 2025 to acquire the entire issued share capital of GB Bond Sdn Bhd ("GB Bond") comprising 100,000 ordinary shares for a total purchase consideration of RM10,200,960.71, which was entirely satisfied via the issuance of 117,252,422 new GB Shares at an issue price of RM0.0870. The Acquisition of GB Bond was completed on 23 July 2026 and consequently GB Bond became a wholly owned subsidiary of GB;

(iii) entered into a tri-partite conditional share sale agreement to which GB Chemical acquires 49% of the issued share capital of Purebond Adhesive (M) Sdn Bhd ("Purebond Adhesive") on 14 August 2025 comprising 490 ordinary shares from Supermulti Team Sdn Bhd ("Supermulti Team") for a total purchase consideration of RM606,581.40, which was entirely satisfied via the issuance of 6,972,200 new GB Shares at an issue price of RM0.0870. The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026 and consequently, Purebond Adhesive became a wholly owned subsidiary of GB Chemical.

As at the date of this report, the Acquisition of GB Chemical, the Acquisition of GB Bond and the Acquisition of 49% equity interest in Purebond Adhesive (collectively known as "the Acquisitions") have been completed on 23 July 2026. Accordingly, all relevant conditions precedent, including the approval from Bursa Securities for the Listing, have been fulfilled.

(iv) The Group structure after the Acquisitions is as follows:



The principal activities, registered office and principal place of business of GB and the combining entities (collectively known as the "Group") are as follows:

Name of company	Principal activities	Registered office	Principal place of business
GB Bond Holdings Berhad	Investment holding	Third Floor, No. 77, 79 & 81, Jalan SS 21/60, Damansara Utama, 47400 Petaling Jaya, Selangor	No. 1744, Jalan Industri 2, Kawasan Industri Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

1. General information (cont'd)

Name of company	Principal activities	Registered office	Principal place of business
GB Chemical (M) Sdn Bhd	Manufacture of emulsion polymer products, industrial glues and adhesives, transport agent and providing transportation and related services and manufacturer of and dealer in all kinds of sealant products	Third Floor, No. 77, 79 & 81, Jalan SS 21/60, Damansara Utama, 47400 Petaling Jaya, Selangor	No. 1744, Jalan Industri 2, Kawasan Perindustrian Bukit Panchor, 14300 Nibong Tebal, Pulau Pinang
GB Bond Sdn Bhd	Manufacture of emulsion polymer products and industrial glues	Third Floor, No. 77, 79 & 81, Jalan SS 21/60, Damansara Utama, 47400 Petaling Jaya, Selangor	No. 21 & 23 Lorong Seruling 2, Kawasan Perindustrian Valdor, 14200 Sungai Jawi, Pulau Pinang
Purebond Adhesive (M) Sdn Bhd	Trading of chemical products	Third Floor, No. 77, 79 & 81, Jalan SS 21/60, Damansara Utama, 47400 Petaling Jaya, Selangor	No. 2A, Tingkat Bawah & 1, Jalan Kemuning Prima D 33/D, Taman Kemuning Utama, Seksyen 33, 40400 Shah Alam, Selangor

2. Basis of preparation

As the Acquisitions were only completed on 23 July 2026, there are no consolidated financial statements of GB for financial years ended 31 December 2021, 2022, 2023, 2024 and 2025 and the financial period ended 31 May 2026 ("the relevant reporting period").

For the purpose of inclusion in the prospectus of GB in connection with the listing of and quotation for its entire enlarged issued share capital on the ACE Market of Bursa Malaysia Securities Berhad in accordance with the Chapter 10, Part II, Division 1 : Prospectus Guidelines issued by the Securities Commission Malaysia, the combined financial statements of GB, which are the combination or aggregation of the financial statements of the following combining entities, have been prepared based on the separate financial statements for the relevant reporting periods as follows:

Combining Entity	Relevant Reporting Periods	Accounting Standards Applied	Auditors
GB	FPE 31 May 2026 FPE 31 December 2025	MFRSs MFRSs	Crowe Malaysia PLT Crowe Malaysia PLT
GB Chemical	FPE 31 May 2026 FYE 31 December 2025 FYE 31 December 2024 FYE 31 December 2023 FYE 31 December 2022 FYE 31 December 2021	MFRSs MFRSs MFRSs MFRSs MFRSs MFRSs	Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT
GB Bond	FPE 31 May 2026 FYE 31 December 2025 FYE 31 December 2024 FYE 31 December 2023 FYE 31 December 2022 FYE 31 December 2021	MFRSs MFRSs MFRSs MFRSs MFRSs MFRSs	Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT Crowe Malaysia PLT

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

2. Basis of preparation (cont'd)

Combining Entity	Relevant Reporting Periods	Accounting Standards Applied	Auditors
Purebond Adhesive	FPE 31 May 2026	MFRSs	Crowe Malaysia PLT
	FYE 31 December 2025	MFRSs	Crowe Malaysia PLT
	FYE 31 December 2024	MFRSs	Crowe Malaysia PLT
	FYE 31 December 2023	MFRSs	Crowe Malaysia PLT
	FYE 31 December 2022	MFRSs	Crowe Malaysia PLT
	FYE 31 December 2021	MFRSs	Crowe Malaysia PLT

Notes:
FYE = Financial year ended
FPE = Financial period ended
MFRSs = Malaysian Financial Reporting Standards

The combined financial statements of the Group for the relevant reporting period were prepared in a manner similar to the "pooling-of-interest" method, as if entities within the Group were operating as a single economic enterprise from the beginning of the earliest comparative period covered by the relevant period or the dates of incorporation of entities within the Group, if later. Such manner of presentation reflects the economic substance of the combining entities, which were under common control throughout the relevant reporting period.

Entities under common control are entities which are ultimately controlled by the same parties and that control is not transitory. Control exists when the same parties have, as a result of contractual agreements, ultimate collective power to govern the financial and operating policies of each of the combining entities so as to obtain benefits from their activities, and that ultimate collective power is not transitory.

The financial statements of common controlled entities are included in the combined financial statements from the day that control commences until the date that control ceases. The identified assets and liabilities of all commonly controlled entities are accounted for at their historical costs. The accounting policies of common controlled entities have been changed where necessary to align them with the policies by the Group.

Any excess or deficiency of the nominal value of the shares acquired is taken to the shareholders' equity as a merger reserve or deficit.

All material intra-group transactions and balances have been eliminated on combination.

The combined financial statements of the Group have been prepared under the historical cost convention, modified to include other bases of measurement as disclosed in other sections of the material accounting policy information, and in accordance with Malaysian Financial Reporting Standards ("MFRSs") and International Financial Reporting Standards ("IFRSs").

The audited financial statements used to prepare the financial statements are not subject to any audit qualifications, modifications or disclaimers.

The following MFRSs became effective for the FPE 31 May 2026 under review:

MFRS	Effective for annual periods beginning on or after
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
Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026

The initial application of the above MFRSs did not have any significant impacts on the financial statements.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

2. Basis of preparation (cont'd)

The Group has not applied the following MFRSs which have been issued as at the end of the reporting period but are not yet effective for the financial period ended 31 May 2026:

MFRS (issued as at the end of the reporting period)	Effective for annual periods beginning on or after
MFRS 18 *Presentation and Disclosure in Financial Statements*	1 January 2027
MFRS 19 *Subsidiaries without Public Accountability: Disclosures*	1 January 2027
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

Except for the adoption of MFRS 18, management foresees that the initial application of the above MFRSs will not have any significant impacts on the financial statements.

MFRS 18 *Presentation and Disclosure in Financial Statements*

MFRS 18, which will replace MFRS 101 *Presentation of Financial Statements* upon its adoption, aims to provide better information about entities' financial performance and enhance financial reporting quality. The key changes introduced by MFRS 18 are:

- classification of income and expenses into five categories (i.e. operating, investing, financing, income taxes and discontinued operations);
- presentation of two defined subtotals (i.e. operating profit or loss and profit or loss before financing and income taxes) in the statement of profit or loss;
- disclosures about management-defined performance measures; and
- new principles for aggregation and disaggregation of information.

The Group will initially apply the new requirements of MFRS 18 in the financial year ending 31 December 2027.

2.1 Statement of compliance

The financial statements have been prepared in accordance with MFRS and IFRS.

2.2 Functional and presentation currency

The functional and presentation currency of the financial statements is Ringgit Malaysia ("RM") and all values are rounded to the nearest thousand ("RM'000") unless otherwise indicated.

3. Material accounting policy information

3.1 Critical accounting estimates and judgements

Key sources of estimation uncertainty

The key assumptions about the future, and other major sources of estimation uncertainty at the end of the reporting period, that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Valuation of inventories

Reviews are made periodically by management on inventories for excess inventories, obsolescence and decline in net realisable value below cost. These reviews involve judgements and estimation uncertainty in forming expectations about future sales and demands. Any changes in these accounting estimates will result in revisions to the valuation of inventories (Note 10).

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

3. Material accounting policy information (cont'd)

3.1 Critical accounting estimates and judgements (cont'd)

Key sources of estimation uncertainty (cont'd)

Impairment of receivables

The Group recognises loss allowance for expected credit losses on receivables based on an assessment of credit risk. Such assessment involves judgements and estimation uncertainty in analysing information about past events, current conditions and forecasts of future economic conditions. Any changes in these accounting estimates will affect the carrying amounts of receivables (Note 11).

3.2 Business combinations

A business combination is a transaction or other event in which an acquirer obtains control of one or more businesses. A business is an integrated set of activities and assets that is capable of being conducted and managed for the purpose of providing goods or services to customers, generating investment income (such as dividends or interest) or generating other income from ordinary activities. If the assets acquired are not a business, the transaction or other event is accounted for as an asset acquisition.

Business combinations are accounted for using the acquisition method. Under the acquisition method, the consideration transferred, the identifiable assets acquired and the liabilities assumed are measured at their acquisition-date fair values. The components of non-controlling interests that are present ownership interests are measured at the present ownership instruments' proportionate share in the recognised amounts of the identifiable net assets acquired. All other components of non-controlling interests are measured at their acquisition-date fair values. In a business combination achieved in stages, the previously held equity interest in the acquiree is remeasured at its acquisition-date fair value and any resulting gain or loss is recognised in profit or loss. All acquisition-related costs, other than the costs to issue debt or equity securities, are recognised in profit or loss as incurred.

Goodwill at the acquisition date is measured as the excess of (a) over (b) below:

(a) the aggregate of:
  (i) the acquisition-date fair value of the consideration transferred;
  (ii) the amount of any non-controlling interests; and
  (iii) in a business combination achieved in stages, the acquisition-date fair value of the previously held equity interest in the acquiree.

(b) the net of the acquisition-date fair values of the identifiable assets acquired and the liabilities assumed.

Goodwill is recognised as an asset at the aforementioned amount less accumulated impairment losses, if any. When the above (b) exceeds (a), the excess represents a bargain purchase gain and, after reassessment, is recognised in profit or loss.

3.3 Basis of consolidation

Acquisition method

A subsidiary is an entity that is controlled by another entity. An investor controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

A subsidiary is consolidated from the acquisition date, being the date on which control is obtained, and continues to be consolidated until the date when control is lost. Intragroup balances, transactions, income and expenses are eliminated in full on consolidation. Total comprehensive income is attributed to the owners of the parent and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance. All changes in the parent's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

3. Material accounting policy information (cont'd)

3.3 Basis of consolidation (cont'd)

Upon loss of control of a subsidiary, the assets (including any goodwill) and liabilities of, and any non-controlling interests in the subsidiary are derecognised. All amounts recognised in other comprehensive income in relation to the subsidiary are accounted for on the same basis as would be required if the related assets or liabilities had been directly disposed of. Any consideration received and any investment retained in the former subsidiary are recognised at their fair values. The resulting difference is then recognised as a gain or loss in profit or loss.

Merger method

Under the merger method of accounting, the assets and liabilities of the merger entities are reflected in the consolidated financial statements 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 when the combination takes place) and comparatives are presented as if the entities has always combined since the date for which entities had come under common control.

The difference between cost of the merger and the share capital and capital reserves of the merger entities is reflected within equity as reorganisation reserve.

Intragroup balances, transactions, income and expenses are eliminated in full on consolidation.

3.4 Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

Freehold land and capital work-in-progress are not depreciated. Other property, plant and equipment are depreciated on a straight-line basis over the estimated useful lives of the assets using the following annual rates:

Buildings	2%
Furniture and fittings	10% - 12%
Motor vehicles	10% - 16%
Office equipment	10% - 33%
Plant and machinery	10% - 12%
Renovation	10%
Signboard	10%

3.5 Right-of-use assets and lease liabilities

(a) Short-term leases and leases of low-value assets

The Group applies the "short-term lease" and "lease of low-value assets" recognition exemption. For these leases, the Group recognises the lease payments as an operating expense on a straight-line method over the term of the lease unless another systematic basis is more appropriate.

(b) Right-of-use assets

Right-of-use assets are stated at cost less accumulated depreciation and accumulated impairment losses, if any, and adjusted for any remeasurement of lease liabilities.

The right-of-use assets are depreciated on a straight-line basis from the commencement date to the earlier of the end of the estimated useful lives of the right-of-use assets or the end of the lease term.

(c) Lease liabilities

Lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the entities' incremental borrowing rate. Subsequent to the initial recognition, the lease liabilities are measured at amortised cost and adjusted for any lease reassessment or modifications.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

3. Material accounting policy information (cont'd)

3.6 Inventories

Inventories are valued at the lower of cost (determined principally on the first-in, first-out basis) and net realisable value. Cost consists of all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and costs necessary to make the sale.

3.7 Contract assets and contract liabilities

A contract is presented in the statement of financial position as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment. A contract asset is an entity's right to consideration in exchange for goods or services transferred to a customer when that right is conditioned on something other than the passage of time. A contract liability is an entity's obligation to transfer goods or services to a customer for which the entity has received consideration (or the amount is due) from the customer.

3.8 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 values at the reporting date with fair value changes recognised in profit or loss. The fair value changes include interest income.

Financial assets at amortised cost

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

(b) Financial liabilities

Financial liabilities through profit or loss

The financial liabilities are initially measured at fair value. Subsequent to the initial recognition, the financial liabilities are remeasured to their fair values at the reporting date with fair value changes recognised in profit or loss. The fair value changes include interest expense.

Financial 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) Equity

Ordinary shares are classified as equity. Transaction costs that relate to the issue of new shares are accounted for as a deduction from equity.

(d) Derivatives

Derivatives are initially measured at fair value. Subsequent to the initial recognition, the derivatives are remeasured to their fair values at the reporting date with fair value changes recognised in profit or loss.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

4. Property, plant and equipment

	Freehold land RM'000	Buildings RM'000	Furniture and fittings RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Renovation RM'000	Signboard RM'000	Capital work-in-progress RM'000	Total RM'000
Cost										
Balance at 1 January 2021	4,010	7,877	137	2,194	206	2,401	513	3	-	17,341
Additions	-	-	2	1,227	37	71	368	-	-	1,705
Disposals/Write-offs	-	-	-	(611)	(20)	-	-	-	-	(631)
Balance at 31 December 2021	4,010	7,877	139	2,810	223	2,472	881	3	-	18,415
Additions	-	-	7	628	65	282	137	-	-	1,119
Disposals/Write-offs	-	(1,797)	-	(165)	(38)	(46)	(4)	(3)	-	(2,053)
Balance at 31 December 2022	4,010	6,080	146	3,273	250	2,708	1,014	-	-	17,481
Additions	-	1,991	17	1,181	74	1,373	633	-	133	5,402
Disposals/Write-offs	-	-	-	(3)	-	-	-	-	-	(3)
Balance at 31 December 2023	4,010	8,071	163	4,451	324	4,081	1,647	-	133	22,880
Additions	-	74	10	864	34	4,426	58	-	90	5,556
Disposals/Write-offs	-	-	(93)	(709)	(12)	(25)	-	-	-	(839)
Balance at 31 December 2024	4,010	8,145	80	4,606	346	8,482	1,705	-	223	27,597
Additions	-	55	1	461	66	51	22	-	-	656
Transfers	-	223	-	-	-	-	-	-	(223)	-
Disposals/Write-offs	-	-	(5)	(2,479)	(41)	(510)	(38)	-	-	(3,073)
Balance at 31 December 2025	4,010	8,423	76	2,588	371	8,023	1,689	-	-	25,180
Additions	-	-	2	-	64	106	23	-	-	195
Disposals/Write-offs	-	-	-	-	(9)	(104)	-	-	-	(113)
Balance at 31 May 2026	4,010	8,423	78	2,588	426	8,025	1,712	-	-	25,262

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

4. Property, plant and equipment (cont'd)

	Freehold land RM'000	Buildings RM'000	Furniture and fittings RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Renovation RM'000	Signboard RM'000	Capital work-in-progress RM'000	Total RM'000
Accumulated depreciation										
Balance at 1 January 2021	-	441	104	1,179	142	1,248	137	1	-	3,252
Depreciation	-	158	13	329	21	210	79	-	-	810
Disposals/Write-offs	-	-	-	(293)	(16)	-	-	-	-	(309)
Balance at 31 December 2021	-	599	117	1,215	147	1,458	216	1	-	3,753
Depreciation	-	136	12	366	25	227	87	-	-	853
Disposals/Write-offs	-	(168)	-	(165)	(30)	(8)	(1)	(1)	-	(373)
Balance at 31 December 2022	-	567	129	1,416	142	1,677	302	-	-	4,233
Depreciation	-	125	4	496	32	256	116	-	-	1,029
Disposals/write-offs	-	-	-	(1)	-	-	-	-	-	(1)
Balance at 31 December 2023	-	692	133	1,911	174	1,933	418	-	-	5,261
Depreciation	-	163	5	628	37	378	167	-	-	1,378
Disposals/Write-offs	-	-	(91)	(57)	(2)	(8)	-	-	-	(158)
Balance at 31 December 2024	-	855	47	2,482	209	2,303	585	-	-	6,481
Depreciation	-	166	6	400	42	706	167	-	-	1,487
Disposals/Write-offs	-	-	(5)	(1,770)	(40)	(494)	(26)	-	-	(2,335)
Balance at 31 December 2025	-	1,021	48	1,112	211	2,515	726	-	-	5,633
Depreciation	-	70	2	125	122	192	101	-	-	612
Disposals/Write-offs	-	-	-	-	(6)	(32)	-	-	-	(38)
Balance at 31 May 2026	-	1,091	50	1,237	327	2,675	827	-	-	6,207
Carrying amount										
Balance at 1 January 2021	4,010	7,436	33	1,015	64	1,153	376	2	-	14,089
Balance at 31 December 2021	4,010	7,278	22	1,595	76	1,014	665	2	-	14,662
Balance at 31 December 2022	4,010	5,513	17	1,857	108	1,031	712	-	-	13,248
Balance at 31 December 2023	4,010	7,379	30	2,540	150	2,148	1,229	-	133	17,619
Balance at 31 December 2024	4,010	7,290	33	2,124	137	6,179	1,120	-	223	21,116
Balance at 31 December 2025	4,010	7,402	28	1,476	160	5,508	963	-	-	19,547
Balance at 31 May 2026	4,010	7,332	28	1,351	99	5,350	885	-	-	19,055

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

4. Property, plant and equipment (cont'd)

The carrying amounts of property, plant and equipment pledged as security for credit facilities granted to the Group are as follows:

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Freehold land and buildings	11,288	9,523	11,389	11,300	11,412	11,342
Plant and machinery	-	-	-	1,160	1,043	995
	11,288	9,523	11,389	12,460	12,455	12,337

The Group leases certain building under operating leases for 1 year. The undiscounted lease payments to be received are as follows:

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Within 1 year	-	-	1,046	247	-	-

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GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

5. Investment properties

	Freehold land RM'000	Buildings RM'000	Total RM'000
Cost			
Balance at 1 January 2021 / 31 December 2021	2,523	4,327	6,850
Transfer to assets held for sale	(2,523)	(4,327)	(6,850)
Balance at 31 December 2022 / 31 December 2023 / 31 December 2024 / 31 December 2025 / 31 May 2026	-	-	-
Accumulated depreciation			
Balance at 1 January 2021	-	526	526
Depreciation	-	87	87
Balance at 31 December 2021	-	613	613
Depreciation	-	87	87
Transfer to assets held for sale	-	(700)	(700)
Balance at 31 December 2022 / 31 December 2023 / 31 December 2024 / 31 December 2025 / 31 May 2026	-	-	-
Carrying amount			
Balance at 1 January 2021	2,523	3,801	6,324
Balance at 31 December 2021	2,523	3,714	6,237
Balance at 31 December 2022 / 31 December 2023 / 31 December 2024 / 31 December 2025 / 31 May 2026	-	-	-
Fair value			
Estimated fair value at 31 December 2021	4,600	5,400	10,000

The fair values of investment properties were determined based on management's estimates by reference to relevant market information.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

5. Investment properties (cont'd)

The Group leases the investment properties to unrelated party for 3 years. The undiscounted lease payments to be received are as follows:

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Within 1 year	504	60	-	-	-	-
1 to 2 years	53	-	-	-	-	-
	557	60	-	-	-	-

6. Right-of-use assets

	Building RM'000	Forklifts RM'000	Total RM'000
Balance at 1 January 2021	-	68	68
Remeasurement of lease liabilities	-	369	369
Depreciation	-	(102)	(102)
Balance at 31 December 2021	-	335	335
Additions	95	-	95
Depreciation	(21)	(92)	(113)
Derecognition	-	(48)	(48)
Balance at 31 December 2022	74	195	269
Remeasurement of lease liabilities	-	40	40
Depreciation	(32)	(88)	(120)
Balance at 31 December 2023	42	147	189
Depreciation	(32)	(88)	(120)
Balance at 31 December 2024	10	59	69
Remeasurement of lease liabilities	132	202	334
Depreciation	(33)	(89)	(122)
Balance at 31 December 2025	109	172	281
Remeasurement of lease liabilities	-	113	113
Depreciation	(14)	(37)	(51)
Balance at 31 May 2026	95	248	343

The Group leases the building as office for 2 years, with an option to extend for 1 year. The Group also leases the forklifts for 2 to 4 years.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

7. Other investments

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Quoted shares - at fair value	-	-	978	1,233	-	-

The fair values of quoted investments were directly measured using their unadjusted closing prices in active markets.

8. Deferred tax assets and deferred tax liabilities

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Balance at 1 January	(648)	(637)	(614)	(252)	(469)	(535)
Deferred tax (expense)/income relating to origination and reversal of temporary differences	(36)	(16)	349	(188)	62	(31)
Deferred tax liabilities over/(under) provided in prior year	47	39	13	(29)	(128)	(24)
Balance at 31 December / 31 May	(637)	(614)	(252)	(469)	(535)	(590)
Disclosed as:						
- Deferred tax assets	16	25	81	30	52	501
- Deferred tax liabilities	(653)	(639)	(333)	(499)	(587)	(1,091)
	(637)	(614)	(252)	(469)	(535)	(590)
In respect of (taxable)/deductible temporary differences of:						
- Property, plant and equipment	(474)	(523)	(451)	(786)	(818)	(832)
- Investment properties	(141)	-	-	-	(43)	(46)
- Right-of-use assets	(258)	(106)	(75)	(101)	(136)	(101)
- Assets held for sale	-	(148)	-	-	-	-
- Inventories	-	-	67	182	86	105
- Financial instruments	7	97	108	164	665	867
- Lease liabilities	229	66	46	72	(289)	(583)
Unused capital allowances	-	-	6	-	-	-
Unused tax losses	-	-	47	-	-	-
	(637)	(614)	(252)	(469)	(535)	(590)

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

9. Assets held for sale

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Investment properties						
Balance at 1 January						
- Freehold land	-	-	2,523	-	-	-
- Building	-	-	3,627	-	-	-
Transfer from investment property:						-
- Freehold land	-	2,523	-	-	-	-
- Building	-	3,627	-	-	-	-
Disposal:						-
- Freehold land	-	-	(2,523)	-	-	-
- Building	-	-	(3,627)	-	-	-
Balance at 31 December / 31 May	-	6,150	-	-	-	-
Investment in subsidiaries						
- Gooi Brothers United Sdn. Bhd.	-	-	200	200	-	-
- Gooi Brothers Capital Sdn. Bhd.	-	-	0	1,000	-	-
	-	-	200	1,200	-	-
Amount owing from subsidiaries						
- Gooi Brothers United Sdn. Bhd.	-	-	2,822	922	-	-
- Gooi Brothers Capital Sdn. Bhd.	-	-	2,655	4,911	-	-
	-	-	5,477	5,833	-	-
	-	6,150	5,677	7,033	-	-

In October 2022, the Group entered into a sale and purchase agreement to sell the freehold land and building. The sale was completed in February 2023.

Gooi Brothers United Sdn. Bhd. and Gooi Brothers Capital Sdn. Bhd. were wholly-owned subsidiaries of GB Chemical. The principal activities of Gooi Brothers United Sdn. Bhd. and Gooi Brothers Capital Sdn. Bhd. are investment holdings. The amounts owing by subsidiaries were fully settled on 30 June 2025.

On 1 August 2025, GB Chemical had entered into a share sale agreement with Dato' Gooi Ching Koay ("Dato' Gooi") to dispose the entire equity interest in Gooi Brothers Capital Sdn. Bhd. comprising 1,000,100 ordinary shares for a total purchase consideration of RM1,000,100 and the entire equity interest in Gooi Brothers United Sdn. Bhd. comprising 200,000 ordinary shares for a total purchase consideration of RM200,000 which was fully satisfied via cash, to Dato' Gooi.

Both the disposals of Gooi Brothers Capital Sdn. Bhd. and Gooi Brothers United Sdn. Bhd. were completed on 1 August 2025.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

10. Inventories

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Raw materials	5,496	5,864	5,383	6,351	7,355	7,342
Finished goods	2,908	2,695	2,146	3,191	2,591	3,235
Goods-in-transit	1,763	1,128	1,194	573	671	2,115
	10,167	9,687	8,723	10,115	10,617	12,692

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Inventories recognised as expenses	39,728	44,284	36,631	34,742	31,342	13,314
Inventories written off	-	-	-	5	-	-
Inventories written down	-	3,164	279	760	217	256
Reversal of inventories written down	-	-	-	279	760	217

11. Receivables

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Trade receivables:						
- Unrelated parties	17,174	13,191	13,149	11,491	11,288	13,648
- Loss allowance	(11)	-	-	(122)	(178)	(268)
	17,163	13,191	13,149	11,369	11,110	13,380
Other receivables	198	211	44	104	111	105
Deposits	67	23	49	97	129	130
Amounts due from director	55	972	-	-	-	-
Amounts due from other related parties*	-	1,209	-	-	-	-
	17,483	15,606	13,242	11,570	11,350	13,615

* *Being companies in which a director has substantial financial interest*

Trade receivables

The credit terms of trade receivables range from 30 to 120 days.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

12. Derivatives

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Forward exchange contracts - at fair value						
- Current assets	-	-	-	1	-	13
- Current liabilities	-	(10)	(1)	-	(49)	-
	-	(10)	(1)	1	(49)	13

Forward exchange contracts are used to hedge the exposure to currency risk. The Group does not apply hedge accounting. As at 31 May 2026, the Group had contracts with financial institutions due within 1 year to buy USD562,939 (2025 : USD 548,419 / 2024 : USD22,000 / 2023 : USD31,000 / 2022 : USD51,000) and sell RM2,220,379 (2025 : RM2,273,847 / 2024 : RM99,000 / 2023 RM145,000 / 2022 : RM233,000) at contractual forward rates.

13. Cash and cash equivalents

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Cash and bank balances	7,206	9,104	10,060	9,319	10,721	12,410
Term deposits	-	700	-	-	-	-
	7,206	9,804	10,060	9,319	10,721	12,410

The effective interest rate of term deposit as at 31 December 2022 was 2.15% per annum.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

14. Payables

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Trade payables	8,600	6,337	5,079	4,379	5,110	7,841
Other payables	1,468	2,286	4,019	2,511	1,040	1,053
Accruals	1,083	971	832	1,137	1,430	1,158
Deposits received	-	-	-	-	41	41
Amount due to shareholder	-	-	500	-	-	-
Amount due to director	886	351	1,640	4,452	-	-
Amount due to other related party*	-	-	3	-	1	-
	12,037	9,945	12,073	12,479	7,622	10,093

* *Being a company in which a director has substantial financial interest*

Trade and other payables

The credit terms of trade and other payables range from 60 to 90 days.

15. Loans and borrowings

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Secured						
Banker acceptances	4,613	5,128	2,926	1,676	2,207	1,535
Term loans	16,116	15,443	8,641	8,003	7,078	6,793
	20,729	20,571	11,567	9,679	9,285	8,328
Current liabilities	5,667	6,092	3,652	2,530	2,896	2,238
Non-current liabilities	15,062	14,479	7,915	7,149	6,389	6,090
	20,729	20,571	11,567	9,679	9,285	8,328

Secured loans and borrowings are secured against certain property, plant and equipment (Note 4).

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

15. Loans and borrowings (cont'd)

The effective interest rates of loans and borrowings at the end of the reporting period are as follows:

	31 Dec 2021 %	31 Dec 2022 %	31 Dec 2023 %	31 Dec 2024 %	31 Dec 2025 %	31 May 2026 %
Effective interest rates (per annum)	1.84 - 3.50	3.01 - 4.70	3.50 - 4.80	3.50 - 4.93	4.14 - 4.50	4.21 - 4.77

16. Hire purchase payables

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Current liabilities	300	379	494	479	286	292
Non-current liabilities	1,018	1,015	1,394	1,002	681	557
	1,318	1,394	1,888	1,481	967	849

The incremental borrowing rates applied to hire purchase as at the end of the reporting period are as follows:

	31 Dec 2021 %	31 Dec 2022 %	31 Dec 2023 %	31 Dec 2024 %	31 Dec 2025 %	31 May 2026 %
Effective interest rates (per annum)	3.98 - 8.25	3.98 - 8.25	3.98 - 8.25	3.98 - 5.82	4.09 - 5.82	4.09 - 5.82

17. Lease liabilities

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Current liabilities	97	101	123	71	90	112
Non-current liabilities	239	173	72	-	193	237
	336	274	195	71	283	349

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

17. Lease liabilities (cont'd)

The incremental borrowing rates applied to lease liabilities as at the end of the reporting period are as follows:

	31 Dec 2021 %	31 Dec 2022 %	31 Dec 2023 %	31 Dec 2024 %	31 Dec 2025 %	31 May 2026 %
Effective interest rates (per annum)	4.11 - 4.58	4.11	4.11	4.11	4.11 - 4.75	4.11 - 4.75

18. Contract liabilities

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Balance at 1 January	85	24	-	-	-	-
Revenue recognised from opening contract liabilities	(85)	(24)	-	-	-	-
Excess of consideration over revenue recognised	24	-	-	-	-	-
Balance at 31 December / 31 May	24	-	-	-	-	-

The Group generally satisfies its performance obligations at a point in time upon delivery of goods. Any consideration received or due in advance before a performance obligation is satisfied is presented as contract liability.

As a practical expedient, information about remaining performance obligations for contracts with original duration of one year or less has not been disclosed.

19. Invested capital

	Number of ordinary shares with no par value ('000)	RM'000
Issued and fully paid		
Balance at 1 January 2021 / 31 December 2021 / 31 December 2022 / 31 December 2023 / 31 December 2024 / 31 December 2025 / 31 May 2026	1,100	1,100

The holders of ordinary shares are entitled to receive dividends as and when declared by the Group and are entitled to one vote per ordinary share at meetings of the Group.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

20. Revenue

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
At a point in time						
Revenue from sale of goods	55,352	58,872	53,818	56,338	52,439	24,346
Disaggregated by major products:						
- Industrial adhesives	46,024	53,685	51,342	53,826	48,713	22,651
- Emulsion polymer	9,328	5,187	2,476	2,512	3,672	1,622
- Sealant	-	-	-	-	54	73
	55,352	58,872	53,818	56,338	52,439	24,346
Disaggregated by geographical areas:						
- Malaysia	45,178	51,965	49,414	51,740	47,680	22,470
- Vietnam	3,100	2,070	2,602	2,776	2,811	1,034
- Indonesia	1,472	1,857	738	735	573	565
- Thailand	2,011	1,944	609	524	529	167
- Others	3,591	1,036	455	563	846	110
	55,352	58,872	53,818	56,338	52,439	24,346

Revenue from sale of goods is recognised at a point in time when the Group satisfies a performance obligation by transferring a promised goods to a customer. An asset is transferred as and when the customer obtains control of that asset, which coincides with the delivery of goods and acceptance by the customer.

There is no significant financing component in the revenue from contract with customers as the sales are made on the normal credit terms not exceeding twelve (12) months. There were no variable elements in the sales consideration and no warranties were given to the customers.

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

21. Impairment losses on financial assets

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Trade receivables from contracts with customers	(8)	-	-	(122)	(56)	(90)

22. Profit before tax

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Profit before tax is arrived at after charging:						
Auditors' remuneration	59	57	57	74	79	40
Depreciation of investment properties	87	87	-	-	-	-
Depreciation of property, plant and equipment	810	853	1,029	1,378	1,487	612
Depreciation of right-of-use assets	102	113	120	120	122	51
	999	1,053	1,149	1,498	1,609	663
Direct operating expenditure on investment properties generating rental income	99	89	-	-	-	-
Employee benefits expense (including key management personnel compensation as disclosed in Note 27):						
- Short-term employee benefits	5,750	6,748	7,130	8,007	8,298	3,526
- Defined contribution plans	646	769	783	848	887	431
	6,396	7,517	7,913	8,855	9,185	3,957
Fair value losses on financial instruments mandatorily measured at fair value through profit or loss	-	10	27	-	112	-
Interest expense for financial liabilities not measured at fair value through profit or loss	545	1,035	698	563	437	159
Interest expense for hire purchase payables	70	51	59	62	50	18
Interest expense for lease liabilities	5	13	10	19	21	7
Lease expense relating to short term leases	34	13	14	32	162	92

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

22. Profit before tax (cont'd)

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Loss on disposal of property, plant and equipment	-	-	-	-	-	3
Loss on foreign exchange:						
- Realised	-	-	-	-	11	17
- Unrealised	-	-	-	75	-	10
Property, plant and equipment written off	4	1,674	-	29	30	2
and crediting:						
Compensation for consequential loss	-	-	1,000	2,887	-	-
Compensation for loss of inventories	-	3,000	-	-	-	-
Compensation for loss of investment properties	-	-	824	-	-	-
Compensation for loss of property, plant and equipment	-	1,000	-	-	-	-
Dividend income	-	-	32	69	39	-
Fair value gains on financial instruments mandatorily measured at fair value through profit or loss	-	-	-	155	-	62
Gain on disposal of assets held for sale	-	-	9,850	-	-	-
Gain on disposal of property, plant and equipment	143	69	-	55	266	-
Gain on foreign exchange:						
- Realised	30	10	27	101	72	-
- Unrealised	78	55	94	-	81	-
Interest income for financial assets measured at amortised cost	37	62	212	127	110	55
Operating lease income from investment properties	504	504	66	120	-	-

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23. Tax expense

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Tax based on results for the year:						
- Current tax	916	992	2,401	3,239	2,629	1,415
- Deferred tax	36	16	(349)	188	(62)	31
- Real property gains tax	-	-	1,094	-	-	-
	952	1,008	3,146	3,427	2,567	1,446
Tax (over)/under provided in prior year:						
- Current tax	(67)	(41)	282	(247)	(374)	39
- Deferred tax	(47)	(39)	(13)	29	128	24
	838	928	3,415	3,209	2,321	1,509

The numerical reconciliation between the applicable tax rate, which is the statutory income tax rate, and the average effective tax rate on results for the year/period is as follows:

	FYE 31 Dec 2021 %	FYE 31 Dec 2022 %	FYE 31 Dec 2023 %	FYE 31 Dec 2024 %	FYE 31 Dec 2025 %	FPE 31 May 2026 %
Applicable tax rate	24.00	24.00	24.00	24.00	24.00	24.00
Non-taxable income	(0.46)	(1.77)	(0.06)	(0.22)	(0.63)	0.00
Non-deductible expenses	2.43	4.88	1.09	1.77	1.88	1.13
Tax incentives claimed	(11.66)	0.00	0.00	0.00	0.00	0.00
Effect of differential tax rates	(1.16)	(2.09)	(7.40)	(0.33)	(0.86)	(1.28)
Average effective tax rate	13.15	25.02	17.63	25.22	24.39	23.85

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

24. Earnings per share

Basic

Basic earnings per share is calculated by dividing the Group's profit for the financial years/period by the weighted average number of ordinary shares in issue during the financial years/period as follows:

	FYE 31 Dec 2021	FYE 31 Dec 2022	FYE 31 Dec 2023	FYE 31 Dec 2024	FYE 31 Dec 2025	FPE 31 May 2026
Profit for the financial year/period (RM'000)	6,399	3,101	14,426	10,378	8,202	4,554
Weighted average number of share in issue ('000)	1,100	1,100	1,100	1,100	1,100	1,100
Basic earnings per share (RM)	5.82	2.82	13.11	9.43	7.46	4.14

The diluted earnings per share equals the basic earnings per share as there were no dilutive potential ordinary shares during the financial years/period.

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

25. Dividends

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
GB Chemical						
FYE 31 Dec 2021:	1,431	-	-	-	-	-
FYE 31 Dec 2022:	-	1,510	-	-	-	-
FYE 31 Dec 2023:	-	-	7,700	-	-	-
FYE 31 Dec 2024:	-	-	-	1,000	-	-
FYE 31 Dec 2025:	-	-	-	-	8,574	-
	1,431	1,510	7,700	1,000	8,574	-
GB Bond						
FYE 31 Dec 2021:	862	-	-	-	-	-
FYE 31 Dec 2022:	-	350	-	-	-	-
FYE 31 Dec 2024:	-	-	-	2,800	-	-
	862	350	-	2,800	-	-
Purebond						
FYE 31 Dec 2021:	294	-	-	-	-	-
FYE 31 Dec 2022:	-	245	-	-	-	-
FPE 31 Dec 2023:	-	-	368	-	-	-
	294	245	368	-	-	-
Total	2,587	2,105	8,068	3,800	8,574	-

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GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

26. Notes to combined statements of cash flows

Acquisition of property, plant and equipment

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Cost of property, plant and equipment acquired	1,705	1,119	5,402	5,556	656	195
Amount financed by hire purchase	(1,000)	(400)	(990)	(675)	(300)	-
Net cash disbursed	705	719	4,412	4,881	356	195

Acquisition of right-of-use assets

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Cost of right-of-use assets acquired	-	95	-	-	-	-
Acquisition by means of leases	-	(92)	-	-	-	-
Net cash disbursed	-	3	-	-	-	-

Term loans

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Balance at 1 January	15,638	16,116	15,443	8,641	8,003	7,078
Drawdowns	1,078	-	-	1,053	-	-
Repayments	(600)	(673)	(6,802)	(1,691)	(925)	(285)
Balance at 31 December / 31 May (Note 15)	16,116	15,443	8,641	8,003	7,078	6,793

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

26. Notes to combined statements of cash flows (cont'd)

Short-term loans and borrowings

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Balance at 1 January	2,919	4,613	5,128	2,926	1,676	2,207
Net cash flow changes	1,694	515	(2,202)	(1,250)	531	(672)
Balance at 31 December / 31 May (Note 15)	4,613	5,128	2,926	1,676	2,207	1,535

Hire purchase payables

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Balance at 1 January	780	1,318	1,394	1,888	1,481	967
Drawdowns	1,000	400	990	675	300	-
Repayments	(462)	(324)	(496)	(1,082)	(814)	(118)
Balance at 31 December / 31 May (Note 16)	1,318	1,394	1,888	1,481	967	849

Lease liabilities

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Balance at 1 January	71	336	274	195	71	283
Acquisition of right-of-use assets	-	92	-	-	-	-
Remeasurement from reassessment or lease modifications	369	-	40	-	334	113
Payments	(104)	(106)	(119)	(124)	(122)	(47)
Derecognition	-	(48)	-	-	-	-
Balance at 31 December / 31 May (Note 17)	336	274	195	71	283	349

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

26. Notes to combined statements of cash flows (cont'd)

The total cash outflow for leases is as follows:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Operating activities						
Lease expense recognised in profit or loss (Note 22)	34	13	14	32	162	92
Investing activities						
Acquisition of right-of-use assets	-	3	-	-	-	-
Financing activities						
Interest portion of lease liabilities (Note 22)	5	13	10	19	21	7
Principal portion of lease liabilities	104	106	119	124	122	47
	143	135	143	175	305	146

27. Key management personnel compensation

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Directors of the Company:						
- Short-term employee benefits	1,049	1,131	1,148	1,165	1,736	714
- Defined contribution plans	190	207	218	221	313	134
	1,239	1,338	1,366	1,386	2,049	848
Director of subsidiary:						
- Short-term employee benefits	809	958	948	1,102	607	257
- Defined contribution plans	112	131	131	151	72	30
	921	1,089	1,079	1,253	679	287
Total directors' remuneration	2,160	2,427	2,445	2,639	2,728	1,135

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

27. Key management personnel compensation (cont'd)

The estimated money value of benefits received or receivable by directors otherwise than in cash from the Group is as follows:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Directors of the Company	38	37	37	37	47	22
Director of subsidiary	-	8	24	25	25	10
	38	45	61	62	72	32

28. Related party disclosures

Transactions with related parties during the relevant reporting period are as follows:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Rental charged from director	-	4	4	4	2	-
Rental charged from other related party*	-	-	-	-	46	20
Sale of investments to director	-	-	-	-	2,371	-
Sale of property, plant and equipment to director	-	-	-	-	974	-

* *Being a company in which a director has substantial financial interest*

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

29. Segment reporting

Operating segment

Information about operating segment 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 manufacture and sale of emulsion polymer products, industrial glue and adhesives.

Geographical information

The Group operates principally in Malaysia and generates revenue from the following geographical locations of customers:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Malaysia	45,178	51,965	49,414	51,740	47,680	22,470
Vietnam	3,100	2,070	2,602	2,776	2,811	1,034
Indonesia	1,472	1,857	738	735	573	565
Thailand	2,011	1,944	609	524	529	167
Others	3,591	1,036	455	563	846	110
	55,352	58,872	53,818	56,338	52,439	24,346

Major customers

The Group did not have any major customer that contributed 10% or more of its total revenue.

30. Contractual commitments

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Acquisition of property, plant and equipment	-	14	-	-	-	-

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments

The activities of the Group expose it to certain financial risks, including credit risk, liquidity risk, currency risk, interest rate risk and other price risk. The overall financial risk management objective of the Group is to ensure that adequate financial resources are available for business development whilst minimising the potential adverse impacts of financial risks on its financial position, performance and cash flows.

The aforementioned financial risk management objective and its related policies and processes explained below have remained unchanged throughout the relevant reporting period.

31.1 Financial risk management policies

Credit risk

The exposure to credit risk, or the risk of counterparties defaulting, arises mainly from trade and other receivables. The Group manage its exposures 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 and derivatives), the Group minimises credit risk by dealing exclusively with high credit rating counterparties.

(i) Credit risk concentration profile

The Group determines credit risk concentration in terms of geographical areas and counterparties.

The credit risk concentration profile by geographical areas of trade receivables as at the end of reporting period is as follows:

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Malaysia	13,891	10,879	10,230	10,108	9,787	12,083
Vietnam	2,760	1,903	2,823	1,243	1,253	1,221
Others	523	409	96	140	248	344
	17,174	13,191	13,149	11,491	11,288	13,648

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Credit risk (cont'd)

(i) Credit risk concentration profile (cont'd)

The Group's major concentration of credit risk relates to trade receivables that individually accounted for 10% or more of the Group's trade receivables as at the end of reporting period is as follows:

	31 Dec 2021	31 Dec 2022	31 Dec 2023	31 Dec 2024	31 Dec 2025	31 May 2026
Number of customer	1	1	1	1	1	-
Outstanding balance (RM'000)	2,124	1,903	2,823	1,244	1,253	-

(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 statement of financial position of the Group 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 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 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.

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Credit risk (cont'd)

(iii) Assessment of impairment losses (cont'd)

<u>Trade receivables</u>

The Group applies the simplified approach to measure the expected credit losses using a lifetime expected credit losses allowance for all trade receivables.

The Group determines that a trade receivable is credit-impaired when the customer is experiencing significant financial difficulty and has defaulted in payments. Unless otherwise demonstrated, the Group generally considers a default to have occurred when the trade receivable is more than 180 days past due. The gross carrying amount of a credit-impaired trade receivable is directly written off when there is no reasonable expectation of recovery. This normally occurs when there is reasonable proof of customer insolvency.

Allowance for impairment losses

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Balance at 1 January	3	11	-	-	122	178
Impairment losses	8	-	-	122	56	90
Write-offs	-	(11)	-	-	-	-
Balance at 31 December / 31 May	11	-	-	122	178	268

The following table details the credit exposure and loss allowances recognised for trade receivables. As the Group's historical credit loss experience does not show significantly different loss patterns for different customer segments, the loss allowance based on past due status is not further distinguished among the diversity of customer base.

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Credit risk (cont'd)

Allowance for impairment losses (cont'd)

	Gross amount RM'000	Lifetime individual allowance RM'000	Lifetime collective allowance RM'000	Carrying amount RM'000
31 May 2026				
Not past due	9,541	-	(99)	9,442
1 to 30 days past due	3,105	-	(57)	3,048
31 to 60 days past due	797	-	(54)	743
61 to 90 days past due	123	-	(10)	113
More than 90 days past due	82	-	(48)	34
	13,648	-	(268)	13,380
31 December 2025				
Not past due	8,279	-	(42)	8,237
1 to 30 days past due	2,328	-	(41)	2,287
31 to 60 days past due	514	-	(37)	477
61 to 90 days past due	60	-	(10)	50
More than 90 days past due	107	-	(48)	59
	11,288	-	(178)	11,110
31 December 2024				
Not past due	4,195	-	(79)	4,116
1 to 30 days past due	2,560	-	(23)	2,537
31 to 60 days past due	1,244	-	(13)	1,231
61 to 90 days past due	789	-	(5)	784
More than 90 days past due	2,703	-	(2)	2,701
	11,491	-	(122)	11,369
31 December 2023				
Not past due	2,640	-	-	2,640
1 to 30 days past due	2,964	-	-	2,964
31 to 60 days past due	658	-	-	658
61 to 90 days past due	281	-	-	281
More than 90 days past due	6,606	-	-	6,606
	13,149	-	-	13,149
31 December 2022				
Not past due	3,100	-	-	3,100
1 to 30 days past due	3,286	-	-	3,286
31 to 60 days past due	553	-	-	553
61 to 90 days past due	119	-	-	119
More than 90 days past due	6,133	-	-	6,133
	13,191	-	-	13,191
31 December 2021				
Not past due	8,462	-	-	8,462
1 to 30 days past due	4,879	-	-	4,879
31 to 60 days past due	3,666	-	-	3,666
61 to 90 days past due	70	-	-	70
More than 90 days past due	86	-	-	86
Credit-impaired	11	(11)	-	-
	17,174	(11)	-	17,163

The average credit loss rates were based on the payment profile of revenue over a period of 36 months and the corresponding historical credit losses experienced during the period. The rates were adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Credit risk (cont'd)

(iii) Assessment of impairment losses (cont'd)

Other receivables

The Group applies the general approach to measuring expected credit losses for its other receivables. Under this approach, the Group assesses whether there is a significant increase in credit risk for receivables by comparing the risk of a default as at the reporting date with the risk of default as at the date of initial recognition.

Allowance for impairment losses

No expected credit loss is recognised on other receivables as it is negligible.

Cash and bank balances

The Group considers the licensed banks have low credit risks. In addition, some of the bank balances are insured by Government agencies. Therefore, the Group is of the view that the loss allowance is immaterial and hence, it is not provided for.

Liquidity risk

Liquidity risk arises mainly from general funding and business activities. The Group practises prudent liquidity risk management to minimise the mismatch of financial assets and liabilities whilst maintaining sufficient cash and the availability of funding through standby credit facilities.

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 as disclosed in the respective notes to the financial statements):

	Carrying amount RM'000	Contractual undiscounted cash flows RM'000	Within 1 year RM'000	1 to 5 years RM'000	Over 5 years RM'000
31-May-26					
Non-derivative financial liabilities					
Payables	10,093	10,093	10,093	-	-
Loans and borrowings	8,328	9,847	2,530	3,979	3,338
Hire purchase payables	849	925	325	600	-
Lease liabilities	349	373	124	249	-
	19,619	21,238	13,072	4,828	3,338
31-Dec-25					
Non-derivative financial liabilities					
Payables	7,622	7,622	7,622	-	-
Loans and borrowings	9,285	10,951	3,201	3,972	3,778
Hire purchase payables	967	1,060	325	735	-
Lease liabilities	283	305	101	204	-
Derivative financial liabilities					
Forward exchange contract (gross settled)	49				
- gross payments		2,274	2,274	-	-
- gross receipts		(2,225)	(2,225)	-	-
	18,206	19,987	11,298	4,911	3,778

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NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Liquidity risk (cont'd)

Maturity analysis (cont'd)

	Carrying amount RM'000	Contractual undiscounted cash flows RM'000	Within 1 year RM'000	1 to 5 years RM'000	Over 5 years RM'000
31-Dec-24					
Non-derivative financial liabilities					
Payables	12,479	12,479	12,479	-	-
Loans and borrowings	9,679	11,845	2,887	4,032	4,926
Hire purchase payables	1,481	1,630	542	1,009	79
Lease liabilities	71	73	73	-	-
	23,710	26,027	15,981	5,041	5,005
31-Dec-23					
Non-derivative financial liabilities					
Payables	12,073	12,073	12,073	-	-
Loans and borrowings	11,567	14,415	4,038	3,859	6,518
Hire purchase payables	1,888	2,101	571	1,374	156
Lease liabilities	195	201	128	73	-
Derivative financial liabilities					
Forward exchange contract (gross settled)	1				
- gross payments		145	145	-	-
- gross receipts		(144)	(144)	-	-
	25,724	28,791	16,811	5,306	6,674
31-Dec-22					
Non-derivative financial liabilities					
Payables	9,945	9,945	9,945	-	-
Loans and borrowings	20,571	26,364	6,755	6,136	13,473
Hire purchase payables	1,394	1,531	436	1,055	40
Lease liabilities	274	289	110	179	-
Derivative financial liabilities					
Forward exchange contract (gross settled)	10				
- gross payments		232	232	-	-
- gross receipts		(222)	(222)	-	-
	32,194	38,139	17,256	7,370	13,513
31-Dec-21					
Non-derivative financial liabilities					
Payables	12,037	12,037	12,037	-	-
Loans and borrowings	20,729	25,143	6,208	6,229	12,706
Hire purchase payables	1,318	1,443	345	955	143
Lease liabilities	336	361	109	252	-
	34,420	38,984	18,699	7,436	12,849

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Currency risk

The Group's exposure to currency risk arises mainly from transactions entered into by individual entities within the Group in currencies other than their functional currencies. The major functional currency within the Group is Ringgit Malaysia ("RM"), whereas the major foreign currency transacted is US Dollar ("USD"). The gross carrying amounts of foreign currency denominated monetary items at the end of the reporting period are as follows:

	Denominated in USD					
	31 Dec 2021 RM'000	**31 Dec 2022 RM'000**	**31 Dec 2023 RM'000**	**31 Dec 2024 RM'000**	**31 Dec 2025 RM'000**	**31 May 2026 RM'000**
Receivables	3,305	2,312	2,919	1,384	1,491	1,680
Cash and cash equivalents	1,597	1,298	393	584	605	867
Payables	(6,075)	(2,168)	(2,665)	(2,519)	(2,978)	(4,297)
	(1,173)	1,442	647	(551)	(882)	(1,750)

The Group observes the movements in exchange rates and acts accordingly to minimise its exposure to currency risk. Where necessary, the Group enters into derivative contracts to hedge the exposure. Such exposure is also partly mitigated in the following ways:

(i) The foreign currency sales and purchases of the Group provides a natural hedge against fluctuations in foreign currencies.

(ii) The Group maintains part of its cash and cash equivalents in foreign currency accounts to meet future obligations in foreign currencies.

Based on a symmetric basis which uses the foreign currency as a stable denominator, the following table demonstrates the sensitivity of profit or loss to changes in exchange rates that were reasonably possible at the end of the reporting period, with all other variables held constant:

	FYE 31 Dec 2021	**FYE 31 Dec 2022**	**FYE 31 Dec 2023**	**FYE 31 Dec 2024**	**FYE 31 Dec 2025**	**FPE 31 May 2026**
Profit/(Loss)						
Appreciation of USD against RM (RM'000)	(9)	44	15	(21)	(20)	(13)
Depreciation of USD against RM (RM'000)	9	(44)	(15)	21	20	13
Appreciation of USD against RM by	1%	4%	3%	5%	3%	1%
Depreciation of USD against RM by	1%	4%	3%	5%	3%	1%

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Interest rate risk

The Group's exposure to interest rate risk arises mainly from interest-bearing financial instruments, namely term deposits, loans and borrowings, hire purchase payables and lease liabilities.

The Group observes the movements in interest rates and always strives to obtain the most favourable rates available for new financing or during repricing. It is also the Group's policy to maintain a mix of fixed and floating rate financial instruments as follows:

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Fixed rate instruments						
Term deposits	-	700	-	-	-	-
Banker acceptances	4,613	5,128	2,926	1,676	2,207	1,535
Hire purchase payables	1,318	1,394	1,888	1,481	967	849
Lease liabilities	336	274	195	71	283	349
Floating rate instruments						
Term loans	16,116	15,443	8,641	8,003	7,078	6,793

As the Group does not account for its fixed rate financial instruments at fair value through profit or loss, any change in interest rates at the end of the reporting period would not affect its profit or loss. For floating rate financial instruments measured at amortised cost, the following table demonstrates the sensitivity of profit or loss to changes in interest rates that were reasonably possible at the end of the reporting period, with all other variables held constant:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Profit/(Loss)						
Increase in interest rates	-	(47)	(7)	-	(5)	(5)
Decrease in interest rates	-	47	7	-	5	5
Increase in interest rates by (basis points)	-*	40	10	-*	10	10
Decrease in interest rates by (basis points)	-*	40	10	-*	10	10

* *Using standard deviation to measure interest rate volatility for the past 12 months, the Group did not foresee any reasonably possible change in interest rate at the end of the reporting period.*

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.1 Financial risk management policies (cont'd)

Other price risk

The Group's exposure to other price risk arises mainly from quoted investments.

The Group manages its investments on an individual basis by continuously evaluating the share price movements, investment returns and the general industrial conditions relevant to the investees.

The Group's quoted investments are listed on Bursa Malaysia Securities Berhad. Based on the assumption that the share prices of these investments moved in correlation with the FTSE Bursa Malaysia KLCI ("FBMKLCI"), the following table demonstrates the sensitivity of profit or loss to changes in FBMKLCI that were reasonably possible at the end of the reporting period, with all other variables held constant:

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Profit/(Loss)						
Increase in FBMKLCI	-	-	20	37	-	-
Decrease in FBMKLCI	-	-	(20)	(37)	-	-
Increase in FBMKLCI by	-	-	2%	3%	-	-
Decrease in FBMKLCI by	-	-	2%	3%	-	-

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GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.2 Capital risk management

The overall capital management objective of the Group is to safeguard its ability to continue as a going concern so as to provide fair returns to owners and benefits to other stakeholders. In order to meet this objective, the Group always strives to maintain an optimal capital structure to reduce the cost of capital and sustain its business development.

The Group manages its capital based on debt-to-equity ratio that complies with debt covenants and regulatory, if any. The debt-to-equity ratio is calculated as net debt divided by total equity. The Group includes within net debt, available cash less interest-bearing debts. Capital includes equity attributable to the owners of the Group. The debt-to-equity ratio of the Group at the end of the reporting period are as follows:

	31 Dec 2021 RM'000	**31 Dec 2022 RM'000**	**31 Dec 2023 RM'000**	**31 Dec 2024 RM'000**	**31 Dec 2025 RM'000**	**31 May 2026 RM'000**
Cash and cash equivalents	7,206	9,804	10,060	9,319	10,721	12,410
Less:						
Loans and borrowings	(20,729)	(20,571)	(11,567)	(9,679)	(9,285)	(8,328)
Hire purchase payables	(1,318)	(1,394)	(1,888)	(1,481)	(967)	(849)
Lease liabilities	(336)	(274)	(195)	(71)	(283)	(349)
Total interest-bearing debts	(22,383)	(22,239)	(13,650)	(11,231)	(10,535)	(9,526)
Net cash/(Net debt)	(15,177)	(12,435)	(3,590)	(1,912)	186	2,884
Total equity	23,192	24,188	30,546	37,124	36,752	41,306
Debt-to-equity ratio	0.65	0.51	0.12	0.05	*	*

* *Not applicable as the Group is in net cash position.*

The aforementioned capital management objective, policies and processes have remained unchanged throughout the relevant reporting period.

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.3 Classification of financial instruments

	31 Dec 2021 RM'000	31 Dec 2022 RM'000	31 Dec 2023 RM'000	31 Dec 2024 RM'000	31 Dec 2025 RM'000	31 May 2026 RM'000
Financial assets						
Fair value through profit or loss						
Other investments (Note 7)	-	-	978	1,233	-	-
Derivatives (Note 12)	-	-	-	1	-	13
	-	-	978	1,234	-	13
Amortised cost						
Receivables (Note 11)	17,483	15,606	13,242	11,570	11,350	13,615
Cash and cash equivalents (Note 13)	7,206	9,804	10,060	9,319	10,721	12,410
	24,689	25,410	23,302	20,889	22,071	26,025
Financial liabilities						
Fair value through profit or loss						
Derivatives (Note 12)	-	10	1	-	49	-
Amortised cost						
Payables (Note 14)	12,037	9,945	12,073	12,479	7,622	10,093
Loans and borrowings (Note 15)	20,729	20,571	11,567	9,679	9,285	8,328
Hire purchase payables (Note 16)	1,318	1,394	1,888	1,481	967	849
	34,084	31,910	25,528	23,639	17,874	19,270

31.4 Gains or losses arising from financial instruments

	FYE 31 Dec 2021 RM'000	FYE 31 Dec 2022 RM'000	FYE 31 Dec 2023 RM'000	FYE 31 Dec 2024 RM'000	FYE 31 Dec 2025 RM'000	FPE 31 May 2026 RM'000
Net gains/(losses) on:						
- Financial assets at fair value through profit or loss	-	-	(27)	155	(63)	51
- Financial assets at amortised costs	29	62	212	5	(67)	(101)
- Financial liabilities at fair value through profit or loss	-	(10)	-	-	(49)	11
- Financial liabilities at amortised costs	(615)	(1,086)	(757)	(625)	(224)	(141)

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.5 Fair value information

The fair values of the financial assets and financial liabilities of the Group which are maturing within the next 12 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				
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total fair value RM'000	Carrying amount RM'000
31.05.2026								
Financial assets								
Derivatives	13	-	-	-	-	-	13	13
Financial liabilities								
Loan and borrowings	-	-	-	-	6,793	-	6,793	6,793
Hire purchases payables	-	-	-	-	849	-	849	849
31.12.2025								
Financial liabilities								
Derivatives	49	-	-	-	-	-	49	49
Loan and borrowings	-	-	-	-	7,078	-	7,078	7,078
Hire purchases payables	-	-	-	-	967	-	967	967
31.12.2024								
Financial assets								
Other investments	1,233	-	-	-	-	-	1,233	1,233
Derivatives	1	-	-	-	-	-	1	1
Financial liabilities								
Loan and borrowings	-	-	-	-	8,003	-	8,003	8,003
Hire purchases payables	-	-	-	-	1,481	-	1,481	1,481
31.12.2023								
Financial assets								
Other investments	978	-	-	-	-	-	978	978
Financial liabilities								
Derivatives	1	-	-	-	-	-	1	1
Loan and borrowings	-	-	-	-	8,641	-	8,641	8,641
Hire purchases payables	-	-	-	-	1,888	-	1,888	1,888

GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

31. Financial instruments (cont'd)

31.5 Fair value information (cont'd)

	Fair value of financial instruments carried at fair value			Fair value of financial instruments not carried at fair value				
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total fair value RM'000	Carrying amount RM'000
31.12.2022								
Financial liabilities								
Derivatives	10	-	-	-	-	-	10	10
Loan and borrowings	-	-	-	-	15,443	-	15,443	15,443
Hire purchases payables	-	-	-	-	1,394	-	1,394	1,394
31.12.2021								
Financial liabilities								
Loan and borrowings	-	-	-	-	16,116	-	16,116	16,116
Hire purchases payables	-	-	-	-	1,318	-	1,318	1,318

Fair value of financial instruments carried at fair value

The fair values of derivatives and quoted investments are directly measured using their unadjusted market value quoted by financial institution.

There were no transfers between Level 1, Level 2 and Level 3 during the relevant reporting period.

Fair value of financial instruments not carried at fair value

The fair values of long-term loans and hire purchase payables are measured using present value technique by discounting the expected future cash flows using observable current market interest rates for similar assets or liabilities.

There were no transfers between Level 1, Level 2 and Level 3 during the relevant reporting period.

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GB BOND HOLDINGS BERHAD

NOTES TO THE COMBINED FINANCIAL STATEMENTS

32. Significant events during the financial period

(1) Acquisition of GB Bond and Acquisition of GB Chemical

On 14 August 2025, the Company had entered into a conditional share sale agreement with Dato' Gooi and Lee Kim Wei to acquire the entire equity interest in GB Bond comprising 100,000 ordinary shares for a total purchase consideration of RM10,200,960.71 and the entire equity interest in GB Chemical comprising 1,000,000 ordinary shares for a total purchase consideration of RM19,468,449.19.

The total purchase consideration of RM10,200,960.71 for the Acquisition of GB Bond, being approximately the audited NA of GB Bond as at 31 December 2024, shall be satisfied by the issuance of 117,252,422 new GB shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Bond	%	No. of Consideration Shares issued
Dato' Gooi	85,000	85.00	99,664,559
Lee Kim Wei	15,000	15.00	17,587,863
Total	100,000	100.00	117,252,422

The total purchase consideration of RM19,468,449.19 for the Acquisition of GB Chemical, being approximately the adjusted NA of GB Chemical as at 31 December 2024, shall be satisfied by the issuance of 223,775,278 new GB shares at an issue price of RM0.0870 per Share in the following proportions:

Shareholders	No. of shares in GB Chemical	%	No. of Consideration Shares issued
Dato' Gooi	909,080	90.91	203,434,105
Lee Kim Wei	90,920	9.09	20,341,173
Total	1,000,000	100.00	223,775,278

The Acquisition of GB Bond and Acquisition of GB Chemical were completed on 23 July 2026 and consequently, GB Bond and GB Chemical became wholly owned subsidiaries of the Company.

(2) Acquisition of 49% of Purebond Adhesive

On 14 August 2025, the Company, GB Chemical and Supermulti Team entered into a tri-partite conditional share sale agreement to which GB Chemical will acquire 49% equity interest in Purebond Adhesive comprising 490 ordinary shares for a purchase consideration of RM606,581.40. GB will settle the purchase consideration on behalf of GB Chemical through an issuance of 6,972,200 new GB shares to Supermulti Team at an issue price of RM0.0870 per Share.

The total purchase consideration of RM606,581.40, being 49% of the audited NA of Purebond Adhesive as at 31 December 2024 of RM1,238,309.00

The Acquisition of 49% of Purebond Adhesive was completed on 23 July 2026 and consequently, Purebond Adhesive became a wholly owned subsidiary of GB Chemical.

GB BOND HOLDINGS BERHAD

STATEMENT BY DIRECTORS

We, Dato' Gooi Ching Koay and Lee Kim Wei, being the two directors of GB Bond Holdings Berhad, state that, in the opinion of the directors, the combined financial statements set out on pages 4 to 55 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Accounting Standards and Prospectus Guidelines issued by the Securities Commission Malaysia so as to give a true and fair view of the financial position of the Group as at 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024, 31 December 2025 and 31 May 2026 and of their financial performance and cash flows for the financial years ended 31 December 2021, 31 December 2022, 31 December 2023, 31 December 2024 and 31 December 2025 and the financial period ended 31 May 2026.

Signed in accordance with a resolution of the directors dated 24 AUG 2026

Dato' Gooi Ching Koay	**Lee Kim Wei**

14. STATUTORY AND OTHER INFORMATION

14.1 SHARE CAPITAL

(i) As at LPD, our Company has only 1 class of shares, namely ordinary shares, all of which rank equally with one another. There are no special rights attached to our Shares.

(ii) None of the share capital of our Company or our subsidiaries are under any option or agreed conditionally or unconditionally to be put under any option as at the date of this Prospectus.

(iii) Save for the Pink Form Allocations as disclosed in Section 4.3.1(iii) of this Prospectus,

(a) no Director or employee of our Group has been or is entitled to be given or has exercised any options to subscribe for any share of our Company or our subsidiaries; and

(b) there is no scheme involving the employees of our Group in the shares of our Company or our subsidiaries.

(iv) Save as disclosed in Sections 4.5 and 6.1 of this Prospectus, no shares, debentures, outstanding warrants, options, convertible securities or uncalled capital of our Company have been or are proposed to be issued as fully or partly paid-up, in cash or otherwise than in cash, within the past 2 years immediately preceding the date of this Prospectus.

(v) As at LPD, our Company does not have any outstanding convertible debt securities, options, warrants or uncalled capital.

14.2 EXTRACTS OF OUR CONSTITUTION

The following provisions are extracted from our Company's Constitution which complies with the Listing Requirements, the Act and the Rules. The words and expressions appearing in the following provisions shall bear the same meanings used in our Company's Constitution unless they are otherwise defined or the context otherwise requires:

(i) Remuneration, voting and borrowing powers of Directors

Remuneration of Directors

Clause 104 – Director's Remuneration

Subject to the Act and the Listing Requirements, the fees of the Directors and any benefits payable to the Directors shall from time to time be determined by way of an ordinary resolution of the Company in a general meeting and such fees shall be divided among the Directors in such proportions and manner as the Directors may determine and in default of agreement equally, except that if a Director has held office for part only of the period in respect of which such fees are payable, such a Director shall be entitled only to that proportion of the fees as is related to the period during which he has held office PROVIDED ALWAYS that:

(a) salaries payable to executive Director(s) may not include a commission on or percentage of turnover;

(b) fees payable to non-executive Directors shall be a fixed sum and not by way of a commission on or percentage of profits or turnover;

(c) fees of Directors and any benefits payable to Directors shall be subject to annual shareholders' approval at a general meeting; and

(d) any fee paid to an Alternate Director shall be agreed upon between himself and the Director nominating him and shall be paid out of the remuneration of the latter.

Clause 105 - Reimbursement of expenses

(a) The Directors shall be entitled to be reimbursed for all travelling or such other reasonable expenses as may be incurred in attending meetings of the Directors or of any committee of the Directors or general meetings or otherwise howsoever in or about the business of the Company in the course of the performance of their duties as Directors. In addition to the foregoing, a Director shall be entitled to such reasonable fixed allowance as may be determined by the Directors in respect of any attendance at any meeting and/or the performance of any duty or other things required of him as a Director.

(b) If any Director being willing shall be called upon to perform extra services or to make any special exertions in going or residing away from his usual place of business or residence for any of the purposes of the Company or in giving special attention to the business of the Company as a member of a committee of Directors, the Company may remunerate the Director so doing either by a fixed sum or otherwise (other than by a sum to include a commission on or percentage of turnover) as may be determined by the Board provided that in the case of non-executive Directors, the said remuneration shall not include a commission on or percentage of profits or turnover. In the case of an executive Director, such fee may be either in addition to or in substitution for any director's fees payable to him from time to time.

Clause 131 – Remuneration of chief executive, executive Director, managing Director

The remuneration of the chief executive, executive Director, managing Director or any person holding an equivalent position, shall, from time to time be fixed by the Directors and may be by way of salary or commission or participation in profits or otherwise or by any or all of these modes but such remuneration shall not include a commission on or percentage of turnover but it may be a term of their appointment that they shall receive a pension, gratuity or other benefits upon their retirement.

Clause 80 – Chairman's casting vote

In the case of an equality of votes, whether on a show of hands or on a poll, the chairman of the meeting at which the show of hands takes place or at which the poll is demanded shall be entitled to a second or casting vote in addition to any other vote he may be entitled as a Member.

Clause 109 – Directors' borrowing powers

(a) Subject to the Act and the Listing Requirements, the Directors may exercise all the powers of the Company to do all or any of the following for any debt, liability, or obligation of the Company or of any related party (as defined in Section 7 of the Act):

(i) borrow money;

(ii) mortgage or charge its undertaking, property, and uncalled capital, or any part of the undertaking, property and uncalled capital;

(iii) issue debentures and other securities whether outright or as security;

(iv) lend and advance money or give credit to any person or company;

(v) guarantee and give guarantees or indemnities for the payment of money or the performance of contracts or obligations by any person or company; and/or

(vi) secure or undertake in any way the repayment of moneys lent or advanced to or the liabilities incurred by any person or company; and otherwise to assist any person or of any related party (as defined in Section 7 of the Act).

(b) The Directors shall not borrow any money or mortgage or charge any of the Company's or the subsidiaries' undertaking, property or any uncalled capital, or to issue debentures and other securities whether outright or as security for any debt, liability or obligation of an unrelated third party.

Clause 123 – Votes by majority and chairman of the meeting to have a casting vote

Subject to this Constitution, any question arising at any meeting of Directors shall be decided by a majority of votes of the Directors present and a determination by a majority of Directors shall for all purposes be deemed a determination of the Directors. In case of an equality of votes, the chairman of the meeting shall have a second or casting vote, except where at the meeting only two (2) Directors form a quorum, the chairman of the meeting at which only such a quorum is present, or only two (2) Directors are competent to vote on the question at issue shall not have a casting vote.

Clause 126 – Restriction on voting

Subject to the Act, a Director shall not participate in any discussion or vote in respect of any contract or proposed contract or arrangement in which he has directly or indirectly an interest and if he shall do so his vote shall not be counted. A Director shall, notwithstanding his interest, be counted in the quorum for any meeting where a decision is to be taken upon any contract or proposed contract or arrangement in which he is in any way interested.

Clause 127 – Power to vote

A Director may vote in respect of:

(a) any arrangement for giving the Director himself or any other Directors any security or indemnity in respect of money lent by him to or obligations undertaken by him for the benefit of the Company;

(b) any arrangement for the giving by the Company of any security to a third party in respect of a debt or obligation of the Company for which the Director himself or any other Director has assumed responsibility in whole or in part, under a guarantee or indemnity or by the deposit of security.

(c) any contract by the Director himself to subscribe for or underwrite shares or debentures of the Company; or

(d) any contract or arrangement with any other company in which he is interested only as an officer of the Company or as a holder of shares or other securities in that company.

(ii) Changes to share capital

<u>Clause 58 – Power to increase capital</u>

Subject to the Act, this Constitution, the Central Depositories Act, the Rules, the Listing Requirements, any other relevant authority for the time being in force, and the conditions, restrictions and limitations expressed in this Constitution, the Company may from time to time by ordinary resolution, whether all the shares for the time being issued shall have been fully paid-up or not, increase its share capital by the creation of new shares, such new capital to be of such amount and to be divided into shares of such respective amounts and to carry such rights or to be subject to such conditions or restrictions in regard to dividend, return of capital, voting or otherwise as the resolution authorising such increase may direct.

<u>Clause 59 – Issue of new shares to Members</u>

Subject to any direction to the contrary that may be given by the Company in a general meeting and the Listing Requirements, all new shares or other convertible securities shall, before issue, be offered to such persons as at the date of the offer are entitled to receive notices from the Company of the general meetings in proportion as nearly as the circumstances admit, to the amount of the existing shares or Securities to which they are entitled. The offer shall be made by notice specifying the number of shares or Securities offered, and limiting a time within which the offer, if not accepted, will be deemed to be declined, and after the expiration of that time, or on the receipt of an intimation from the person to whom the offer is made that he declines to accept the shares or Securities offered, the Directors may dispose of those shares or Securities in such manner as they think most beneficial to the Company. The Directors may likewise also dispose of any new shares or Securities which (by reason of the ratio which the new shares or Securities bear to the shares or Securities held by persons entitled to an offer of new shares or Securities) cannot, in the opinion of the Directors, be conveniently offered under this Constitution. Notwithstanding the above, the Directors shall not be required to offer any new ordinary shares for the time being unissued and not allotted and any new shares or other convertible securities from time to time to be created to the holders of the existing shares where the said shares or Securities are to be issued as consideration or part consideration for the acquisition of shares or assets by the Company.

For the avoidance of doubt, where the approval of Members is obtained in a general meeting for any issuance of shares or convertible securities, including approvals obtained for implementation of a scheme that involves a new issuance of shares or other convertible securities to employees of the Company and its subsidiaries and approval obtained under Sections 75 and 76 of the Act, such approval shall amount to a direction to the contrary given in a general meeting, which will render the pre-emptive rights above inapplicable.

In any case and in respect of any issuance of shares or convertible securities, the pre-emptive rights of Members are strictly as contained in the Constitution and accordingly, the provisions of Section 85 of the Act in respect of pre-emptive rights to new shares, shall not apply and the Company is not required to offer new shares or convertible securities in proportion to the shareholdings of the existing Members.

<u>Clause 61 – Power to alter capital</u>

Subject to the provisions of this Constitution and the Act, the Company may alter its share capital in any one or more of the following ways by ordinary resolution:

(a) consolidate and divide all or any of its share capital, the proportion between the amount paid and the amount, if any, unpaid on each subdivided share shall be the same as it was in the case of the share from which the subdivided share is derived;

(b) convert all or any of its paid-up shares into stock and reconvert that stock into fully-paid shares;

(c) subdivide its shares or any of its shares, such that whatever is in the subdivision, the proportion between the amount paid and the amount, if any, unpaid on each subdivided share shall be the same as it was in the case of the share from which the subdivided share is derived;

(d) increase its share capital by such sum to be divided into shares of such amount as the resolution shall prescribe; or

(e) convert and/or reclassify any class of shares into another class of shares.

Clause 62 – Power to reduce capital

The Company may by special resolution, reduce its share capital in any manner permitted or authorised under and in compliance with the Act and the Applicable Laws.

(iii) Transfer of securities

Clause 31 – Transfer in writing

Subject to this Constitution, the Central Depositories Act, the Rules and the Listing Requirements, any Member may transfer all or any of his Securities (except those Deposited Securities which are for the time being designated as securities in suspense) by an instrument in writing in the form prescribed and approved by the Exchange. The instrument shall have been executed by or on behalf of the transferor and the transferee, and the transferor shall remain the holder of the Securities transferred until the transfer is registered and the name of the transferee is entered in the Record of Depositors.

Clause 32 – Transfers of Securities

Subject to the restriction imposed by this Constitution, the Listing Requirements, the Central Depositories Act and the Rules (with respect to transfer of Deposited Security), the transfer of any Deposited Securities shall be made by way of book entry by the Central Depository in accordance with the Rules and, notwithstanding Sections 105, 106 and 110 of the Act, but subject to Section 148(2) of the Act and any exemption that may be made from compliance with Section 148(1) of the Act, the Company shall be precluded from registering and effecting any transfer of such Deposited Securities.

Clause 33 – No restriction on the transfer of fully paid Securities

Subject to this Constitution, the Central Depositories Act and the Rules, there shall be no restriction on the transfer of fully paid Securities except where required by law.

Clause 34 (a) – Refusal to register

The Central Depository may, in its absolute discretion, refuse to register any transfer of Deposited Security that does not comply with the Central Depositories Act and/or the Rules.

(iv) Share Capital and Variation of Rights

<u>Clause 7 – Allotment of shares</u>

Without prejudice to any special rights previously conferred on the holders of any existing shares or class of shares and subject to the provisions of this Constitution, the Act, any Applicable Laws, and to the provisions of any resolution of the Company, the Board may issue, allot or grant rights to subscribe for or otherwise dispose of such shares to such persons at such price, on such terms and conditions, with such preferred, deferred and/or other special rights and subject to such restrictions and at such times as the Board may determine but the Board in making any issue of shares shall comply with the following conditions:

(a) in the case of shares, other than ordinary shares, no special rights shall be attached until the same has been expressed in this Constitution and in the resolution creating the same;

(b) no shares shall be issued which shall have the effect of transferring a controlling interest in the Company without the prior approval of the Members in general meetings;

(c) every issue of shares or options to employees and/or Directors of the Company and/or its subsidiaries under an employee share option scheme shall be approved by the Members in general meeting;

(d) no Director shall participate in a scheme that involves a new issuance of shares or options unless the Members in a general meeting have approved the specific allotment to be made to such Director; and

(e) except in the case of an issue of Securities on a pro-rata basis to all Members, or, pursuant to a back-to-back placement or a Dividend Reinvestment Scheme undertaken in compliance with the Listing Requirements, there shall be no issuance and allotment of Securities to a Director, major shareholder, chief executive or person connected with any Director, major shareholder or chief executive (hereinafter referred to as the "interested Director", "interested major shareholder", "interested chief executive" or "interested person connected with a Director, major shareholder or chief executive" respectively) unless the Members in a general meeting have approved of the specific allotment to be made to such aforesaid interested Director, interested major shareholder, interested chief executive or interested person connected with a Director, major shareholder or chief executive, as the case may be. In this Constitution, "major shareholder", "chief executive", "person connected with any Director, major shareholder or chief executive" and "Dividend Reinvestment Scheme" shall have the meaning ascribed thereto in the Listing Requirements.

<u>Clause 8 – Rights of preference shareholders</u>

Subject to the Act and the Listing Requirements, any preference shares may with the sanction of an ordinary resolution, be issued on the terms that they are, or at the option of the Company are liable, to be redeemed and/or converted into ordinary shares and the Company shall not unless with the consent of the existing preference shareholders at a class of meeting issue preference shares ranking in priority above preference shares already issued, but may issue preference shares ranking equally therewith. Preference shareholders shall have:

(a) the same rights as ordinary shareholders as regards to receiving notices, reports and audited accounts and attending general meetings of the Company; and

(b) the right to vote at any meeting convened for the purpose of reducing the capital of the Company or on a proposal to wind up or during the winding up of the Company, or sanctioning a sale of the whole of the Company's undertaking, property or business, or where any resolution to be submitted to the meeting directly affects their rights and privileges, or when the dividend on the preference shares or part of the dividend is in arrears for more than six (6) months.

Clause 10 – Variation of class rights

Subject to Section 91 of the Act, if at any time the share capital is divided into different classes of shares, the rights attached to any class (unless otherwise provided by the terms of issue of the shares of that class) may, whether or not the Company is being wound up, be varied or abrogated with:

(a) the consent in writing of the holders of not less than seventy-five per centum (75%) of the total voting rights of the Members in that class; or

(b) the sanction of a special resolution passed at a separate general meeting of the holders of the shares of that class. To every such separate general meeting, the provisions of this Constitution relating to general meetings shall mutatis mutandis apply, but so that the necessary quorum shall be at least two (2) persons holding or representing by proxy at least one-third of the number of the issued shares of the class excluding any shares of that class held as treasury shares and that any holder of shares of the class present in person or by proxy may demand a poll and shall be entitled on a poll to one (1) vote for every such share held by him. For adjourned meetings, the quorum is one (1) person present holding shares of such class. To every such special resolution, the provisions of Section 292 of the Act shall with such adaptations as are necessary, apply.

Clause 11 – Ranking of class rights

The rights conferred upon the holders of any shares or class of shares issued with preferred or other rights shall not, unless otherwise expressly provided by the terms of issue of such shares, as regards to participation in the profits or assets of the Company in some or in all respect be deemed to be varied by the creation or issue of further shares ranking pari passu therewith.

Clause 43 – Person entitled may receive dividends etc

Where the registered holder of any share dies or becomes bankrupt, his personal representative or the assignee of his estate, as the case may be, shall, upon the production of such evidence as may from time to time be properly required by the Directors in that behalf, be entitled to receive and may give a discharge for all dividends and other moneys payable in respect of the shares as the registered holder would have been entitled to if he had not died or become bankrupt, but he shall not be entitled to receive notice of or to attend or vote at any meeting, or, save as aforesaid, to exercise any of the rights and privileges of a Member, unless and until he shall have become a Member in respect of the shares.

Clause 56 – Rights of stock holders

The holders of stock shall, according to the amount of the stock held by them, have the same rights, privileges and advantages with regards to dividends, participation in assets on a winding up, voting at meetings of the Company and other matters as if they held the shares from which the stock arose, but no such rights, privileges or advantages (except participation in the dividends and profits of the Company and in the assets on winding up) shall be conferred by an amount of the stock which would not, if existing in shares, have conferred such rights, privileges or advantages.

Clause 153 – Payments of dividends

Subject to the rights of persons, if any, entitled to shares with special rights as to dividend, all dividends shall be declared and paid according to the amounts paid or credited as paid on the shares in respect whereof the dividend is paid, but no amount paid or credited as paid on a share in advance of call shall be treated for the purposes of this Constitution as paid on the share. All dividends shall be apportioned and paid proportionately to the amounts paid or credited as paid on the shares during any portion or portions of the period in respect of which the dividend is paid; but if any share is issued on terms providing that it shall rank for dividend as from a particular date, that share shall rank for dividend accordingly.

14.3 DEPOSITED SECURITIES AND RIGHTS OF DEPOSITORS

As our Shares are proposed for quotation on the Official List, such Shares must be prescribed as shares required to be deposited with Bursa Depository. Upon such prescription, a holder of our Shares must deposit his Shares with Bursa Depository on or before the date fixed, failing which our Share Registrar will be required to transfer his Shares to the Minister of Finance, Inc. and such Shares may not be traded on Bursa Securities. Dealing in our Shares deposited with Bursa Depository may only be affected by a person having a securities account with Bursa Depository ("Depositor") by means of entries in the securities account of that Depositor. A Depositor whose name appears in the Record of Depositors maintained by Bursa Depository in respect of our Shares will be deemed to be a shareholder of our Company and will be entitled to all rights, benefits, powers and privileges and be subject to all liabilities, duties and obligations in respect of, arising from, such Shares.

14.4 LIMITATION ON THE RIGHT TO HOLD SECURITIES AND/OR EXERCISE VOTING RIGHTS

Subject to Section 14.3 above, there is no limitation on the right to own our Shares, including any limitation on the right of a non-resident or non-Malaysian shareholder to hold or exercise voting rights on our Shares, which is imposed by Malaysian law or by our Constitution.

14.5 PUBLIC TAKE-OVERS

During the last financial year and up to LPD, there were no:

(i) public take-over offers by third parties in respect of our Shares; and

(ii) public take-over offers by our Group in respect of other companies' securities.

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14.6 MATERIAL CONTRACTS

Save as disclosed below, we have not entered into any contracts which are material (not being contracts entered into in the ordinary course of business) within the Financial Years Under Review up to the date of this Prospectus:

(i) Sale and Purchase Agreement dated 25 October 2022, entered into by GB Chemical (as vendor) and UDA Materials Sdn. Bhd. (Registration No. 200401037490 (676001-T)) (as purchaser), in relation to disposal of the Bukit Panchor Factory for a cash consideration of RM16,000,000.00. This Sale and Purchase Agreement was completed on 16 February 2023;

(ii) Share Sale Agreement dated 1 August 2025, entered into by Dato' Gooi (as purchaser) with GB Chemical (as vendor), in relation to the disposal of the entire equity interest in Gooi Brothers Capital comprising of 1,000,100 ordinary shares and the disposal of the entire equity interest in Gooi Brothers United comprising 200,000 ordinary shares. GB Chemical agreed to sell, and Dato' Gooi agreed to purchase the aforementioned amount of shares for a total cash consideration of RM1,000,100 for the disposal of Gooi Brothers Capital and RM200,000 for the disposal of Gooi Brothers United. The said transaction has been completed on 1 August 2025;

(iii) Share Sale Agreement dated 14 August 2025, entered into by Dato' Gooi and Lee Kim Wei (as vendor) with our Company (as purchaser), in relation to the acquisition of the entire equity interest in GB Bond comprising 100,000 ordinary shares and the acquisition of the entire equity interest in GB Chemical comprising 1,000,000 ordinary shares. Dato' Gooi and Lee Kim Wei agree to sell, and our Company agrees to purchase the aforementioned amount of shares for a total purchase consideration of RM10,200,960.71 for the Acquisition of GB Bond and a total purchase consideration of RM19,468,449.19 for the Acquisition of GB Chemical which would be satisfied via the issuance of 117,252,422 new Shares and 223,775,278 new Shares respectively at an issue price of RM0.0870 per Share. The said transaction has been completed on 23 July 2026;

(iv) Share Sale Agreement dated 14 August 2025, entered into by our Company and GB Chemical (as purchasers) with Supermulti Team (as vendor), in relation to the acquisition of 49% equity interest in Purebond Adhesive comprising 490 ordinary shares for a purchase consideration of RM606,581.40 by GB Chemical. Our Company will settle the purchase consideration on behalf of GB Chemical through an issuance of 6,972,200 new Shares to Supermulti Team at an issue price of RM0.0870 per Share. The said transaction has been completed on 23 July 2026; and

(v) Underwriting Agreement dated 30 July 2026, entered into by our Company and Malacca Securities as Underwriter for the underwriting of 24,738,000 Issue Shares for an underwriting commission of 2.50% of the total value of the Issue Shares at our IPO Price. Please refer to Section 4.9 of this Prospectus for the salient terms of the Underwriting Agreement.

14.7 CONSENTS

(i) The written consent of our Principal Adviser, Sponsor, Underwriter, Placement Agent, Solicitors, Share Registrar, Issuing House and Company Secretaries as set out in the Corporate Directory of this Prospectus to the inclusion in this Prospectus of their names in the form and context in which such names appear, have been given before the issuance of this Prospectus and have not been subsequently withdrawn.

(ii) The written consent of our Auditors and Reporting Accountants for the inclusion of its name, the Accountants' Report and the Reporting Accountants' Report on Pro forma Combined Statements of Financial Position, and all references thereto in the form and context in which they are included in this Prospectus, have been given before the issuance of this Prospectus and have not been subsequently withdrawn.

(iii) The written consent of our IMR for the inclusion of its name, the IMR Report and all references thereto in the form and context in which they are included in this Prospectus, have been given before the issuance of this Prospectus and have not been subsequently withdrawn.

14.8 DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents may be inspected at our registered office during office hours for a period of 6 months from the date of this Prospectus:

(i) our Constitution;

(ii) the IMR Report referred to in Section 8 of this Prospectus;

(iii) the Accountants' Report as included in Section 13 of this Prospectus;

(iv) the Reporting Accountants' Report on the Compilation of Pro Forma Combined Statements of Financial Position as at 31 May 2026 as included in Section 12.18 of this Prospectus;

(v) the audited financial statements of GB Chemical, GB Bond and Purebond Adhesive for the FYEs 2021, 2022, 2023, 2024, 2025 and FPE 2026;

(vi) the audited financial statements of our Company for the financial period from 5 May 2025 (being the date of incorporation) to 31 December 2025 and FPE 2026;

(vii) our material contracts referred to in Section 14.6 of this Prospectus;

(viii) cause papers of the material litigations and consent judgement for the settlement as set out in Section 12.8 of this Prospectus; and

(ix) the letters of consent referred to in Section 14.7 of this Prospectus.

14.9 RESPONSIBILITY STATEMENTS

This Prospectus has been seen and approved by our Directors, Promoters and Selling Shareholder. They collectively and individually accept full responsibility for the accuracy of the information contained in this Prospectus. Having made all reasonable enquiries, and to the best of their knowledge and belief, they confirm that there is no false or misleading statement or other facts which if omitted, would make any statement in this Prospectus false or misleading.

Malacca Securities, being our Principal Adviser, Sponsor, Underwriter and Placement Agent acknowledges that, based on all available information and to the best of its knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts concerning our IPO.

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15. SUMMARISED PROCEDURES FOR APPLICATION AND ACCEPTANCE

THIS SUMMARY OF PROCEDURES FOR APPLICATION AND ACCEPTANCE DOES NOT CONTAIN THE DETAILED PROCEDURES AND FULL TERMS AND CONDITIONS AND YOU CANNOT RELY ON THIS SUMMARY FOR PURPOSES OF ANY APPLICATION FOR OUR IPO SHARES. YOU MUST REFER TO THE DETAILED PROCEDURES AND TERMS AND CONDITIONS AS SET OUT IN THE "DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE" ACCOMPANYING THE ELECTRONIC COPY OF OUR PROSPECTUS ON THE WEBSITE OF BURSA SECURITIES. YOU SHOULD ALSO CONTACT ISSUING HOUSE FOR FURTHER ENQUIRIES.

Unless otherwise defined, all words and expressions used here shall carry the same meaning as ascribed to them in our Prospectus.

Unless the context otherwise requires, words used in the singular include the plural, and vice versa.

15.1 OPENING AND CLOSING OF APPLICATIONS

OPENING OF THE APPLICATION PERIOD: 10.00 A.M., 9 SEPTEMBER 2026

CLOSING OF THE APPLICATION PERIOD: 5.00 P.M., 18 SEPTEMBER 2026

Applications for our IPO Shares will open and close at the dates stated above.

In the event there is any change to the dates stated above, we will advertise the notice of the changes in a widely circulated daily English and Bahasa Malaysia newspaper in Malaysia, and make an announcement on Bursa Securities' website.

Late Applications will not be accepted.

15.2 METHODS OF APPLICATIONS

15.2.1 Application for our Issue Shares by the Malaysian Public and the Eligible Persons

Applications must accord with our Prospectus and our Constitution. The submission of an Application Form does not mean that your Application will succeed.

Types of Application and category of investors	Application Method
Applications by the Eligible Persons	Pink Application Form only
Applications by the Malaysian Public:	
(i) Individuals	White Application Form or Electronic Share Application or Internet Share Application
(ii) Non-Individuals	White Application Form only

15.2.2 Application by selected investors and Bumiputera investors approved by the MITI via placement

Types of Application	Application Method
Applications by:	
(i) Selected investors	The Placement Agent will contact the selected investors directly. They should follow the Placement Agent's instructions.
(ii) Bumiputera investors approved by the MITI	MITI will contact the Bumiputera investors directly. They should follow MITI's instructions.

Eligible Persons, selected investors and Bumiputera investors approved by the MITI may still apply for our Issue Shares offered to the Malaysian Public using the White Application Form, Electronic Share Application or Internet Share Application.

15.3 ELIGIBILITY

15.3.1 General

You must have a CDS Account and a correspondence address in Malaysia. If you do not have a CDS Account, you may open a CDS Account by contacting any of the ADAs set out in Section 12 of the Detailed Procedures for Application and Acceptance accompanying the electronic copy of our Prospectus on the website of Bursa Securities. The CDS Account must be in your own name. **Invalid, nominee or third party CDS Accounts will not be accepted** for the Applications.

Only **ONE** Application Form for each category from each applicant will be considered and **APPLICATIONS MUST BE FOR AT LEAST 100 IPO SHARES OR MULTIPLES OF 100 IPO SHARES.**

MULTIPLE APPLICATIONS WILL NOT BE ACCEPTED UNLESS EXPRESSLY ALLOWED IN THESE TERMS AND CONDITIONS. AN APPLICANT WHO SUBMITS MULTIPLE APPLICATIONS IN HIS OWN NAME OR BY USING THE NAME OF OTHERS, WITH OR WITHOUT THEIR CONSENT, COMMITS AN OFFENCE UNDER SECTION 179 OF THE CMSA AND IF CONVICTED, MAY BE PUNISHED WITH A MINIMUM FINE OF RM1,000,000 AND A JAIL TERM OF UP TO 10 YEARS UNDER SECTION 182 OF THE CMSA.

AN APPLICANT IS NOT ALLOWED TO SUBMIT MULTIPLE APPLICATIONS IN THE SAME CATEGORY OF APPLICATION. PERSONS SUBMITTING APPLICATION BY WAY OF APPLICATION FORMS MAY NOT SUBMIT APPLICATIONS BY WAY OF ELECTRONIC SHARE APPLICATION OR INTERNET SHARE APPLICATION AND VICE VERSA.

AN APPLICANT WHO WISHES TO SUBMIT APPLICATIONS USING A JOINT BANK ACCOUNT MUST CONTACT THE FINANCIAL INSTITUTION HANDLING THE APPLICATIONS TO ENSURE THAT THE NAME ON THE JOINT BANK ACCOUNT MATCHES THE NAME ON THEIR CDS ACCOUNT. THIS STEP MINIMIZES THE RISK OF REJECTION OF IPO APPLICATIONS DUE TO NAME DISCREPANCIES. OUR COMPANY, PRINCIPAL ADVISER AND ISSUING HOUSE ARE NOT RESPONSIBLE FOR ANY ISSUES ARISING THEREAFTER.

15.3.2 Application by the Malaysian Public

You can only apply for our Issue Shares if you fulfill all of the following:

(i) You must be one of the following:

(a) a Malaysian citizen who is at least 18 years old as at the date of the application for our Issue Shares; or

(b) a corporation/institution incorporated in Malaysia with a majority of Malaysian citizens on your board of directors/trustees and if you have a share capital, more than half of the issued share capital, excluding preference share capital, is held by Malaysian citizens; or

(c) a superannuation, co-operative, foundation, provident, pension fund established or operating in Malaysia.

(ii) You must not be a director or employee of the Issuing House or an immediate family member of a director or employee of the Issuing House; and

(iii) You must submit Applications by using only one of the following methods:

(a) White Application Form;

(b) Electronic Share Application; or

(c) Internet Share Application.

15.3.3 Application by the Eligible Persons

The Eligible Persons will be provided with Pink Application Forms and letters from us detailing their respective allocation. The applicants must follow the notes and instructions in the said document and where relevant, in this Prospectus. All duly completed Pink Application Forms should be submitted to our Group through the Human Resources or Finance Department.

The Eligible Persons may request for a copy of the printed Prospectus from our Company at no cost and are given an option to have the printed Prospectus delivered to them free of charge, or to obtain the printed Prospectus from our Company, the Issuing House, Malacca Securities, Participating organisations of Bursa Securities and Members of the Association of Banks in Malaysia or Malaysian Investment Banking Association.

15.4 PROCEDURES FOR APPLICATION BY WAY OF APPLICATION FORMS

The Application Form must be completed in accordance with the notes and instructions contained in the respective category of the Application Form. Applications made on the incorrect type of Application Form or which do not conform **STRICTLY** to the terms of our Prospectus or the respective category of Application Form or notes and instructions or which are illegible will not be accepted.

The FULL amount payable is RM0.25 for each IPO Share.

Payment must be made out in favour of "**MIH SHARE ISSUE ACCOUNT NO. 710**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with your name and address.

15. SUMMARISED PROCEDURES FOR APPLICATION AND ACCEPTANCE *(cont'd)*

Method below is relevant for White Form Application Form only whereas for Pink Application Form, kindly direct the submission of the form to our Company, through the Human Resources or Finance Department.

Each completed Application Form, accompanied by the appropriate remittance and legible photocopy of the relevant documents may be submitted using one of the following methods:

(i) despatch by **ORDINARY POST** in the official envelopes provided, to the following address:

Malaysian Issuing House Sdn Bhd
(Registration No. 199301003608 (258345-X))
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13
46200 Petaling Jaya
Selangor Darul Ehsan

or

P.O. Box 00010
Pejabat Pos Jalan Sultan
46700 Petaling Jaya
Selangor Darul Ehsan

(ii) **DELIVER BY HAND AND DEPOSIT** in the drop-in box provided at the front portion of Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan so as to arrive not later than 5.00 p.m. on 18 September 2026 or by such other time and date specified in any change to the date or time for closing.

We, together with the Issuing House, will not issue any acknowledgement of the receipt of your Application Forms or Application monies. Please direct all enquiries in respect of the White Application Form to the Issuing House.

15.5 PROCEDURES FOR APPLICATION BY WAY OF ELECTRONIC SHARE APPLICATIONS

Only Malaysian individuals may apply for our Issue Shares offered to the Malaysian Public by way of Electronic Share Application.

Electronic Share Applications may be made through the ATM of the following Participating Financial Institutions and their branches, namely, Affin Bank Berhad, Alliance Bank Malaysia Berhad, AmBank (M) Berhad, CIMB Bank Berhad, Malayan Banking Berhad, Public Bank Berhad and RHB Bank Berhad. A processing fee will be charged by the respective Participating Financial Institutions (unless waived) for each Electronic Share Application.

The exact procedures, terms and conditions for Electronic Share Application are set out on the ATM screens of the relevant Participating Financial Institutions.

15.6 PROCEDURES FOR APPLICATION BY WAY OF INTERNET SHARE APPLICATIONS

Only Malaysian individuals may use the Internet Share Application to apply for our Issue Shares offered to the Malaysian Public.

Internet Share Applications may be made through an internet financial services website of the Internet Participating Financial Institutions or Participating Securities Firms, namely, Affin Bank Berhad, Alliance Bank Malaysia Berhad, CGS International Securities Malaysia Sdn Bhd, Hong Leong Investment Bank Berhad, iFAST Capital Sdn. Bhd., Kenanga Investment Bank Berhad, Malacca Securities Sdn Bhd, Malayan Banking Berhad, Moomoo Securities Malaysia Sdn Bhd, Public Bank Berhad, RHB Bank Berhad, TA Securities Holdings Berhad and UOB Kay Hian (M) Sdn Bhd. A processing fee will be charged by the respective Internet Participating Financial Institutions or Participating Securities Firms (unless waived) for each Internet Share Application.

The exact procedures, terms and conditions for Internet Share Application are set out on the internet financial services website of the respective Internet Participating Financial Institutions or Participating Securities Firms.

15.7 AUTHORITY OF OUR BOARD AND OUR ISSUING HOUSE

The Issuing House, on the authority of our Board reserves the right to:

(i) reject Applications which:

   (a) do not conform to the instructions of our Prospectus, Application Forms, Electronic Share Application and Internet Share Application (where applicable); or

   (b) are illegible, incomplete or inaccurate; or

   (c) are accompanied by an improperly drawn up, or improper form of, remittance; or

(ii) reject or accept any Application, in whole or in part, on a non-discriminatory basis without the need to give any reason; and

(iii) bank in all Application monies (including those from unsuccessful/partially successful applicants) which would subsequently be refunded, where applicable (without interest), in accordance with **Section 15.9** below.

If you are successful in your Application, our Board reserves the right to require you to appear in person at the registered office of the Issuing House at any time within 14 days of the date of the notice issued to you to ascertain that your Application is genuine and valid. Our Board shall not be responsible for any loss or non-receipt of the said notice nor will it be accountable for any expenses incurred or to be incurred by you for the purpose of complying with this provision.

15.8 OVER/UNDER-SUBSCRIPTION

In the event of over-subscription, the Issuing House will conduct a ballot in the manner approved by our Directors to determine the acceptance of Applications in a fair and equitable manner. In determining the manner of balloting, our Directors will consider the desirability of allotting and allocating our Issue Shares to a reasonable number of applicants for the purpose of broadening the shareholding base of our Company and establishing a liquid and adequate market for our Shares.

The basis of allocation of Issue Shares and the balloting results in connection therewith will be furnished by the Issuing House to the SC, Bursa Securities, all major Bahasa Malaysia and English newspapers as well as posted on the Issuing House's website at www.mih.com.my within 1 business day after the balloting event.

Pursuant to the Listing Requirements, we are required to have a minimum of 25.00% of our Company's issued share capital to be held by at least 200 public shareholders holding not less than 100 Shares each upon Listing and completion of our IPO. We expect to achieve this at the point of Listing. In the event the above requirement is not met, we may not be allowed to proceed with our Listing. In the event thereof, monies paid in respect of all Applications will be returned in full (without interest).

In the event of an under-subscription of our Issue Shares by the Malaysian Public and/or Eligible Persons, subject to the clawback and reallocation provisions as set out in Section 4.3.3 of this Prospectus, any of the abovementioned Issue Shares not applied for will then be subscribed by the Underwriter based on the terms of the Underwriting Agreement.

15.9 UNSUCCESSFUL/PARTIALLY SUCCESSFUL APPLICANTS

If you are unsuccessful/partially successful in your Application, your Application monies (without interest) will be refunded to you in the following manner.

15.9.1 For applications by way of Application Form

(i) The Application monies or the balance of it, as the case may be, will be returned to you through the self-addressed and stamped Official "A" envelope you provided by ordinary post (for fully unsuccessful applications) or by crediting into your bank account (the same bank account you have provided to Bursa Depository for the purposes of cash dividend/distribution) or if you have not provided such bank account information to Bursa Depository, the balance of Application monies will be refunded via banker's draft sent by ordinary/registered post to your registered or correspondence address last maintained with Bursa Depository (for partially successful applications) within 10 Market Days from the date of the final ballot at your own risk.

(ii) If your Application is rejected because you did not provide a CDS Account number, your Application monies will be refunded via banker's draft sent by ordinary/registered post to your address as stated in the NRIC or any official valid temporary identity documents issued by the relevant authorities from time to time or the authority card (if you are a member of the armed forces or police) at your own risk.

(iii) A number of Applications will be reserved to replace any successfully balloted Applications that are subsequently rejected, which are subject to Bursa Depository's final verification. The Application monies relating to these Applications which are subsequently rejected or unsuccessful or only partly successful will be refunded (without interest) by the Issuing House as per items (i) and (ii) above (as the case may be).

(iv) The Issuing House reserves the right to bank into its bank account all Application monies from unsuccessful applicants. These monies will be refunded (without interest) within 10 Market Days from the date of the final ballot by crediting into your bank account (the same bank account you have provided to Bursa Depository for the purposes of cash dividend/distribution) or by issuance of banker's draft sent by ordinary/registered post to your registered or correspondence address last maintained with Bursa Depository if you have not provided such bank account information to Bursa Depository or as per item (ii) above (as the case may be).

15.9.2 For applications by way of Electronic Share Application and Internet Share Application

(i) The Issuing House shall inform the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms of the unsuccessful or partially successful Applications within 2 Market Days after the balloting date. The full amount of the Application monies or the balance of it will be credited (without interest) into your account with the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms (or arranged with the Authorised Financial Institutions) within 2 Market Days after the receipt of confirmation from the Issuing House.

(ii) You may check your account on the 5th Market Day from the balloting date.

(iii) A number of Applications will be reserved to replace any successfully balloted Applications that are subsequently rejected, which are subject to Bursa Depository's final verification. The Application monies relating to these Applications which are subsequently rejected will be refunded (without interest) by the Issuing House by crediting into your account with the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms (or arranged with the Authorised Financial Institutions) not later than 10 Market Days from the date of the final ballot. For Applications that are held in reserve and which are subsequently unsuccessful or partially successful, the relevant Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms will be informed of the unsuccessful or partially successful Applications within 2 Market Days after the final balloting date. The Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms will credit the Application monies or any part thereof (without interest) within 2 Market Days after the receipt of confirmation from the Issuing House.

15.10 SUCCESSFUL APPLICANTS

If you are successful in your Application:

(i) Our IPO Shares allotted to you will be credited into your CDS Account.

(ii) A notice of allotment will be despatched to you at your last registered or correspondence address last maintained with the Bursa Depository, at your own risk, before our Listing. This is your only acknowledgement of acceptance of your Application.

(iii) In accordance with Section 14(1) of the SICDA, Bursa Securities has prescribed our Shares as prescribed securities. As such, our IPO Shares issued/offered through our Prospectus will be deposited directly with Bursa Depository and any dealings in these Shares will be carried out in accordance with the SICDA and Rules of Bursa Depository.

(iv) In accordance with Section 29 of the SICDA, all dealings in our Shares will be by book entries through CDS Accounts. No share certificates will be issued to you and you shall not be entitled to withdraw any deposited securities held jointly with Bursa Depository or its nominee as long as our Shares are listed on Bursa Securities.

15.11 ENQUIRIES

Enquiries in respect of the Applications may be directed as follows:

Mode of application	**Parties to direct the enquiries**
Application Form	Issuing House Enquiry Services Telephone at +603-7890 4700
Electronic Share Application	Participating Financial Institutions
Internet Share Application	Internet Participating Financial Institutions or Participating Securities Firms or Authorised Financial Institutions

You may also check the status of your Application at the Issuing House's website at www.mih.com.my, by entering your CDS Account Number on the site after the allotment date. The status of your Application will be available by 3:00 PM. Alternatively, you may contact any of the ADAs set out in Section 12 of the Detailed Procedures for Application and Acceptance accompanying the Electronic Prospectus on the website of Bursa Securities.

DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF GB BOND HOLDINGS BERHAD ("GB" OR THE "COMPANY") DATED 9 SEPTEMBER 2026 ("PROSPECTUS").

Unless otherwise defined, all words and expressions used here shall carry the same meaning as ascribed to them in our Prospectus.

Unless the context otherwise requires, words used in the singular include the plural, and vice versa.

1. OPENING AND CLOSING OF APPLICATIONS

Opening of the application period: 10.00 a.m., 9 SEPTEMBER 2026

Closing of the application period: 5.00 p.m., 18 SEPTEMBER 2026

Applications for our IPO Shares will open and close at the times and dates stated above. If there are any changes to this timetable, we will advertise a notice of the changes in a widely circulated English and Bahasa Malaysia newspaper within Malaysia.

Late Applications will not be accepted.

2. METHODS OF APPLICATION

2.1 Application for our Issue Shares by the Malaysian Public and Eligible Persons

Application must accord with our Prospectus and our Constitution. The submission of an Application Form does not mean that your Application will succeed. You agree to be bound by our Constitution.

Types of Application and category of investors	Application Method
Applications by Eligible Persons	Pink Application Form only
Applications by the Malaysian Public:-	
(a) Individuals	- White Application Form; or - Electronic Share Application; or - Internet Share Application
(b) Non-individuals	White Application Form only

2.2 Application by selected investors and Bumiputera investors approved by the MITI via placement

Applications for the Issue Shares may be made using any of the following:-

Types of Application and category of investors	Application Method
Applications by:-	
(i) Selected investors	The Placement Agent will contact the selected investors directly. They should follow the Placement Agent's instructions
(ii) Bumiputera investors approved by the MITI	MITI will contact the Bumiputera investors directly. They should follow MITI's instructions.

Eligible Persons, selected investors and Bumiputera investors approved by the MITI may still apply for our Issue Shares offered to the Malaysian Public using the White Application Form, Electronic Share Application or Internet Share Application, where applicable.

3. ELIGIBILITY

3.1 General

You must have a CDS account and a correspondence address in Malaysia. If you do not have a CDS account, you may open a CDS account by contacting any of the ADAs set out in **Section 12** of the Detailed Procedures for Application and Acceptance accompanying the electronic copy of our Prospectus on the website of Bursa Securities. The CDS account must be in your own name. Invalid, nominee or third party CDS accounts will not be accepted for the Applications.

Only **ONE** Application Form for each category from each applicant will be considered and **APPLICATIONS MUST BE FOR AT LEAST 100 ISSUE SHARES OR MULTIPLES OF 100 ISSUE SHARES.**

MULTIPLE APPLICATIONS WILL NOT BE ACCEPTED UNLESS EXPRESSLY ALLOWED IN THESE TERMS AND CONDITIONS. AN APPLICANT WHO SUBMITS MULTIPLE APPLICATIONS IN HIS OWN NAME OR BY USING THE NAME OF OTHERS, WITH OR WITHOUT THEIR CONSENT, COMMITS AN OFFENCE UNDER SECTION 179 OF THE CMSA AND IF CONVICTED, MAY BE PUNISHED WITH A MINIMUM FINE OF RM1,000,000 AND A JAIL TERM OF UP TO 10 YEARS UNDER SECTION 182 OF THE CMSA.

AN APPLICANT IS NOT ALLOWED TO SUBMIT MULTIPLE APPLICATIONS IN THE SAME CATEGORY OF APPLICATION. PERSONS SUBMITTING APPLICATION BY WAY OF APPLICATION FORMS MAY NOT SUBMIT APPLICATIONS BY WAY OF ELECTRONIC SHARE APPLICATION OR INTERNET SHARE APPLICATION AND VICE VERSA.

AN APPLICANT WHO WISHES TO SUBMIT APPLICATIONS USING A JOINT BANK ACCOUNT MUST CONTACT THE FINANCIAL INSTITUTION HANDLING THE APPLICATIONS TO ENSURE THAT THE NAME ON THE JOINT BANK ACCOUNT MATCHES THE NAME ON THEIR CDS ACCOUNT. THIS STEP MINIMIZES THE RISK OF REJECTION OF IPO APPLICATIONS DUE TO NAME DISCREPANCIES. OUR COMPANY, PRINCIPAL ADVISER AND ISSUING HOUSE ARE NOT RESPONSIBLE FOR ANY ISSUES ARISING THEREAFTER.

3.2 Application by the Malaysian Public

You can only apply for our Issue Shares if you fulfill all of the following: -

(i) You must have a CDS account and a correspondence address in Malaysia. If you do not have a CDS account, you may open a CDS account by contacting any of the ADAs listed in **Section 12** below;

(ii) You must be one of the following: -

(a) a Malaysian citizen who is at least 18 years old as at the date of the application for our Issue Shares; or

(b) a corporation/institution incorporated in Malaysia with a majority of Malaysian citizens on your board of directors/trustees and if you have a share capital, more than half of the issued share capital, excluding preference share capital, is held by Malaysian citizens; or

(c) a superannuation, co-operative, foundation, provident, pension fund established or operating in Malaysia.

(iii) You must not be a director or employee of the Issuing House or an immediate family member of a director or employee of the Issuing House; and

(iv) You must submit an Application by using only one of the following methods: -

(a) White Application Form; or

(b) Electronic Share Application; or

(c) Internet Share Application.

3.3 Application by Eligible Persons

The Eligible Persons will be provided with Pink Application Forms and letters from us detailing their respective allocation as well as detailed procedures on how to subscribe to the allocated IPO shares. Applicants must follow the notes and instructions in the said document and where relevant, in this Prospectus. All duly completed Pink Application Forms should be submitted to our Group through the Human Resources or Finance Department.

The Eligible Persons may request for a copy of the printed Prospectus from our Company at no cost and are given an option to have the printed Prospectus delivered to them free of charge, or to obtain the printed Prospectus from our Company, the Issuing House, Malacca Securities, Participating organisations of Bursa Securities and Members of the Association of Banks in Malaysia or Malaysian Investment Banking Association.

4. PROCEDURES FOR APPLICATION BY WAY OF APPLICATION FORMS

Each application for our Issue Shares must be made using the correct type of Application Form. The Application Form must be completed in accordance with the notes and instructions contained in the respective category of the Application Form. Applications which do not conform **STRICTLY** to the terms of our Prospectus or the respective category of Application Form or notes and instructions or which are illegible will not be accepted. The Malaysian Public must follow the following procedures in making their applications through the **White Application Form**: -

(i) Obtain the relevant Application Form together with the Official "A" and "B" envelopes and our Prospectus.

(ii) The **White Application Form** together with our Prospectus, can be obtained subject to availability from Malacca Securities, participating organisations of Bursa Securities, members of the Association of Banks in Malaysia, members of the Malaysian Investment Banking Association, the Issuing House and our Company.

(iii) In accordance with Section 232(2) of the CMSA, the **White Application Form** is accompanied by our Prospectus. You are advised to read and understand our Prospectus before making your Application.

(iv) Complete the **White Application Form** legibly and **STRICTLY** in accordance with the notes and instructions printed on it and in our Prospectus, including: -

  (a) ensuring that your personal particulars submitted in your Application are identical with the records maintained by Bursa Depository. You are required to inform Bursa Depository promptly of any change to your personal particulars as the notification letter of successful allocation will be sent to your registered or correspondence address last maintained with Bursa Depository;

  (b) stating your CDS Account number in the space provided in the **White Application Form**. Invalid or nominee or third-party CDS Accounts will **not** be accepted;

  (c) Stating the details of your payment in the appropriate boxes provided in the **White Application Form**; and

  (d) Stating the number of shares applied. Applications must be for at least 100 Issue Shares or multiples of 100 Issue Shares.

(v) Prepare the appropriate form of payment in RM for the FULL amount payable based on the IPO Price of RM0.25 for each IPO Share.

Method below is relevant for White Form Application Form only whereas for Pink Application Form, kindly direct the submission of the form to our Company, through the Human Resources or Finance Department.

Payment must be made out in favour of "**MIH SHARE ISSUE ACCOUNT NO. 710**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with your name and address.

Only Banker's Draft or Cashier's Order drawn on a bank in Kuala Lumpur, Money or Postal Orders (for applicants from Sabah and Sarawak only) and Guaranteed Giro Order from Bank Simpanan Nasional Malaysia Berhad will be accepted.

We will not accept Applications with excess or insufficient remittances or inappropriate forms of payment. Remittances must be completed in the appropriate boxes provided in the **White Application Form**.

(vi) Insert the **White Application Form** together with payment and a legible photocopy of your identification document (national registration identity card ("**NRIC**") or official valid temporary identity documents issued by the relevant authorities from time to time or the authority card (if you are a member of the armed forces or police) or certificate of incorporation or the certificate of change of name for corporate or institutional applicant (where applicable)) into the Official "A" envelope and seal it. You must write your name and address on the outside of the Official "A" and "B" envelopes.

Affix an RM1.50 stamp on the Official "A" envelope and insert the Official "A" envelope into the Official "B" envelope.

The name and address written must be identical to your name and address as in your NRIC or any official valid temporary identity documents issued by the relevant authorities from time to time or the authority card (if you are a member of the armed forces or police) for individual applicant; or certificate of incorporation or the certificate of change of name for corporate or institutional applicant (where applicable).

(vii) Each completed **White Application Form**, accompanied by the appropriate remittance and legible photocopy of the relevant documents may be submitted using one of the following methods: -

(a) despatched by **ORDINARY POST** in the official envelopes provided to the following address: -

Malaysian Issuing House Sdn Bhd
(Registration No. 199301003608 (258345-X))
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13
46200 Petaling Jaya
Selangor Darul Ehsan

or

P.O. Box 00010
Pejabat Pos Jalan Sultan
46700 Petaling Jaya
Selangor Darul Ehsan

(b) **DELIVERED BY HAND AND DEPOSITED** in the Drop-in Boxes provided at the front portion of Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan so as to arrive not later than **5.00 p.m.** on **18 September 2026** or by such other time and date specified in any change to the date or time for closing. We will not accept late Applications.

We, together with the Issuing House, will not issue any acknowledgement of the receipt of your **White Application Form** or Application monies. Please direct all enquiries in respect of the **White Application Form** to the Issuing House.

5. APPLICATION BY WAY OF ELECTRONIC SHARE APPLICATION

5.1 Participating Financial Institutions

Only Malaysian individuals may apply for our Issue Shares offered to the Malaysian Public through the ATMs of the following Participating Financial Institutions and their branches. The following processing fee for each Electronic Share Application will be charged by the respective Participating Financial Institutions (unless waived) as follows: -

Participating Financial Institutions	Charges
Affin Bank Berhad	Free
Alliance Bank Malaysia Berhad	RM1.00
AmBank (M) Berhad	RM1.00
CIMB Bank Berhad	RM2.50
Malayan Banking Berhad	RM1.00
Public Bank Berhad	RM2.00
RHB Bank Berhad	RM2.50

Please note that these processing fees may be varied or waived from time to time at the discretion of the respective Participating Financial Institutions. Please contact the relevant Participating Financial Institutions for further enquiries.

5.2 Procedures for Electronic Share Application

The procedures for Electronic Share Application at ATMs of the Participating Financial Institutions are set out on the ATM screens of the relevant Participating Financial Institutions.

PLEASE READ THE TERMS OF OUR PROSPECTUS, THE TERMS AND CONDITIONS AND PROCEDURES FOR ELECTRONIC SHARE APPLICATIONS SET OUT BELOW AND AT THE RESPECTIVE ATMS CAREFULLY PRIOR TO MAKING AN ELECTRONIC SHARE APPLICATION.

If you encounter any problems in your Application, you may refer to the respective Participating Financial Institutions.

You must have an account with a Participating Financial Institutions and an ATM card issued by that Participating Financial Institutions to access the account. An ATM card issued by one of the Participating Financial Institutions cannot be used to apply for our Issue Shares at an ATM belonging to other Participating Financial Institutions.

You are to submit at least the following information through the ATM, where the instructions on the ATM screen require you to do so: -

- Personal Identification Number ("**PIN**");
- MIH Share Issue Account No. 710;
- Your CDS Account number;
- Number of Issue Shares applied for and the RM amount to be debited from the account; and
- Confirmation of several mandatory statements as set out in **Section 5.3** below.

Upon the completion of your Electronic Share Application transaction at the ATM, you will receive a computer-generated transaction slip ("**Transaction Record**"), confirming the details of your Electronic Share Application. The Transaction Record is only a record of the completed transaction at the ATM and not a record of the receipt of the Electronic Share Application or any data relating to such an Electronic Share Application by our Company or the Issuing House. The Transaction Record is for your record~~s~~ and should not be submitted with any Application Form.

5.3 Terms and conditions for Electronic Share Application

You must have a CDS Account to be eligible to use the Electronic Share Application. Invalid, nominee or third-party CDS Accounts will not be accepted.

YOU MUST ENSURE THAT YOU USE YOUR OWN CDS ACCOUNT NUMBER WHEN MAKING AN ELECTRONIC SHARE APPLICATION. IF YOU OPERATE A JOINT ACCOUNT WITH ANY PARTICIPATING FINANCIAL INSTITUTIONS, YOU MUST ENSURE THAT YOU ENTER YOUR OWN CDS ACCOUNT NUMBER WHEN USING AN ATM CARD ISSUED TO YOU IN YOUR OWN NAME. YOUR APPLICATION WILL BE REJECTED IF YOU FAIL TO COMPLY WITH THE ABOVE.

The Electronic Share Application shall be made on, and subject to, the above terms and conditions as well as the terms and conditions appearing below: -

(i) The Electronic Share Application shall be made in relation to and subject to the terms of our Prospectus and our Company's Constitution.

(ii) You are required to confirm the following statements (by pressing pre-designated keys or buttons on the ATM keyboard) and undertake that the following information given are true and correct: -

(a) You are at least 18 years old as at the date of the application for our Issue Shares;

(b) You are a Malaysian citizen residing in Malaysia;

(c) You have read our Prospectus and understood and agreed with the terms and conditions of the Application;

(d) The Electronic Share Application is the only application that you are submitting for our Issue Shares offered to the Malaysian Public; and

(e) You give consent to the disclosure by the relevant Participating Financial Institutions and/or Bursa Depository, as the case may be, of your information, your Electronic Share Application or your account with the Participating Financial Institutions and Bursa Depository, to the Issuing House and other relevant authorities.

Your Application will not be successfully completed and cannot be recorded as a completed transaction at the ATM unless you complete all the steps required by the Participating Financial Institutions. By doing so, it is considered that you have confirmed each of the above statements as well as given consent in accordance with the relevant laws of Malaysia (including but not limited to Sections 133 and 134 of the Financial Services Act, 2013 and Section 45 of SICDA) to the disclosure by the relevant Participating Financial Institutions and/or Bursa Depository, as the case may be, of your information to the Issuing House or any relevant authority.

(iii) You confirm that you are not applying for our Issue Shares offered to the Malaysian Public as a nominee of any other person and your Electronic Share Application is made in your name, as the beneficial owner. You shall only make one Electronic Share Application and shall not make any other application for our Issue Shares offered to the Malaysian Public.

(iv) You must have sufficient funds in your account with the relevant Participating Financial Institutions at the time the Electronic Share Application, to cover and pay for our Issue Shares and the relating processing fees, charges and expenses, if any, to be incurred, failing which your Electronic Share Application will not be deemed complete. Any Electronic Share Application which does not conform strictly to the instructions set out in our Prospectus or any instruction displayed on the screens of the ATM through which the Electronic Share Application is being made, will be rejected.

(v) You irrevocably agree and undertake to subscribe for or purchase and to accept the number of Issue Shares applied for as stated in the Transaction Record or any lesser number of Issue Shares that may be allotted or allocated to you in respect of your Electronic Share Application. In the event that we decide to allot or allocate a lesser number of such Issue Shares or not to allot or allocate any Issue Shares to you, you agree to accept any such decision as final. If your Electronic Share Application is successful, your confirmation of the number of Issue Shares applied for (by your action of pressing the designated keys or buttons on the ATM keyboard) shall be deemed to signify, and shall be treated as,

(a) your acceptance of the number of Issue Shares that may be allotted or allocated to you in the event that your Electronic Share Application is successful or successful in part, as the case may be; and

(b) your agreement to be bound by our Constitution.

(vi) The Issuing House, on the authority of our Board, reserves the right to reject any Electronic Share Application or accept any Electronic Share Application in whole or in part only without the need to give any reason. Due consideration will be given to the desirability of allotting or allocating our Issue Shares to a reasonable number of applicants with a view to establishing a liquid and adequate market for our Shares.

(vii) You request and authorise us:-

(a) to credit our Issue Shares allotted or allocated to you into your CDS Account; and

(b) to issue share certificate(s) representing such Issue Shares or jumbo certificates which represent, amongst others, such Issue Shares, allotted or allocated in the name of Bursa Malaysia Depository Nominees Sdn Bhd and send the same to Bursa Depository.

(viii) You acknowledge that your Electronic Share Application is subject to risks of electrical, electronic, technical, transmission, communication and computer-related faults and breakdowns, fires and other events beyond our control or the control of the Issuing House, Bursa Depository or the Participating Financial Institutions, and irrevocably agree that if: -

(a) our Company or the Issuing House does not receive your Electronic Share Application and/or payment; or

(b) any data relating to your Electronic Share Application is wholly or partially lost, corrupted, or otherwise inaccessible, or not transmitted or communicated to our Company or the Issuing House,

you will be deemed not to have made an Electronic Share Application and will not make any claim whatsoever against our Company, the Issuing House and/or the relevant Participating Financial Institutions for our Issue Shares applied for or for any compensation, loss or damage whatsoever, as a consequence thereof or arising therefrom.

(ix) All of your particulars in the records of the relevant Participating Financial Institutions at the time of making the Electronic Share Application shall be deemed to be true and correct, and our Company, the Issuing House and the relevant Participating Financial Institutions, and all other persons who, are entitled or allowed under the law to such information or where you expressly consent to the provision of such information, shall be entitled to rely on the accuracy thereof.

(x) You must ensure that your personal particulars as recorded by both Bursa Depository and the relevant Participating Financial Institutions are correct and identical. Otherwise, your Electronic Share Application will be rejected. You must inform Bursa Depository promptly of any change in your address, failing which the notification letter of successful allotment will be sent to your registered or correspondence address last maintained with Bursa Depository.

(xi) By making and completing an Electronic Share Application, you agree that: -

(a) in consideration of us agreeing to allow and accept the application for our Issue Shares through the Electronic Share Application facility established by the Participating Financial Institutions at their respective ATMs, your Electronic Share Application is irrevocable;

(b) we, the Participating Financial Institutions, Bursa Depository and the Issuing House shall not be liable for any delay, failure or inaccuracy in the processing of data relating to your Electronic Share Application due to a breakdown or failure of transmission or communication facilities or to any cause beyond our or the control of any of them;

(c) notwithstanding the receipt of any payment by or on behalf of our Company, the acceptance of your offer to subscribe for and purchase our Issue Shares for which the Electronic Share Application has been successfully completed shall be constituted by the issue of notices of allotment in respect of the said Issue Shares;

(d) you irrevocably authorise Bursa Depository to complete and sign on your behalf as transferee or renouncee any instrument of transfer and other documents required for the issue or transfer of our Issue Shares allotted or allocated to you; and

(e) you agree that in relation to any legal action, proceedings or disputes arising out of or in relation to the contract between the parties and/or the Electronic Share Application and/or any terms of our Prospectus, all rights, obligations and liabilities of the parties shall be construed and determined in accordance with the laws of Malaysia and with all directives, rules, regulations and notices from regulatory bodies of Malaysia and that you irrevocably submit to the jurisdiction of the Courts of Malaysia.

(xii) the Issuing House, acting on the authority of our Board, reserves the right to reject Applications which do not conform to these instructions.

6. Application by way of Internet Share Application

6.1 Internet Participating Financial Institutions or Participating Securities Firms

Applications for our Issue Shares by the Malaysian Public Individuals may be made through the Internet financial services website of the Internet Participating Financial Institutions or Participating Securities Firms.

The following processing fee for each Internet Share Application will be charged by the respective Internet Participating Financial Institutions or Participating Securities Firms (unless waived) as follows:

YOU ARE ADVISED NOT TO APPLY FOR OUR ISSUE SHARES THROUGH ANY WEBSITE OTHER THAN THE INTERNET FINANCIAL SERVICES WEBSITE OF THE INTERNET PARTICIPATING FINANCIAL INSTITUTIONS OR PARTICIPATING SECURITIES FIRMS.

Internet Participating Financial Institutions or Participating Securities Firms	Website address	Fees charged
Affin Bank Berhad	https://rib.affinalways.com	Free
Alliance Bank Malaysia Berhad	www.allianceonline.com.my	RM1.00
CGS International Securities Malaysia Sdn Bhd	eipo.cgsi.com.my	RM2.00 for payment through CIMB Bank Berhad or Malayan Banking Berhad
Hong Leong Investment Bank Berhad	https://www.hlebroking.com/v3/	RM1.00
iFAST Capital Sdn. Bhd.	https://www.fsmone.com.my	Free
Kenanga Investment Bank Berhad	https://kentrade.com.my/	Free
Malacca Securities Sdn Bhd	https://eipo.mplusonline.com	Free
Malayan Banking Berhad	www.maybank2u.com.my	RM1.00
Moomoo Securities Malaysia Sdn. Bhd.	https://www.moomoo.com/my/invest/ipo	Free
Public Bank Berhad	www.pbebank.com	RM2.00
RHB Bank Berhad	https://www.rhbgroup.com/index.html	RM2.50
TA Securities Holdings Berhad	https://eservices.tasecurities.com.my/auth/login	Free
UOB Kay Hian (M) Sdn Bhd	https://eipo.utrade.com.my	Free

Please note that these fees may be varied or waived from time to time at the discretion of the respective Internet Participating Financial Institutions or Participating Securities Firms. Please contact the relevant Internet Participating Financial Institutions or Participating Securities Firms for further enquiries.

PLEASE READ THE TERMS OF OUR PROSPECTUS, THE TERMS AND CONDITIONS AND PROCEDURES FOR INTERNET SHARE APPLICATIONS SET OUT BELOW AND AT THE INTERNET FINANCIAL SERVICES WEBSITE OF THE RESPECTIVE INTERNET PARTICIPATING FINANCIAL INSTITUTIONS OR PARTICIPATING SECURITIES FIRMS CAREFULLY PRIOR TO MAKING AN INTERNET SHARE APPLICATION.

If you encounter any problems in your Application, you may refer to the respective Internet Participating Financial Institutions or Participating Securities Firms.

6.2 Terms and conditions for Internet Share Application

PLEASE NOTE THAT THE ACTUAL TERMS AND CONDITIONS OUTLINED BELOW SUPPLEMENT THE ADDITIONAL TERMS AND CONDITIONS FOR INTERNET SHARE APPLICATIONS CONTAINED IN THE INTERNET FINANCIAL SERVICES WEBSITE OF THE RESPECTIVE INTERNET PARTICIPATING FINANCIAL INSTITUTIONS OR PARTICIPATING SECURITIES FIRMS.

An Internet Share Application shall be made on and subject to the following terms and conditions: -

(i) You can make an Internet Share Application if you fulfill all of the following: -

(a) You are an individual with a CDS Account and in the case of a joint account, an individual CDS Account registered in your name which is to be used for the purpose of the application if you are making the application instead of a CDS Account registered in the joint account holder's name;

(b) You have an existing account with access to Internet financial services facilities with an Internet Participating Financial Institutions or Participating Securities Firms. You must have your user identification ("**User ID**") and Personal Identification Numbers ("**PIN**")/password for the relevant Internet financial services facilities; and

(c) You are a Malaysian citizen and have a mailing address in Malaysia.

You are advised to note that a User ID and PIN/password issued by one of the Internet Participating Financial Institutions or Participating Securities Firms cannot be used to apply for our Issue Shares at Internet financial service websites of other Internet Participating Financial Institutions or Participating Securities Firms.

(ii) An Internet Share Application shall be made on and subject to the terms of our Prospectus and our Company's Constitution.

(iii) You are required to confirm the following statements (by selecting the designated hyperlink on the relevant screen of the Internet financial services website of the Internet Participating Financial Institutions or Participating Securities Firms) and to undertake that the following information given are true and correct: -

(a) You are at least 18 years old as at the date of the application for our Issue Shares;

(b) You are a Malaysian citizen residing in Malaysia;

(c) You have read our Prospectus and understood and agreed with the terms and conditions of the Application;

(d) The Internet Share Application is the only application that you are submitting for our Issue Shares offered to the Malaysian Public;

(e) You authorise the Internet Participating Financial Institutions or Participating Securities Firms or the Authorised Financial Institutions to deduct the full amount payable for our Issue Shares from your account with the Internet Participating Financial Institutions or Participating Securities Firms or the Authorised Financial Institutions;

(f) You give consent in accordance with the relevant laws of Malaysia (including but not limited to Sections 133 and 134 of the Financial Service Act, 2013 and Section 45 of SICDA) to the disclosure by the relevant Internet Participating Financial Institutions or Participating Securities Firms, the Authorised Financial Institution and/or Bursa Depository, as the case may be, of your information, your Internet Share Application or your account with the Internet Participating Financial Institutions or Participating Securities Firms, to the Issuing House the Authorised Financial Institutions, and any other relevant authorities;

(g) You are not applying for our Issue Shares offered to the Malaysian Public as a nominee of any other person and your Internet Share Application is made in your own name, as the beneficial owner and subject to the risks referred to in our Prospectus; and

(h) You authorise the Internet Participating Financial Institutions or Participating Securities Firms to disclose and transfer to any person, including any government or regulatory authority in any jurisdiction, our Company, Bursa Securities or other relevant parties in connection with our IPO, all information relating to you if required by any law, regulation, court order or any government or regulatory authority in any jurisdiction or if such disclosure and transfer is, in the reasonable opinion of the Internet Participating Financial Institutions or Participating Securities Firms, necessary for the provision of the Internet Share Application services or if such disclosure is requested or required in connection with our IPO. Further, the Internet Participating Financial Institutions or Participating Securities Firms will take reasonable precautions to preserve the confidentiality of information furnished by you to the Internet Participating Financial Institutions or Participating Securities Firms in connection with the use of the Internet Share Application services.

(iv) Your Application will not be successfully completed and cannot be recorded as a completed application unless you have paid for our Issue Shares through the website of the Authorised Financial Institutions and completed all relevant application steps and procedures for the Internet Share Application which would result in the Internet financial services website displaying the Confirmation Screen.

For the purposes of our Prospectus, "**Confirmation Screen**" shall mean the screen which appears or is displayed on the Internet financial services website, which confirms that your Internet Share Application has been completed and states the details of your Internet Share Application, including the number of Issue Shares applied for which you can print out for your records.

Upon the display of the Confirmation Screen, you will be deemed to have confirmed the truth of the statements set out in **Section 6.2(iii)** above. The Confirmation Screen is only a record of the completed transaction with an Internet Participating Financial Institutions or Participating Securities Firms and not a record of the receipt of the Internet Share Application or any data relating to such an Internet Share Application by our Company or the Issuing House. The Confirmation Screen is for your record and should not be submitted with any Application Form.

(v) You must have sufficient funds in your account with the relevant Internet Participating Financial Institutions or Participating Securities Firms or the Authorised Financial Institutions at the time of making your Internet Share Application, to cover and pay for our Issue Shares and the related processing fees, charges and expenses, if any, to be incurred, failing which your Internet Share Application will not be deemed complete, notwithstanding the display of the Confirmation Screen. Any Internet Share Application which does not conform strictly to the instructions set out in our Prospectus or any instructions displayed on the screens of the Internet financial services website through which the Internet Share Application is made will be rejected.

(vi) You irrevocably agree and undertake to subscribe for or purchase and to accept the number of Issue Shares applied for as stated on the Confirmation Screen or any lesser number of Issue Shares that may be allotted or allocated to you in respect of your Internet Share Application. In the event that we decide to allot or allocate lesser number of such Shares or not to allot or allocate any Issue Shares to you, you agree to accept any such decision as final.

In the course of completing your Internet Share Application on the website of the Internet Participating Financial Institutions or Participating Securities Firms, your confirmation of the number of Issue Shares applied for (by way of your action of clicking the designated hyperlink on the relevant screen of the website) shall be deemed to signify and shall be treated as:-

(a) Your acceptance of the number of Issue Shares that may be allotted or allocated to you in the event that your Internet Share Application is successful or successful in part, as the case may be; and

(b) Your agreement to be bound by the Constitution.

(vii) You are fully aware that multiple or suspected multiple Internet Share Applications for our Issue Shares will be rejected. **A PERSON WHO SUBMITS MULTIPLE INTERNET SHARE APPLICATIONS IN HIS OWN NAME OR BY USING THE NAME OF OTHERS, WITH OR WITHOUT THEIR CONSENT, COMMITS AN OFFENCE UNDER SECTION 179 OF THE CMSA AND IF CONVICTED, MAY BE PUNISHED WITH A MINIMUM FINE OF RM1,000,000 AND A JAIL TERM OF UP TO 10 YEARS UNDER SECTION 182 OF THE CMSA**. Our Company reserves the right to reject any Internet Share Application or accept any Internet Share Application in whole or in part only without the need to give any reason. Due consideration will be given to the desirability of allotting or allocating our Issue Shares to a reasonable number of applicants with a view to establishing a liquid and adequate market for our Shares.

(viii) An Internet Share Application is deemed to be received only upon its completion, which is when the Confirmation Screen is displayed on the Internet financial services website. You are advised to print out and retain a copy of the Confirmation Screen for reference and record purposes. Late Internet Share Applications will not be accepted.

You acknowledge that your Internet Share Application is subject to risk of electrical, electronic, technical and computer-related faults and breakdowns, faults with computer software, problems occurring during data transmission, computer security threats such as viruses, hackers and crackers, fires, and other events beyond our control or the control of the Internet Participating Financial Institutions or Participating Securities Firms, the Authorised Financial Institutions, the Issuing House, Bursa Depository and our Company and irrevocably agree that if:-

a. our Company, the Issuing House, the Internet Participating Financial Institutions or Participating Securities Firms and/or the Authorised Financial Institutions do not receive your Internet Share Application and/or payment; and

b. any data relating to your Internet Share Application or the tape or any other devices containing such data and/or payment is wholly or partly lost, corrupted, destroyed or otherwise not accessible, and for any reason whatsoever, you will be deemed not to have made an Internet Share Application and you will not make any claim whatsoever against our Company, the Issuing House, the Internet Participating Financial Institutions or Participating Securities Firms and/or the Authorised Financial Institution for our Issue Shares applied for or for any compensation, loss or damage whatsoever, as a consequence thereof or arising therefrom.

(x) All of your particulars in the records of the relevant Internet Participating Financial Institutions or Participating Securities Firms at the time of making your Internet Share Application shall be deemed to be true and correct, and our Company, the Issuing House, the relevant Internet Participating Financial Institutions or Participating Securities Firms and all other persons who, are entitled or allowed under the law to such information or where you expressly consent to the provision of such information, shall be entitled to rely on the accuracy thereof.

(xi) You must ensure that your personal particulars as recorded by both Bursa Depository and the Internet Participating Financial Institutions or Participating Securities Firms are correct and identical. Otherwise, your Internet Share Application will be rejected. You must inform Bursa Depository promptly of any change in your address, failing which the notification letter on successful allotment will be sent to your registered or correspondence address last maintained with Bursa Depository.

7. AUTHORITY OF OUR BOARD AND ISSUING HOUSE

Your Application will be selected in a manner to be determined by our Board. Due consideration will be given to the desirability of allotting and allocating our Issue Shares to a reasonable number of applicants with a view to establishing a liquid and adequate market for our Shares. The Issuing House, on the authority of our Board, reserves the right to:-

(i) reject Applications which: -

(a) do not conform to the instructions of our Prospectus, Application Forms, Electronic Share Application and Internet Share Application (where applicable); or

(b) are illegible, incomplete or inaccurate; or

(c) are accompanied by an improperly drawn up, or improper form of remittance; or

(ii) reject or accept any Application, in whole or in part, on a non-discriminatory basis without the need to give any reason; and

(iii) bank in all Application monies (including those from unsuccessful/partially successful applicants) which would subsequently be refunded, where applicable (without interest), by: -

(a) ordinary post through the self-addressed and stamped Official "A" envelope which you have provided to the Issuing House;

(b) crediting into your bank account for the purposes of cash dividend/distribution if you have provided such bank account information to Bursa Depository; or

(c) ordinary/registered post to your registered or correspondence address last maintained with Bursa Depository if you have not provided such bank account information to Bursa Depository.

If you are successful in your Application, our Board reserves the right to require you to appear in person at the registered office of the Issuing House at any time within 14 days of the date of the notice issued to you to ascertain that your Application is genuine and valid. Our Board shall not be responsible for any loss or non-receipt of the said notice nor will it be accountable for any expenses incurred or to be incurred by you for the purpose of complying with this provision.

8. OVER/UNDER-SUBSCRIPTION

In the event of over-subscription, the Issuing House will conduct a ballot in the manner approved by our Directors to determine the acceptance of Applications in a fair and equitable manner. In determining the manner of balloting, our Directors will consider the desirability of allotting and allocating our Issue Shares to a reasonable number of applicants for the purpose of broadening the shareholding base of our Company and establishing a liquid and adequate market for our Shares.

The basis of allocation of shares and the balloting results in connection therewith will be furnished by our Issuing House to the SC, Bursa Securities, all major Bahasa Malaysia and English newspapers as well as posted on our Issuing House's website www.mih.com.my within 1 market day after the balloting event.

Pursuant to the Listing Requirements we are required to have a minimum of 25% of our Company's issued share capital to be held by at least 200 public shareholders holding not less than 100 Shares each upon Listing and completion of our IPO. We expect to achieve this at the point of Listing. In the event the above requirement is not met, we may not be allowed to proceed with our Listing. In the event thereof, monies paid in respect of all Applications will be returned in full (without interest).

In the event of an under-subscription of our Issue Shares by the Malaysian Public and/or Eligible Persons, subject to the clawback and reallocation provisions as set out in **Section 4.3.3** of our Prospectus, any of the abovementioned Issue Shares not applied for will then be subscribed by the Underwriter based on the terms of the Underwriting Agreement.

UNSUCCESSFUL/PARTIALLY SUCCESSFUL APPLICANTS

If you are unsuccessful/partially successful in your Application, your Application monies (without interest) will be refunded to you in the following manner:-

9.1 For applications by way of Application Form

(i) The Application monies or the balance of it, as the case may be, will be returned to you through the self-addressed and stamped Official "A" envelope you provided by ordinary post (for fully unsuccessful applications) or by crediting into your bank account (the same bank account you have provided to Bursa Depository for the purposes of cash dividend/distribution) or if you have not provided such bank account information to Bursa Depository, the balance of Application monies will be refunded via banker's draft sent by ordinary/registered post to your registered or correspondence address last maintained with Bursa Depository (for partially successful applications) within 10 Market Days from the date of the final ballot at your own risk.

(ii) If your Application is rejected because you did not provide a CDS Account number, your Application monies will be refunded via banker's draft sent by ordinary/registered post to your address as stated in the NRIC or official valid temporary identity documents issued by the relevant authorities from time to time or the authority card (if you are a member of the armed forces or police) at your own risk.

(iii) A number of Applications will be reserved to replace any successfully balloted Applications that are subsequently rejected, which are subject to Bursa Depository final verification. The Application monies relating to these Applications which are subsequently rejected or unsuccessful or only partly successful will be refunded (without interest) by the Issuing House as per items (i) and (ii) above (as the case may be).

(iv) The Issuing House reserves the right to bank into its bank account all Application monies from unsuccessful applicants. These monies will be refunded (without interest) within 10 Market Days from the date of the final ballot by crediting into your bank account (the same bank account you have provided to Bursa Depository for the purposes of cash dividend/distribution) or by issuance of banker's draft sent by ordinary/registered post to your registered or correspondence address last maintained with Bursa Depository if you have not provided such bank account information to Bursa Depository or as per item (ii) above (as the case may be).

9.2 For applications by way of Electronic Share Application and Internet Share Application

(i) The Issuing House shall inform the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms of the unsuccessful or partially successful Applications within 2 Market Days after the balloting date. The full amount of the Application monies or the balance of it will be credited (without interest) into your account with the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms (or arranged with the Authorised Financial Institution) within 2 Market Days after the receipt of confirmation from the Issuing House.

(ii) You may check your account on the 5th Market Day from the balloting date.

(iii) A number of Applications will be reserved to replace any successfully balloted Applications that are subsequently rejected, which are subject to Bursa Depository final verification. The Application monies relating to these Applications which are subsequently rejected will be refunded (without interest) by the Issuing House by crediting into your account with the Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms (or arranged with the Authorised Financial Institutions) not later than 10 Market Days from the date of the final ballot. For Applications that are held in reserve and which are subsequently unsuccessful or partially successful, the relevant Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms will be informed of the unsuccessful or partially successful Applications within 2 Market Days after the final balloting date. The Participating Financial Institutions or Internet Participating Financial Institutions or Participating Securities Firms will credit the Application monies or any part thereof (without interest) within 2 Market Days after the receipt of confirmation from the Issuing House.

10. SUCCESSFUL APPLICANTS

If you are successful in your Application: -

(i) Our Issue Shares allotted to you will be credited into your CDS Account.

(ii) A notice of allotment will be despatched to you at your registered or correspondence address last maintained with the Bursa Depository, at your own risk, before our Listing. This is your only acknowledgement of acceptance of your Application.

(iii) In accordance with Section 14(1) of the SICDA, Bursa Securities has prescribed our Shares as prescribed securities. As such, our Issue Shares issued/offered through our Prospectus will be deposited directly with Bursa Depository and any dealings in these Shares will be carried out in accordance with the SICDA and Rules of Bursa Depository.

(iv) In accordance with Section 29 of the SICDA, all dealings in our Shares will be by book entries through CDS Accounts. No share certificates will be issued to you and you shall not be entitled to withdraw any deposited securities held jointly with Bursa Depository or its nominee as long as our Shares are listed on Bursa Securities.

ENQUIRIES

Enquiries in respect of your Applications may be directed as follows: -

Mode of application	Parties to direct the enquiries
Application Form	Issuing House Enquiry Services Telephone at telephone no. +603-7890 4700
Electronic Share Application	The relevant Participating Financial Institutions
Internet Share Application	The relevant Internet Participating Financial Institutions or Participating Securities Firms or Authorised Financial Institutions

You may also check the status of your Application at the Issuing House's website at www.mih.com.my, by entering your CDS Account Number on the site after the allotment date. The status of your Application will be available by 3:00 PM. Alternatively, you may contact any of the ADAs set out in **Section 12** below.

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12. LIST OF ADAS

The list of ADAs and their respective addresses, telephone numbers and broker codes are as follows: -

Name	Address and telephone number	Broker Code
KUALA LUMPUR		
AFFIN HWANG INVESTMENT BANK BERHAD	2nd Floor, Bangunan AHP No. 2, Jalan Tun Mohd Fuad 3 Taman Tun Dr. Ismail 60000 Kuala Lumpur Tel No. : 03 – 7710 6688	068-019
AFFIN HWANG INVESTMENT BANK BERHAD	Mezzanine & 3rd Floor Chulan Tower No. 3, Jalan Conlay 50450 Kuala Lumpur Tel No. : 03 – 2143 8668	068-018
AFFIN HWANG INVESTMENT BANK BERHAD	38A & 40A, Jalan Midah 1 Taman Midah 56000 Cheras Kuala Lumpur Tel No. : 03 – 9130 8803	068-018
AMINVESTMENT BANK BERHAD	8-9, 11-18, 21-25th Floor Bangunan AmBank Group 55, Jalan Raja Chulan 50200 Kuala Lumpur Tel No. : 03 – 2031 0102	086-001
BIMB SECURITIES SDN BHD	Level 34, Menara Bank Islam 22, Jalan Perak Kuala Lumpur 50450 Kuala Lumpur Tel No : 03 – 2613 1700	024-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	3rd Floor 2 & 4 Jalan Mutiara Timur Satu Taman Mutiara Cheras 56100 Kuala Lumpur Tel No. : 03 – 9132 7424/7428/7429	065-001
CIMB SECURITIES SDN BHD (formerly known as Kaf Equities Sdn Bhd)	14th Floor, Chulan Tower No. 3, Jalan Conlay 50450 Kuala Lumpur Tel. No. : 03 – 2171 0216	053-001
FA SECURITIES SDN BHD	A-10-1 & A-10-17 Level 10, Menara UOA Bangsar No. 5, Jalan Bangsar Utama 1 59000 Kuala Lumpur Tel No : 03 – 2288 1676	021-001

Name	Address and telephone number	Broker Code
KUALA LUMPUR (cont'd)		
HONG LEONG INVESTMENT BANK BERHAD	Mezzanine Floor Level 3A, Block B, HP Towers No. 12, Jalan Gelenggang 60000 Kuala Lumpur Tel No. : 03 – 2080 8777	066-002
HONG LEONG INVESTMENT BANK BERHAD	Level 27 & 28, Menara Hong Leong No. 6, Jalan Damanlela Bukit Damansara 50490 Kuala Lumpur Tel No. : 03 – 2083 1800	066-008
BERJAYA SECURITIES SDN BHD (formerly known as Inter-Pacific Securities Sdn Bhd)	West Wing, Level 13 Berjaya Times Square No. 1, Jalan Imbi 55100 Kuala Lumpur Tel No. : 03 – 2117 1888	054-001
BERJAYA SECURITIES SDN BHD (formerly known as Inter-Pacific Securities Sdn Bhd)	Ground Floor, 7-0-8, Jalan 3/109F Danau Business Centre, Danau Desa 58100 Kuala Lumpur Tel No. : 03 – 7984 7796	054-003
iFAST CAPITAL SDN BHD	Level 28, Menara AIA Sentral No. 30, Jalan Sultan Ismail Kuala Lumpur Tel No : 03 2149 0660	039-001
KENANGA INVESTMENT BANK BERHAD	Level 17, Kenanga Tower 237 Jalan Tun Razak 50400 Kuala Lumpur Tel No. : 03 – 2172 2888	073-001
M & A SECURITIES SDN BHD	Level 1-3, No. 45 & 47 and 43-6 The Boulevard, Mid Valley City Lingkaran Syed Putra 59200 Kuala Lumpur Tel No. : 03 – 2282 1820	057-002
M & A SECURITIES SDN BHD	22A-1 Jalan Kuchai Maju 1 Kuchai Entrepreneurs' Park Off Jalan Kuchai Lama 58200 Kuala Lumpur Tel No. : 03 – 7983 9890	057-004
MALACCA SECURITIES SDN BHD	No 76-1, Jalan Wangsa Maju Delima 6 Pusat Bandar Wangsa Maju (KLSC) Setapak 53300, Kuala Lumpur Tel No. : 03 – 4144 2565	012-001
MALACCA SECURITIES SDN BHD	B-M-10, Block B Plaza Arkadia Jalan Intisari Perdana Desa Park City 52200 Kuala Lumpur Tel No. : 03 – 2733 9782	012-001

Name	Address and telephone number	Broker Code
KUALA LUMPUR (cont'd)		
MALACCA SECURITIES SDN BHD	B01-A-13A Level 13A, Menara 2 No.3, Jalan Bangsar KL ECO City 59200 Kuala Lumpur Tel No. : 03-2201 2100	012-001
MAYBANK INVESTMENT BANK BERHAD	Level 5, Tower C Dataran Maybank No.1, Jalan Maarof 59000 Kuala Lumpur Tel No. : 03 – 2297 8888	098-001
MAYBANK INVESTMENT BANK BERHAD	27, 31 to 33 Floor Menara Maybank 100 Jalan Tun Perak 50050 Kuala Lumpur Tel No. : 03 – 2059 1888	098-007
MERCURY SECURITIES SDN BHD	L-7-2, No. 2 Jalan Solaris Solaris Mont' Kiara 50480 Kuala Lumpur Tel No. : 03 – 6203 7227	093-002
MOOMOO SECURITIES MALAYSIA SDN BHD	Level 9, Menara Khuan Choo 75A Jalan Raja Chulan Bukit Bintang 50200 Kuala Lumpur Tel No. : 03 – 9212 0718	062-001
PHILLIP CAPITAL SDN BHD	B-3-6, Block B, Level 3 Megan Avenue II No.12, Jalan Yap Kwan Seng 50450 Kuala Lumpur Tel No. :03 – 2783 0361	076-001
NEWPARADIGM SECURITIES SDN BHD	Level 12, EXSIM Tower (Block D) Millerz Square @ Old Klang Road Megan Legasi, No. 357, Jalan Klang Lama 58000 Kuala Lumpur Tel No. : 03 – 2054 8000	064-001
PUBLIC INVESTMENT BANK BERHAD	27th Floor, Menara Public Bank 2 No. 78, Jalan Raja Chulan 50200 Kuala Lumpur Tel No : 03 – 2268 3000	051-001
RHB INVESTMENT BANK BERHAD	Level 1, Tower 3 RHB Centre, Jalan Tun Razak 50400 Kuala Lumpur Tel No. : 03 – 9280 2233/2354	087-001

Name	Address and telephone number	Broker Code
KUALA LUMPUR (cont'd)		
RHB INVESTMENT BANK BERHAD	Level 5, Tower One RHB Centre, Jalan Tun Razak 50400 Kuala Lumpur Tel No. : 03 – 9280 2453	087-001
RHB INVESTMENT BANK BERHAD	No. 62, 62-1, 64 & 64-1, Vista Magna Jalan Prima, Metro Prima 52100 Kuala Lumpur Tel No. : 03 – 6257 5869	087-028
RHB INVESTMENT BANK BERHAD	No. 5 & 7 Jalan Pandan Indah 4/33 Pandan Indah 55100 Kuala Lumpur Tel No. : 03 – 4280 4798	087-054
RHB INVESTMENT BANK BERHAD	Ground Floor No. 55, Zone J4 Jalan Radin Anum Bandar Baru Seri Petaling 57000 Kuala Lumpur Tel No. : 03 – 9058 7222	087-058
TA SECURITIES HOLDINGS BERHAD	34th Floor, Menara TA One No. 22, Jalan P. Ramlee 50250 Kuala Lumpur Tel No. : 03 – 2072 1277	058-003
UOB KAY HIAN SECURITIES (M) SDN BHD	Suite 12-05, Level 12 Wisma UOA Damansara II No.6 Jalan Changkat Semantan Damansara Heights 50490 Kuala Lumpur Tel No. : 03-2147 1861	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	N3, Plaza Damas 60, Jalan Sri Hartamas 1 Sri Hartamas 50480 Kuala Lumpur Tel No. : 03 – 6205 6000	078-004
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground & 19th Floor Menara Keck Seng 203 Jalan Bukit Bintang 55100 Kuala Lumpur Tel No. : 03 – 2147 1888	078-010
SELANGOR DARUL EHSAN		
AFFIN HWANG INVESTMENT BANK BERHAD	Suite B 3A1, East Wing 3Ath Floor Wisma Consplant 2 No. 7, Jalan SS 16/1 47500 Subang Jaya Selangor Darul Ehsan Tel No. : 03 – 5635 6688	068-019

Name	Address and telephone number	Broker Code
SELANGOR DARUL EHSAN (cont'd)		
AFFIN HWANG INVESTMENT BANK BERHAD	4th Floor, Wisma Meru 1 Lintang Pekan Baru Off Jalan Meru 41050 Klang Selangor Darul Ehsan Tel No. : 03 – 3343 9999	068-019
AFFIN HWANG INVESTMENT BANK BERHAD	No.79-1, Jalan Batu Nilam 5 Bandar Bukit Tinggi 41200 Klang Selangor Darul Ehsan Tel No. : 03 – 3322 1999	068-019
AMINVESTMENT BANK BERHAD	4th Floor, Plaza Damansara Utama No. 2, Jalan SS21/60 47400 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7710 6613	086-001
APEX SECURITIES BERHAD (formerly known as JF Apex Securities Berhad)	Level 5, Menara UAC No.12, Jalan PJU7/5 Mutiara Damansara 47800 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7890 8899 ext 2012/2007	079-001
APEX SECURITIES BERHAD (formerly known as JF Apex Securities Berhad)	16th Floor Menara Choy Fook On No. 1B, Jalan Yong Shook Lin 46050 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7620 1118	079-002
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	No. A-07-01 & A-07-02 Empire Office Tower Empire Subang Jalan SS16/1 47500 Subang Jaya Selangor Darul Ehsan Tel. No. : 03 – 5631 7934/7892	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor (No. 11A) Jalan Kenari 1 Bandar Puchong Jaya 47100 Puchong Selangor Darul Ehsan Tel. No. : 03 – 5891 6852	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor, No. 26A(F), 26A(M) & 26A(B) Jalan SJ6, Taman Selayang Jaya 68100 Batu Caves Selangor Darul Ehsan Tel. No.: 03 – 6137 1680	065-001

Name	Address and telephone number	Broker Code
SELANGOR DARUL EHSAN (cont'd)		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	2nd Floor (No. 26-2) Lorong Batu Nilam 4B Bandar Bukit Tinggi 41200 Klang Selangor Darul Ehsan Tel. No. : 03 – 3325 7105/7106	065-001
KENANGA INVESTMENT BANK BERHAD	Lot 240, 2nd Floor, The Curve No. 6, Jalan PJU 7/3 Mutiara Damansara 47800 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7725 9095	073-001
KENANGA INVESTMENT BANK BERHAD	Level 1 East Wing Wisma Consplant 2 No. 7 Jalan SS 16/1 47500 Subang Jaya Selangor Darul Ehsan Tel No. : 03 – 5621 2118	073-001
KENANGA INVESTMENT BANK BERHAD	35 (Ground, 1st & 2nd Floor) Jalan Tiara 3, Bandar Baru Klang 41150 Klang Selangor Darul Ehsan Tel No. : 03 – 3348 8080	073-001
MALACCA SECURITIES SDN BHD	No. 16, Jalan SS15/4B 47500 Subang Jaya Selangor Darul Ehsan Tel No.: 03 – 5636 1533	012-001
MALACCA SECURITIES SDN BHD	No. 54M, Mezzanine Floor Jalan SS2/67 47300 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7876 1533	012-001
MBSB INVESTMENT BANK BERHAD (Formerly known as MIDF Amanah Investment Bank Berhad)	Level 21, Menara MBSB Bank, PJ Sentral,Lot 12, Persiaran Barat, Seksyen 52 46200 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 2173 8888	026-001
NEWPARADIGM SECURITIES SDN BHD	No. 18 & 20, Jalan Tiara 2 Bandar Baru Klang 41150 Klang Selangor Darul Ehsan Tel No. : 03 – 3341 5300	064-007
RHB INVESTMENT BANK BERHAD	1,3 & 5, Tingkat 2 Jalan 52/18 New Town Centre 46200 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7873 6366/7875 8428	087-011

DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE (cont'd)

Name	Address and telephone number	Broker Code
SELANGOR DARUL EHSAN (cont'd)		
RHB INVESTMENT BANK BERHAD	First Floor, 10 & 11 Jalan Maxwell 48000, Rawang Selangor Darul Ehsan Tel No. :03 – 6092 8916	087-047
RHB INVESTMENT BANK BERHAD	Ground & Mezzanine Floor No. 87 & 89, Jalan Susur Pusat Perniagaan NBC Batu 1½, Jalan Meru 41050 Klang Selangor Darul Ehsan Tel No. : 03 – 3343 9180	087-048
RHB INVESTMENT BANK BERHAD	Unit 1B, 2B & 3B Jalan USJ 10/1J USJ 10, 47610 UEP Subang Jaya Selangor Darul Ehsan Tel No. : 03 – 8022 1888	087-059
SJ SECURITIES SDN BHD	26, Jalan Pendaftar U1/54 Temasya Glenmarie 40150 Shah Alam Selangor Darul Ehsan Tel No. : 03 – 5567 3000	096-001
TA SECURITIES HOLDINGS BERHAD	2nd Floor, Wisma TA 1A Jalan SS20/1, Damansara Utama 47400 Petaling Jaya Selangor Darul Ehsan Tel No. : 03 – 7729 5713	058-007
MELAKA		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Ground, 1st & 2nd Floor No. 191, Taman Melaka Raya Off Jalan Parameswara 75000 Melaka Tel No. : 06 – 289 8800	065-001
MALACCA SECURITIES SDN BHD	No. 1, 3 & 5, Jalan PPM9 Plaza Pandan Malim (Business Park) Balai Panjang 75250 Melaka Tel No. : 06 – 337 1533	012-001
MERCURY SECURITIES SDN BHD	81, 81A & 81B Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel No. : 06 – 2921 898	093-003
KENANGA INVESTMENT BANK BERHAD	71 (Ground, A&B) & 73 (Ground, A&B) Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel No. : 06 – 2881 720	073-001

Name	Address and telephone number	Broker Code
MELAKA (cont'd)		
NEWPARADIGM SECURITIES SDN BHD	No 6-1, Jalan Lagenda 2 Taman 1 Lagenda 75400 Melaka Tel No. : 06 – 288 0050	064-006
RHB INVESTMENT BANK BERHAD	19, 21, 23, level 2, Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel No. : 03 – 2330 8450/03-2330 8451	087-026
TA SECURITIES HOLDINGS BERHAD	59, 59A, 59B Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel No. : 06 – 286 2618	058-003
UOB KAY HIAN SECURITIES (M) SDN BHD	7-2 Jalan PPM8 Malim Business Park 75250 Melaka Tel No. : 06 – 335 2511	078-014
PERAK DARUL RIDZUAN		
AFFIN HWANG INVESTMENT BANK BERHAD	21, Jalan Stesen Ground Floor, 1, 2 & 3 34000 Taiping Perak Darul Ridzuan Tel No. : 05 – 806 6688	068-003
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Ground, 1st, 2nd & 3rd Floor No. 8, 8A-C Persiaran Greentown 4C Greentown Business Centre 30450 Ipoh Perak Darul Ridzuan Tel No. : 05 – 208 8688	065-001
HONG LEONG INVESTMENT BANK BERHAD	51-53, Persiaran Greenhill 30450 Ipoh Perak Darul Ridzuan Tel No. : 05 – 2530 888	066-003
KENANGA INVESTMENT BANK BERHAD	Ground, 1st, 2nd & 4th Floor No. 63 Persiaran Greenhill 30450 Ipoh Perak Darul Ridzuan Tel No. : 05 – 242 2828	073-022
M & A SECURITIES SDN BHD	5th and 6th Floor and Unit 8A M&A Building 52A, Jalan Sultan Idris Shah 30000 Ipoh Perak Darul Ridzuan Tel No. : 05 – 241 9800	057-001

Name	Address and telephone number	Broker Code
PERAK DARUL RIDZUAN (cont'd)		
MAYBANK INVESTMENT BANK BERHAD	No. 47, Hala Pusat Perdagangan Canning I Pusat Perdagangan Canning II 30350, Ipoh, Perak Tel No. : 05 – 245 3457	098-002
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 17, Jalan Intan 2 Bandar Baru 36000 Teluk Intan Perak Darul Ridzuan Tel No. : 05 – 623 6498	087-014
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 23 & 25 Jalan Lumut 32000 Sitiawan Perak Darul Ridzuan Tel No. : 05 – 692 1228	087-016
RHB INVESTMENT BANK BERHAD	Unit E-2-2A, E-3-2A, E-4-2A & E-5-2A SOHO Ipoh 2, Jalan Sultan Idris Shah 30000 Ipoh Perak Darul Ridzuan Tel. No. : 05 – 241 5100	087-023
RHB INVESTMENT BANK BERHAD	Ground Floor, No. 40, 42 & 44 Jalan Berek 34000 Taiping Perak Darul Ridzuan Tel No. : 05 – 808 8229	087-034
RHB INVESTMENT BANK BERHAD	No 1&3, 1st Floor Jalan Wawasan Satu Taman Wawasan Jaya 34200 Parit Buntar Perak Darul Ridzuan Tel No. : 05 – 717 0888	087-052
TA SECURITIES HOLDINGS BERHAD	Ground, 1st & 2nd Floor Plaza Teh Teng Seng No. 227, Jalan Raja Permaisuri Bainun 30250 Ipoh Perak Darul Ridzuan Tel No. : 05 – 253 1313	058-001
UOB KAY HIAN SECURITIES (M) SDN BHD	153A Jalan Raja Musa Aziz 30300 Ipoh Perak Darul Ridzuan Tel No. : 05 – 241 1290	078-002

Name	Address and telephone number	Broker Code
PULAU PINANG		
AFFIN HWANG INVESTMENT BANK BERHAD	Level 2, 3, 4, 5, 7 & 8 Wisma Sri Pinang 60, Green Hall 10200 Pulau Pinang Tel No. : 04 – 263 6996	068-001
AFFIN HWANG INVESTMENT BANK BERHAD	1st, 2nd & 3rd Floor No. 2 & 4, Jalan Perda Barat Bandar Perda 14000 Bukit Mertajam Pulau Pinang Tel No. : 04 – 537 2882	068-001
AMINVESTMENT BANK BERHAD	3rd Floor, Menara Liang Court 37, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel No. : 04 – 226 1818	086-001
APEX SECURITIES BERHAD (formerly known as JF Apex Securities Berhad)	368-2-5 Jalan Burmah Belissa Row 10350 Pulau Tikus Pulau Pinang Tel No. : 04 – 228 9118	079-005
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Level 2, Menara BHL 51, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel No. : 04 – 238 5900	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	No. 20-1 & 20-2 Persiaran Bayan Indah Bayan Bay, Sungai Nibong 11900 Nayan Lepas Pulau Pinang Tel No. : 04 – 641 2881	065-001
MALACCA SECURITIES SDN BHD	28, Lorong Tangling Indah 3 Taman Tangling Indah 14100 Simpang Ampat Pulau Pinang Tel. No. : 04 – 506 0967	012-001
MALACCA SECURITIES SDN BHD	No.11A-1, Persiaran Bayan Indah Taman Bayan Indah 11900 Bayan Lepas Pulau Pinang Tel. No. : 04 – 642 1533	012-001
MAYBANK INVESTMENT BANK BERHAD	Ground Floor, Bangunan KWSP No. 38, Jalan Sultan Ahmad Shah 10050 Georgetown Pulau Pinang Tel No. : 04 – 219 6888	098-006
MERCURY SECURITIES SDN BHD	Ground, 1st & 2nd floor, No. 1, Jalan Todak 5, Pusat Bandar Seberang Jaya, 13700 Prai, Penang Tel No. : 04 – 332 2123	093-001

Name	Address and telephone number	Broker Code
PULAU PINANG (cont'd)		
MERCURY SECURITIES SDN BHD	2nd Floor, Standard Chartered Bank Chambers, 2, Lebuh Pantai 10300 Pulau Pinang Tel No. : 04 – 263 9118	093-004
BERJAYA SECURITIES SDN BHD (formerly known as Inter-Pacific Securities Sdn Bhd)	Canton Square Level 2 (Unit 1) & Level 3 No. 56, Cantontment Road 10250 Pulau Pinang Tel. No. : 04 – 226 8288	054-002
KENANGA INVESTMENT BANK BERHAD	7th, 8th & 16th Floor Menara Boustead Penang 39, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel.No. : 04 – 228 3355	073-023
PHILLIP CAPITAL SDN BHD	29A, Ground Floor Beach Street 10300 Pulau Pinang Tel No. : 04 – 261 6363	076-015
NEWPARADIGM SECURITIES SDN BHD	56B, 1st Floor Jalan Perak, Perak Plaza 10150 Pulau Pinang Tel. No. : 04 – 227 3000	064-004
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 2677, Jalan Chain Ferry Taman Inderawasih 13600 Seberang Prai Pulau Pinang Tel No. : 04 – 390 0022	087-005
RHB INVESTMENT BANK BERHAD	64 & 64-D Ground Floor-3rd Floor & 5th-8th Floor Lebuh Bishop 10200 Pulau Pinang Tel No. : 04 – 263 4222	087-033
RHB INVESTMENT BANK BERHAD	1st Floor No. 15-1-5, 15-1-6, 15-2-5, 15-2-6 & 15-2-24 Medan Kampung Relau (Bayan Point) 11950 Pulau Pinang Tel No. : 04 – 640 4888	087-042
TA SECURITIES HOLDINGS BERHAD	3rd Floor, Bangunan Heng Guan No. 171, Jalan Burmah 10050 Pulau Pinang Tel No. : 04 – 227 2339	058-010

Name	Address and telephone number	Broker Code
PULAU PINANG (cont'd)		
UOB KAY HIAN SECURITIES (M) SDN BHD	1st Floor, Bangunan Heng Guan 171 Jalan Burmah 10050 Pulau Pinang Tel No. : 04 – 229 9318	078-002
UOB KAY HIAN SECURITIES (M) SDN BHD	21, Jalan Bayu Mutiara 2 Taman Bayu Mutiara 14000 Bukit Mertajam Pulau Pinang Tel No. : 04 – 504 7313 / 7316	078-003
PAHANG DARUL MAKMUR		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Ground, 1st & 2nd Floor No. A-27, Jalan Dato' Lim Hoe Lek 25200 Kuantan Pahang Darul Makmur Tel No. : 09 – 505 7800	065-001
KENANGA INVESTMENT BANK BERHAD	A15, A17 & A19, Ground Floor Jalan Tun Ismail 2 Sri Dagangan 2 25000 Kuantan Pahang Darul Makmur Tel No. : 09 – 517 1698	073-001
MALACCA SECURITIES SDN BHD	P11-3, Jalan Chui Yin 28700 Bentong Pahang Darul Makmur Tel No. : 09 – 222 0993	012-001
PHILLIP CAPITAL SDN BHD	Ground, Mezzanine & 1st Floor B400, Jalan Beserah 25300 Kuantan Pahang Darul Makmur Tel No. : 09 – 566 0800	076-002
RHB INVESTMENT BANK BERHAD	No. 12 Ground Floor, 1st and 2nd Floor Jalan Putra Square 1 Putra Square 25300 Pahang Darul Makmur Tel. No. : 09 – 517 3811	087-007
KELANTAN		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Level 4 Wisma TCH (formerly known as Wisma Square Point) Jalan Pengkalan Chepa 15400 Kota Bharu Kelantan Darul Naim Tel. No. : 09 - 741 9050/9051/9052/9053	065-001
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 3953-H, Jalan Kebun Sultan 15350 Kota Bharu Kelantan Darul Naim Tel No. : 09 – 743 0077	087-020

DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE (cont'd)

Name	Address and telephone number	Broker Code
KELANTAN (cont'd)		
TA SECURITIES HOLDINGS BERHAD	298, Jalan Tok Hakim 15000 Kota Bharu Kelantan Darul Naim Tel No. : 09 – 7432 288/3388	058-004
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground &1st Floor Lot 712, Sek 9, PT 62 Jalan Tok Hakim 15000 Kota Bharu Kelantan Darul Naim Tel No. : 09 – 747 3906	078-004
TERENGGANU DARUL IMAN		
PHILLIP CAPITAL SDN BHD	No. 46, 1st Floor Jalan Sultan Ismail 20200 Kuala Terengganu Tel No. : 09 – 6317 922	076-009
RHB INVESTMENT BANK BERHAD	1st Floor, 59 Jalan Sultan Ismail 20200 Kuala Terengganu Terengganu Darul Iman Tel No. : 09 – 626 1816	087-055
UOB KAY HIAN SECURITIES (M) SDN BHD	37-B, 1st Floor Jalan Sultan Ismail 20200 Kuala Terengganu Terengganu Darul Iman Tel No. : 09 – 622 4766	078-016
KEDAH DARUL AMAN		
AFFIN HWANG INVESTMENT BANK BERHAD	No. 70 & 70A, Jalan Mawar 1 Taman Pekan Baru 08000 Sungai Petani Kedah Darul Aman Tel No. : 04 – 425 6666	068-011
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	2nd Floor, No. 102 Kompleks Persiaran Sultan Abdul Hamid Jalan Pegawai 05050 Alor Setar Kedah Darul Aman Tel. No. : 04 – 777 4400/4401	065-001
MALACCA SECURITIES SDN BHD	No. 9, First Floor Kompleks Perniagaan LITC Jalan Putra Mergong 05150 Alor Setar Kedah Darul Aman Tel No. : 04 – 735 0888	012-001
PHILLIP CAPITAL SDN BHD	Lot T-30, 2nd Floor, Wisma PKNK Jalan Sultan Badlishah 05000 Alor Setar Kedah Darul Aman Tel No. : 04 – 731 7088/8270	076-004

Name	Address and telephone number	Broker Code
KEDAH DARUL AMAN (cont'd)		
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor 214-A, 214-B, 215-A & 215-B Medan Putra, Jalan Putra 05150 Alor Setar Kedah Darul Aman Tel No. : 04 – 720 9888	087-021
UOB KAY HIAN SECURITIES (M) SDN BHD	Lot 4, 5 & 5A, 1st Floor EMUM 55 No. 55, Jalan Gangsa Kawasan Perusahan Mergong 2 Seberang Jalan Putra 05150 Alor Setar Kedah Darul Aman Tel No. : 04 – 732 2111	078-007
NEGERI SEMBILAN DARUL KHUSUS		
AFFIN HWANG INVESTMENT BANK BERHAD	No. 26-2, Jalan S2 B16 Pusat Dagangan Seremban 2 70300 Seremban Negeri Sembilan Darul Khusus Tel No. : 06 – 603 7408	068-019
AFFIN HWANG INVESTMENT BANK BERHAD	6, Upper Level, Jalan Mahligai 72100 Bahau Negeri Sembilan Darul Khusus Tel No. : 06 – 455 3188	068-019
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor, No 21, Jalan Mahligai 72100 Bahau Negeri Sembilan Darul Khusus Tel No. : 06 – 455 3166/3266	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	2nd Floor, Lot 3110 Jalan Besar, Lukut 71010 Port Dickson Negeri Sembilan Darul Khusus Tel No. : 06 – 651 5385	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	No. 38, 1st Floor Jalan S2 B18 Biz Avenue Seremban 2 70300 Seremban Negeri Sembilan Darul Khusus Tel No. : 06 – 761 4651	065-001
KENANGA INVESTMENT BANK BERHAD	1C & 1D, Ground & 1st Floor Jalan Tunku Munawir 70000 Seremban, Negeri Sembilan Tel No. : 06 – 765 5998	073-001
MAYBANK INVESTMENT BANK BERHAD	Wisma HM No. 43, Jalan Dr Krishnan 70000 Seremban Negeri Sembilan Tel No. : 06 – 766 9555	098-005

Name	Address and telephone number	Broker Code
NEGERI SEMBILAN DARUL KHUSUS (cont'd)		
NEWPARADIGM SECURITIES SDN BHD	1st-3rd Floor 19-21, Jalan Kong Sang 70000 Seremban Negeri Sembilan Darul Khusus Tel No. : 06 – 762 3131	064-002
NEWPARADIGM SECURITIES SDN BHD	Ground & 1st Floor No. 3, Jalan Dato Abdullah 71200 Kuala Klawang Negeri Sembilan Darul Khusus Tel No. : 06 – 613 7767	064-002
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 32 & 33, Jalan Dato' Bandar Tunggal 70000 Seremban Negeri Sembilan Darul Khusus Tel No. : 06 – 764 1641	087-024
JOHOR DARUL TAKZIM		
AFFIN HWANG INVESTMENT BANK BERHAD	Level 7, Johor Bahru City Square (Office Tower) 106-108 Jalan Wong Ah Fook 80000 Johor Bahru Johor Darul Takzim Tel No. : 07 – 222 2692	068-004
AFFIN HWANG INVESTMENT BANK BERHAD	2nd Floor, No 11 & 12 BP Avenue Jalan Abdul Rahman Bandar Penggaram 83000 Batu Pahat Johor Darul Takzim Tel No. : 07 – 431 1081	068-004
AMINVESTMENT BANK BERHAD	2nd & 3rd Floor, Penggaram Complex 1, Jalan Abdul Rahman 83000 Batu Pahat Johor Darul Takzim Tel No. : 07 – 434 2282	086-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	No 73, Ground Floor No 73A & 79A, First Floor Jalan Kuning Dua, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel No. : 07 – 340 5888	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor, No. 384A Jalan Simbang, Taman Perling 81200 Johor Bahru Johor Darul Takzim Tel No. : 07 – 232 9673	065-001

Name	Address and telephone number	Broker Code
JOHOR DARUL TAKZIM (cont'd)		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	2nd Floor, 113 & 114 Jalan Genuang 85000 Segamat Johor Darul Takzim Tel No. : 07 – 931 1509/1523	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor, 101 Jalan Gambir 8 Bandar Baru Bukit Gambir 84800 Muar Johor Darul Takzim Tel No. : 06 – 976 4559/4560	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor No. 8A Jalan Dedap 20 Taman Johor Jaya 81100 Johor Bahru Johor Darul Takzim Tel No. : 07 – 353 7669/7959	065-001
BERJAYA SECURITIES SDN BHD (formerly known as Inter-Pacific Securities Sdn Bhd)	95, Jalan Tun Abdul Razak 80000 Johor Bahru Johor Darul Takzim Tel No. : 07 – 223 1211	054-004
KENANGA INVESTMENT BANK BERHAD	Level 2, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel No. : 07 – 333 3600	073-004
KENANGA INVESTMENT BANK BERHAD	57, 59 and 61 Jalan Ali 84000 Muar Johor Darul Takzim Tel No. : 06 – 953 1222	073-001
M & A SECURITIES SDN BHD	Suite 5.3A, Level 5, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel No. : 07 – 338 1233	057-003
MALACCA SECURITIES SDN BHD	No. 40A, Jalan Perang Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel No. : 07 – 335 1533	012-001
MALACCA SECURITIES SDN BHD	Lot 880, 3 ½ Mile Jalan Salleh 84000 Muar Johor Darul Takzim Tel No. : 06 – 953 6948	012-001

DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE (cont'd)

Name	Address and telephone number	Broker Code
JOHOR DARUL TAKZIM (cont'd)		
MERCURY SECURITIES SDN BHD	Suite 17.1, Level 17, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel No. : 07 – 331 6992	093-005
PHILLIP CAPITAL SDN BHD	No. 73, 1st Floor Jalan Rambutan 86000 Kluang Johor Darul Takzim Tel No. : 07 – 771 7922	076-006
NEWPARADIGM SECURITIES SDN BHD	Ground & 1st Floor No. 43 & 43A, Jalan Penjaja 3 Taman Kim's Park, Business Centre 83000 Batu Pahat Johor Darul Takzim Tel No. : 07 – 433 3608	064-008
RHB INVESTMENT BANK BERHAD	53, 53-A & 53-B, Jalan Sultanah 83000 Batu Pahat Johor Darul Takzim Tel No. : 07 – 438 0288	087-009
RHB INVESTMENT BANK BERHAD	No. 9, Level 2 Jalan Abdullah 84000 Muar, Johor Tel No. : 03-8211 7579	087-025
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 119 & 121 Jalan Sutera Tanjung 8/2 Taman Sutera Utama 81300 Skudai Johor Darul Takzim Tel No. : 07 – 557 7628	087-029
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 3, Jalan Susur Utama 2/1 Taman Utama 85000 Segamat Johor Darul Takzim Tel No. : 07 – 932 1543	087-030
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 40 Jalan Haji Manan 86000 Kluang Johor Darul Takzim Tel No. : 07 – 776 9655	087-031
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 10, Jalan Anggerik 1 Taman Kulai Utama 81000 Kulai Johor Darul Takzim Tel No. : 07 – 662 6288	087-035

Name	Address and telephone number	Broker Code
JOHOR DARUL TAKZIM (cont'd)		
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor, No. 21 & 23 Jalan Molek 1/30, Taman Molek 81100 Johor Bahru Johor Darul Takzim Tel No. : 07 – 352 2293	087-043
TA SECURITIES HOLDINGS BERHAD	7A, Jalan Genuang Perdana Taman Genuang Perdana 85000 Segamat Johor Darul Takzim Tel No. : 07 – 943 5278	058-009
TA SECURITIES HOLDINGS BERHAD	15, Jalan Molek 1/5A Taman Molek 81000 Johor Bahru Tel No. : 07 – 364 7388	058-011
TA SECURITIES HOLDINGS BERHAD	No. 29-03, Jalan Sri Pelangi Taman Pelangi 80400 Johor Bahru Tel No. : 07 – 336 4672	058-013
UOB KAY HIAN SECURITIES (M) SDN BHD	Level 6 & 7, Menara MSC Cyberport No. 5, Jalan Bukit Meldrum 80300 Johor Bahru Johor Darul Takzim Tel No. : 07 – 333 2000	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	42-8, Main Road Kulai Besar 81000 Kulai Johor Darul Takzim Tel No. : 07 – 663 5651	078-001
SARAWAK		
AFFIN HWANG INVESTMENT BANK BERHAD	2nd Floor, Lot No. 27, NBX 2 The Northbank Off Kucing-Samarahan Expressway 93350 Kuching Sarawak Tel No. : 082 – 50 1007	068-005
AMINVESTMENT BANK BERHAD	1st, 2nd, & 3rd Floor No. 162, 164, 166 & 168 Jalan Abell 93100 Kuching Sarawak Tel No. : 082 – 24 4791	086-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	No. 6A, Ground Floor Jalan Bako, Off Brooke Drive 96000 Sibu Sarawak Tel No. : 084 – 36 7700	065-001

Name	Address and telephone number	Broker Code
SARAWAK (cont'd)		
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	Level 1 (North), Wisma STA 26, Jalan Datuk Abang Abdul Rahim 93450 Kuching Sarawak Tel No. : 082 – 35 8688	065-001
KENANGA INVESTMENT BANK BERHAD	Lot 1866, Jalan MS 2/5 Marina Square 2 Marina Parkcity 98000 Miri Sarawak Tel No. : 085 – 43 5577	073-001
KENANGA INVESTMENT BANK BERHAD	Level 2-4, Wisma Mahmud Jalan Sungai Sarawak 93100 Kuching Sarawak Tel No. : 082 – 33 8000	073-001
KENANGA INVESTMENT BANK BERHAD	11-12, Ground & 1st Floor Lorong Kampung Datu 3 96000 Sibu Sarawak Tel No. : 084 – 31 3855	073-001
MERCURY SECURITIES SDN BHD	1st Floor 16, Jalan Getah 96100 Sarikei Sarawak Tel No. : 084 – 65 6281	093-001
RHB INVESTMENT BANK BERHAD	Tingkat Bawah dan Tingkat 1 No. 221, Parkcity Commerce Square Phase III Jalan Tun Ahmad Zaidi 97000 Bintulu Sarawak Tel No. : 086 – 31 7678	087-053
RHB INVESTMENT BANK BERHAD	Yung Kong Abell Units No. 1-10, 2nd Floor Lot 365, Section 50 Jalan Abell 93100 Kuching Sarawak Tel No. : 082 – 25 0888	087-008
RHB INVESTMENT BANK BERHAD	No. 102, Pusat Pedada Jalan Dr Wong Soon Kai 96000 Sibu Sarawak Tel No. : 084 – 32 9100	087-008

DETAILED PROCEDURES FOR APPLICATION AND ACCEPTANCE (cont'd)

Name	Address and telephone number	Broker Code
SARAWAK (cont'd)		
TA SECURITIES HOLDINGS BERHAD	12G, H & I Jalan Kampong Datu 96000 Sibu Sarawak Tel No. : 084 – 31 9998	058-002
UOB KAY HIAN SECURITIES (M) SDN BHD	Lot 1265, 1st Floor Centre Point Commercial Centre Jalan Melayu 98000, Miri Sarawak Tel No. : 085 – 32 4128	078-017
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground & 1st Floor No 16, Lorong Intan 6 96000 Sibu Sarawak Tel No. : 084 – 25 2737	078-018
SABAH		
AFFIN HWANG INVESTMENT BANK BERHAD	No. 2 & 3 Block A Level 2, Luyang Commersial Centre Damai Plaza PH3 Jalan Damai, 88300 Kota Kinabalu Sabah Tel No. : 088 – 31 1688	068-005
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st & 2nd Floor Central Building No. 28, Jalan Sagunting 88000 Kota Kinabalu Sabah Tel No. : 088 – 32 8878	065-001
CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD	1st Floor, Lot 12 Block A3, Phase 2 Utama Place Mile 6, Northern Road 90000 Sandakan Sabah Tel No. : 089 – 21 5578	065-001
KENANGA INVESTMENT BANK BERHAD	Level 8, Wisma Great Eastern 68, Jalan Gaya 88000 Kota Kinabalu Sabah Tel No. : 088 – 23 6188	073-032
RHB INVESTMENT BANK BERHAD	2nd Floor 81 & 83, Jalan Gaya 88000 Kota Kinabalu Sabah Tel No. : 088 – 26 9788	087-010

Name	Address and telephone number	Broker Code
SABAH (cont'd)		
UOB KAY HIAN SECURITIES (M) SDN BHD	11, Equity House, Block K Sadong Jaya, Karamunsing 88100 Kota Kinabalu Sabah Tel No. : 088 – 23 4099	078-004

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