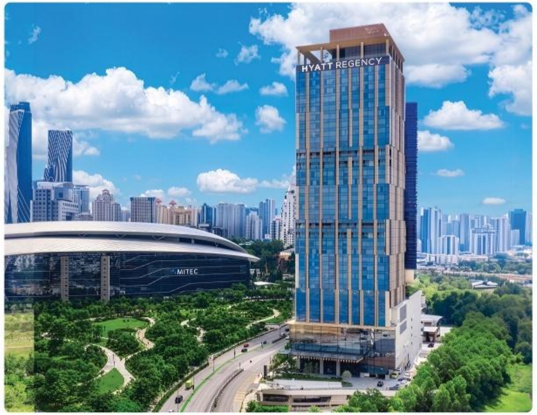
HAP SENG

Creating
Value
Together



2nd Quarter Ended 30 June 2026 Results

28th August 2026

Scope

SECTION 1

Group Financials

Consolidated income statement summary

- The Group's 2Q26 and YTD2026 revenue at RM1.37b and RM2.56b were above last year by 6% and 4% respectively due to higher contribution from Plantation and Trading divisions.
- The Group's 2Q26 operating profit at RM272.3m was below last year by 4% due to lower contribution from Property and Building Materials divisions. The Group's YTD2026 operating profit at RM456.9m was below last year by 9% due to lower contribution from all divisions except Plantation and Trading divisions.
- The Group's 2Q26 and YTD2026 PAT were lower than the corresponding period last year by 10% and 13% respectively. Consequently, the Group's 2Q26 and YTD2026 EPS were both lower than the corresponding period last year by 6% respectively.
- Excluding the prospective adjustment of RM29 million arising from the revision of the biological asset valuation method, the Group's YTD2026 PBT would have been RM396.5m which is 3% lower than the corresponding period last year.

(RM' Million)	2Q26	2Q25	Change	YTD 2026	YTD 2025	Change
Revenue	1,372.6	1,296.6	6%	2,562.6	2,472.8	4%
Gross profit	419.5	421.0	-	745.9	779.9	(4%)
EBITDA	315.1	323.4	(3%)	548.2	583.4	(6%)
Operating profit [1]	272.3	284.5	(4%)	456.9	500.5	(9%)
Finance expenses	(47.4)	(47.1)	1%	(90.8)	(96.0)	(5%)
Profit before tax	223.7	239.3	(7%)	367.5	410.2	(10%)
Taxation	(72.3)	(70.6)	2%	(120.0)	(124.8)	(4%)
Profit after tax	151.4	168.7	(10%)	247.6	285.4	(13%)
Attributable to shareholders	135.1	143.7	(6%)	229.8	245.4	(6%)
Attributable to MI	16.3	25.0	(35%)	17.7	40.1	(56%)
EPS (sen)	5.43	5.77	(6%)	9.23	9.85	(6%)

Note:

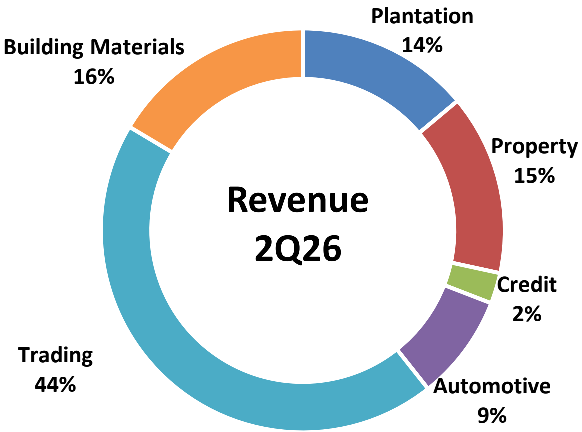
1. *Includes Interest Income, Share of Inverfin and Sunrise Strategy's PAT by Property Division and share of associate and JV's PAT by Hafary.*

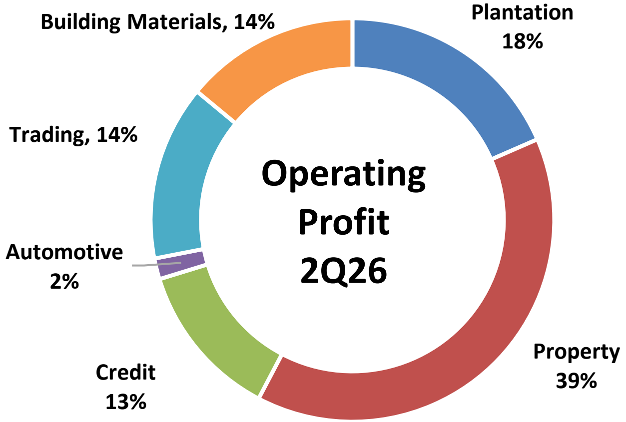
Group segment results

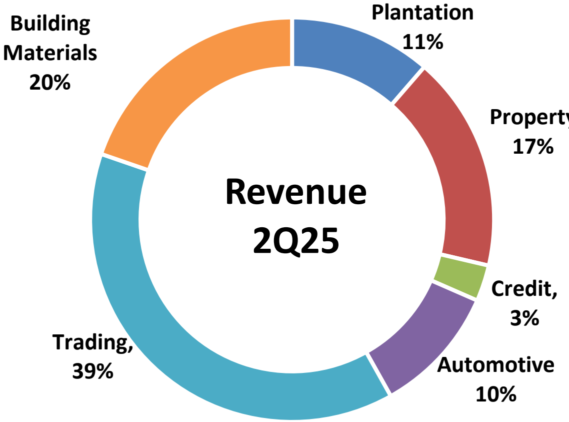
(RM' Million)	REVENUE			OPERATING PROFIT			REVENUE			OPERATING PROFIT		
	2Q26	2Q25	Change	2Q26	2Q25	Change	YTD 2026	YTD 2025	Change	YTD 2026	YTD 2025	Change
Plantation	201.7	156.1	29%	53.0	27.3	94%	394.2	335.5	17%	67.3	57.7	17%
Property [1]	210.3	237.3	(11%)	112.7	156.3	(28%)	396.2	422.2	(6%)	201.4	269.1	(25%)
Credit Financing	35.9	39.8	(10%)	36.1	35.8	1%	70.5	80.4	(12%)	67.5	70.2	(4%)
Automotive	123.0	141.8	(13%)	4.8	3.5	38%	240.1	258.9	(7%)	7.4	8.5	(13%)
Trading	641.6	527.3	22%	40.4	18.5	118%	1,180.0	1,017.5	16%	63.2	47.5	33%
Building Materials [2]	238.3	270.9	(12%)	40.2	53.2	(24%)	432.4	508.8	(15%)	67.2	86.9	(23%)
Subtotal	1,450.8	1,373.2	6%	287.2	294.6	(2%)	2,713.4	2,623.3	3%	474.0	539.9	(12%)
Consolidation adjustments & others	(78.2)	(76.6)		(14.9)	(10.1)		(150.8)	(150.5)		(17.1)	(39.4)	
Group	1,372.6	1,296.6	6%	272.3	284.5	(4%)	2,562.6	2,472.8	4%	456.9	500.5	(9%)

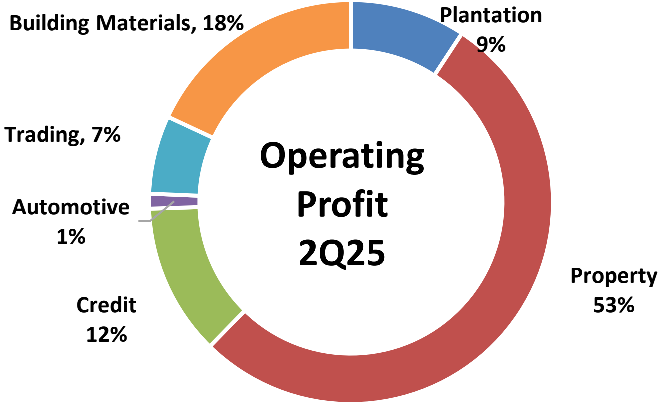
Note:
1. *Includes share of Inverfin and Sunrise Strategy's PAT*
2. *Includes share of associate and JV's results by Hafary*

Group segment results – 2nd Quarter

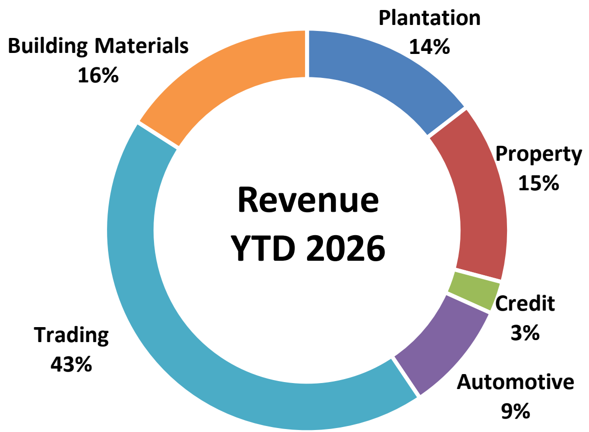


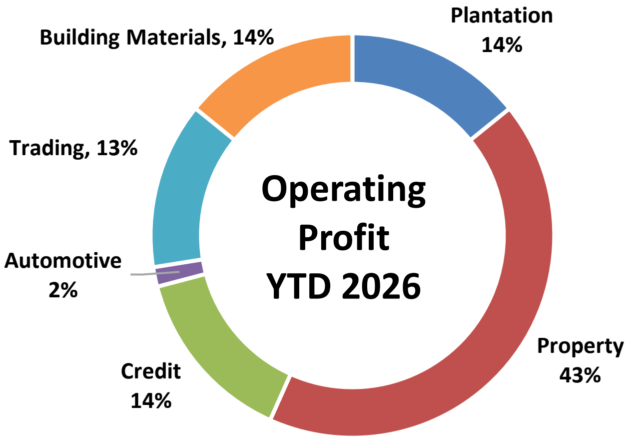


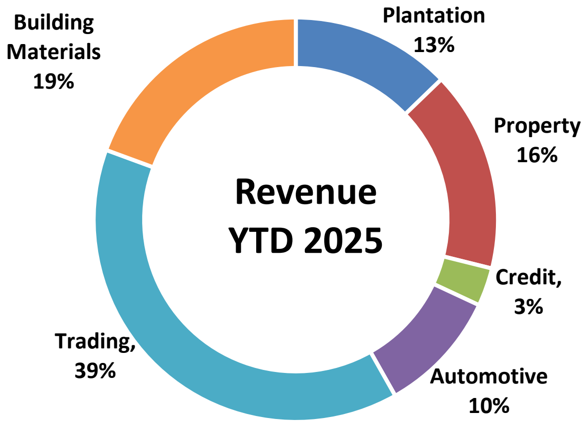


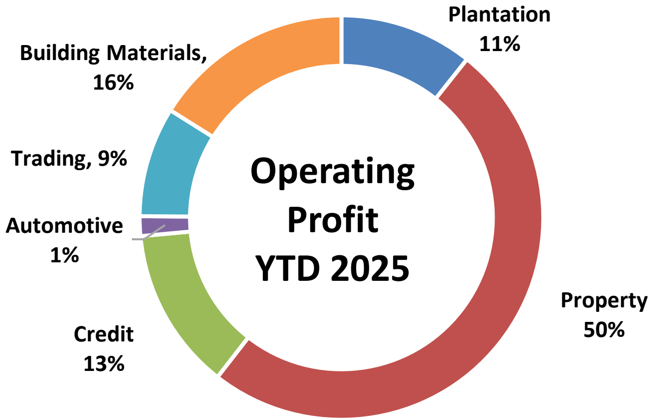


Group segment results – Year To Date









SECTION 2

Operations Review

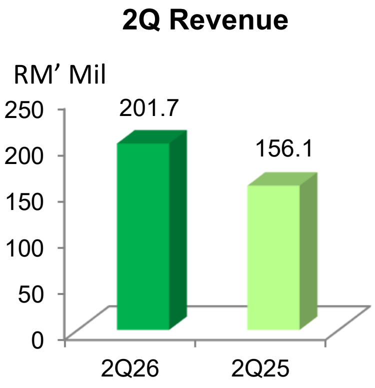
Plantations

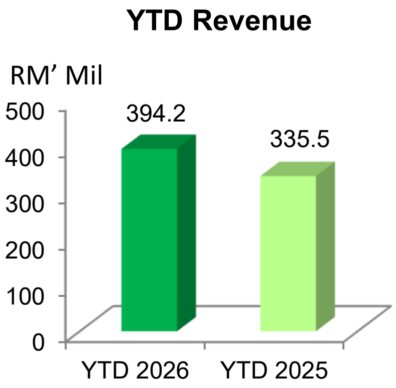
Higher revenue mainly due to higher sales volume

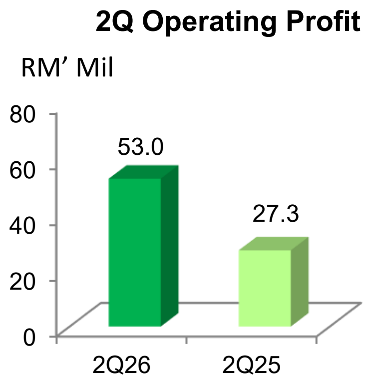
- 2Q26 and YTD2026 revenue were higher than the corresponding period last year by 29% and 17% respectively mainly due to higher sales volume of CPO and PK. 2Q26 revenue also benefitted from higher average selling prices for all palm products.

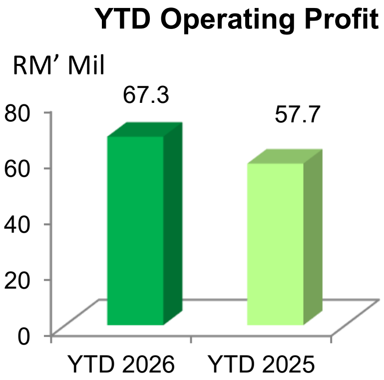
	2Q26	2Q25	YTD 2026	YTD 2025
Average Prices • CPO • PK	 4,630 3,723	 4,260 3,471	 4,436 3,573	 4,568 3,603
Sales Volume • CPO • PK	 37,388 6,847	 30,435 6,809	 75,966 14,375	 61,790 13,289
Production Vol. • FFB • CPO • PK	 142,197 32,259 6,864	 144,273 32,780 7,004	 295,193 66,109 14,189	 276,512 61,162 13,366

- 2Q26 CPO production was marginally lower than last year by 2% in line with marginally lower FFB production; however, 2Q26 CPO sales volume was higher than last year by 23% mainly due to timing of deliveries. YTD2026 CPO production was higher than last year by 8% in line with higher FFB production. Consequently, YTD2026 CPO sales volume was higher than last year by 23%.
- 2Q26 and YTD2026 operating profit were higher than the corresponding period last year by 94% and 17% respectively. 2Q26 operating profit benefitted from higher revenue and gain on fair value adjustments of biological assets at RM1.1 million (2Q25: Loss RM10.5 million). YTD2026 operating profit benefitted from higher revenue, but was affected by slightly higher loss on fair value adjustments of biological assets at RM28.5 million (YTD2025: RM27.1 million). Excluding the prospective adjustment of RM29 million arising from the revision of the biological asset valuation method, the YTD2026 operating profit would have been RM96.3 million which is 67% higher than the corresponding period last year.
- 2Q26 unit production costs of CPO was lower at RM2,490/mt (2Q25: RM2,577/mt) due to lower production costs and higher PK credit. YTD2026 unit production cost of CPO was also lower at RM2,495/mt (YTD2025: RM2,603/mt) due to higher CPO production, but was affected by higher production costs.





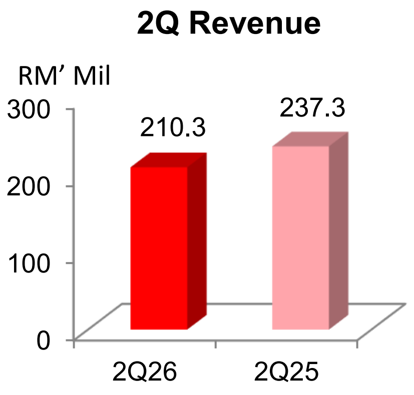


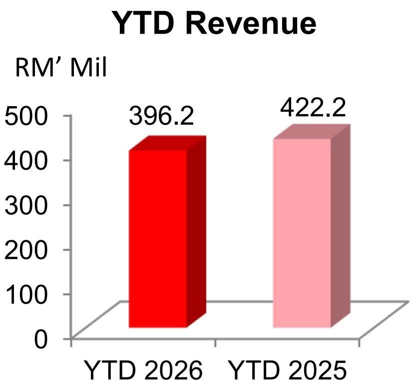


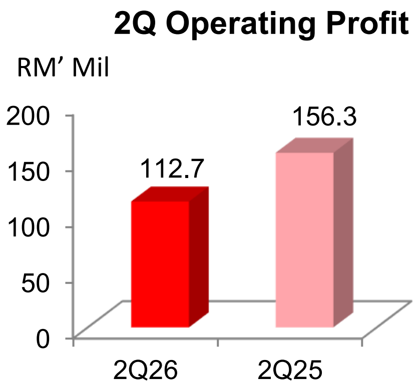
Property

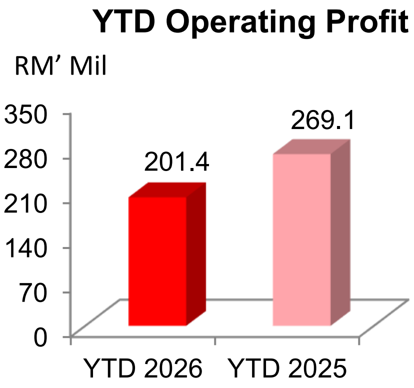
Higher revenue contribution from hospitality segment

- The Division's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 11% and 6% respectively mainly due to lower contribution from property development segment and lower contribution from sale of land, mitigated by higher contribution from the hospitality segment.
- The property development segment's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 18% and 11% respectively mainly due to sales mix.
- The investment property segment's 2Q26 revenue was relatively in line with last year. YTD2026 revenue was marginally lower than the corresponding period last year by 4% mainly due to lower average occupancy and average rental rates for certain investment properties.
- The Division's hospitality segment's 2Q26 and YTD2026 revenue were higher than the corresponding period last year by 93% and 106% respectively mainly due to the new contribution from Hyatt Regency Kuala Lumpur which commenced operations on 26 August 2025, coupled with higher occupancy and average room rates for Hyatt Centric Kuala Lumpur.
- Overall, the Division's 2Q26 and YTD2026 operating profit were lower than the corresponding period last year by 28% and 25% respectively.





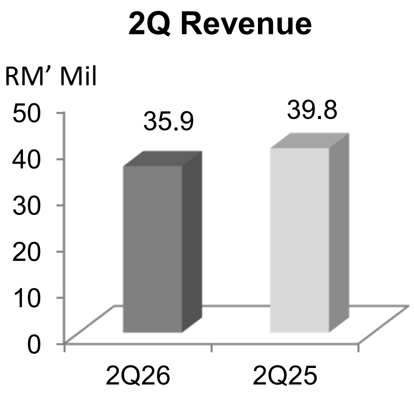


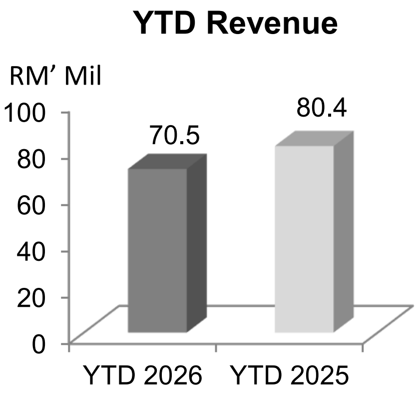


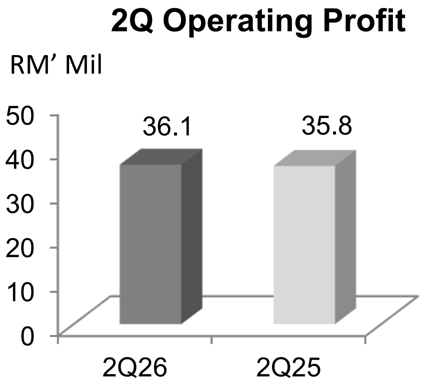
Credit Financing

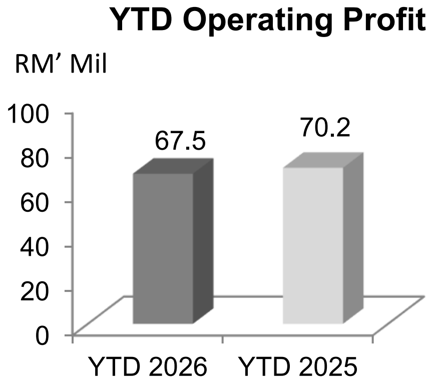
Lower loan base with cautious lending

- The Division continues to consolidate its operations with prudent measures to manage risks and uncertainties in both the domestic and global economies surrounding its sectors of financing, adopting a conservative approach to new loan approvals.
- As a result, the Division's loan base of RM1.93 billion as at end 2Q26 was lower than the corresponding period last year by 9% (2Q25: RM2.12 billion).
- Consequently, the Division's 2Q26 and YTD2026 revenue at RM35.9 million and RM70.5 million were lower than the corresponding period last year by 10% and 12% respectively.
- The Division's NPL ratio as at end 2Q26 at 2.82% was lower than the corresponding period last year (2Q25: 2.91%) due to lower total gross NPL by 12%.
- Overall, the Division's 2Q26 operating profit at RM36.1 million was marginally higher than last year by 1%, while YTD2026 operating profit at RM67.5 million was lower than the corresponding period last year by 4%.





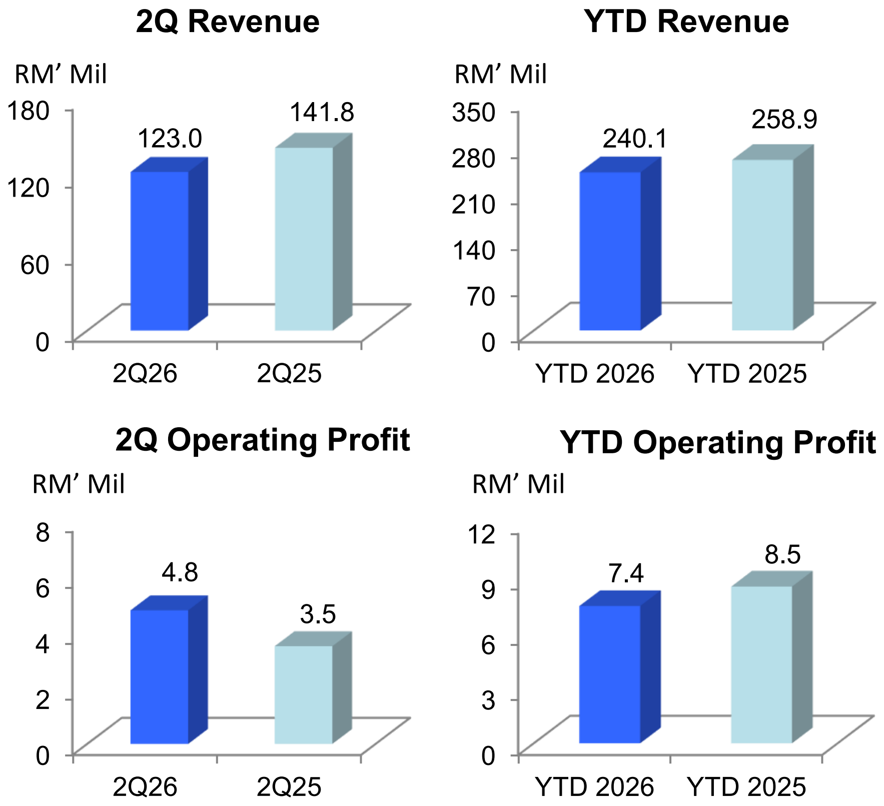




Automotive

Higher 2Q26 operating profit from both PV and CV segments

- The Division's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 13% and 7% respectively due to lower contribution from both its passenger vehicles ("PV") segment and commercial vehicles ("CV") segment.
- The PV segment's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 6% and 5% respectively mainly due to lower contribution from both vehicle sales and aftersales segments amid lower sales volume of cars and lower aftersales throughput. The CV segment's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 28% and 13% respectively mainly due to lower sales volume of FUSO trucks.
- However, the Division's 2Q26 operating profit was higher than the corresponding period last year by 38% due to higher contribution from both PV and CV segments mainly as a result of lower expenses. The Division's YTD2026 operating profit was lower than the corresponding period last year by 13% in line with lower revenue from both PV and CV segments.
- New PV models launched during 2Q26 include the GLC43 Nightfall Edition, CLE53 Coupe and the new electric CLA250+.

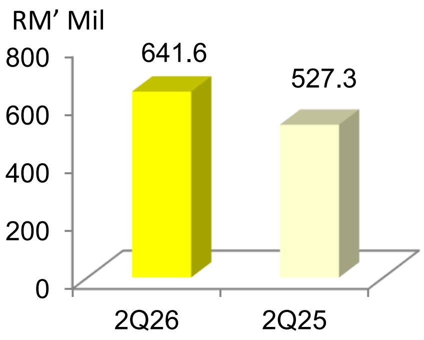


Trading

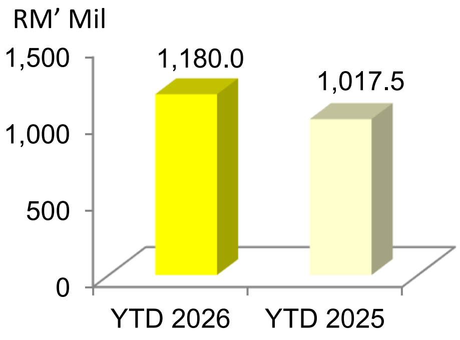
Better results from Fertilizer Trading business

- The Division comprises the fertilizers trading ("FT") and general trading ("GT") businesses.
- The Division's 2Q26 and YTD2026 revenue were higher than the corresponding period last year by 22% and 16% mainly due to higher contribution from the FT business.
- FT 2Q26 and YTD2026 revenue were higher than the corresponding period last year by 24% and 20% respectively due to higher contribution from both its Malaysian and Indonesian operations arising from higher average selling prices and sales volume for both markets. Consequently, FT 2Q26 and YTD2026 operating profit were higher than the corresponding period last year by 140% and 149% respectively due to higher revenue coupled with foreign exchange gains as compared to losses in 2Q25 and YTD2025.
- GT's 2Q26 revenue and operating profit were higher than the corresponding period last year by 5% and 12% respectively, while the YTD2026 revenue and operating profit were lower than the corresponding period last year by 7% and 71% respectively as a consequence of the division streamlining its product offerings and branch networks in order to improve operating cost efficiency. In addition, the ceramic tiles business of Malaysian Mosaics Sdn Bhd ("MMSB") was reorganized to the Building Materials Division under Hafary Holdings Ltd ("Hafary") in 2025.
- Overall, the Division's 2Q26 and YTD2026 operating profit were higher than the corresponding period last year by 118% and 33% respectively.

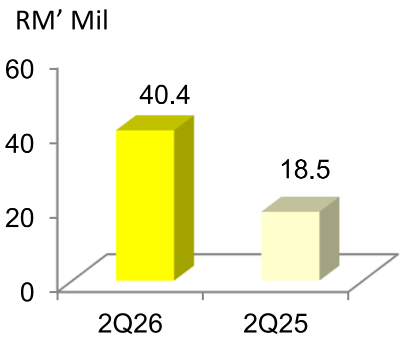
2Q Revenue



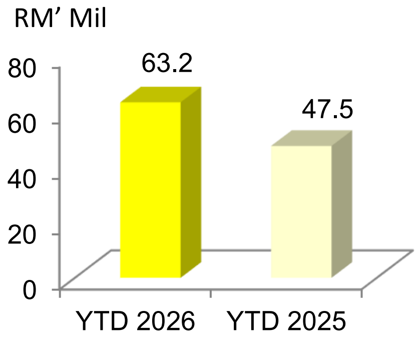
YTD Revenue



2Q Operating Profit



YTD Operating Profit

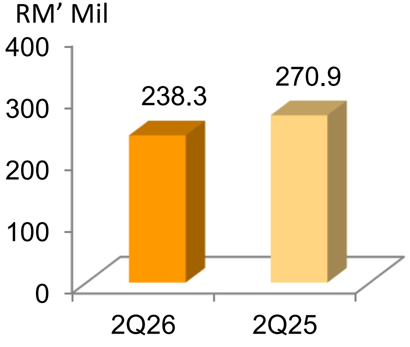


Building Materials

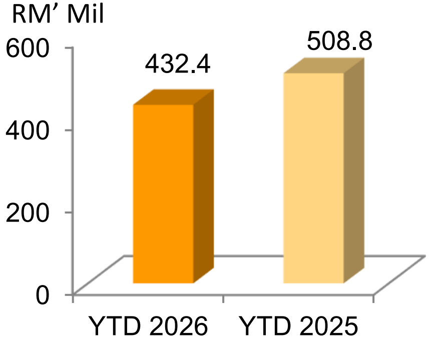
Lower contribution from both QBM and Hafary

- The Division comprises the quarry and bricks businesses ("QBM"), and trading of building materials by Hafary.
- The Division's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 12% and 15% respectively due to lower contribution from both QBM and Hafary.
- QBM's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 4% and 7% respectively mainly due to lower sales volume and average selling prices of aggregates. Consequently, QBM's 2Q26 and YTD2026 operating profit were lower than the corresponding period last year by 21% and 8% respectively.
- Hafary's 2Q26 and YTD2026 revenue were lower than the corresponding period last year by 13% and 16% respectively affected by lower contribution from all geographical segments due to softer demand from the construction and renovation sectors. Consequently, Hafary's 2Q26 and YTD2026 operating profit were both lower than the corresponding period last year by 25%.
- Overall, the Division's 2Q26 and YTD2026 operating profit were lower than the corresponding period last year by 24% and 23% respectively in tandem with lower revenue.

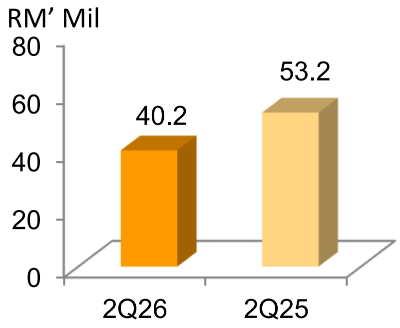
2Q Revenue



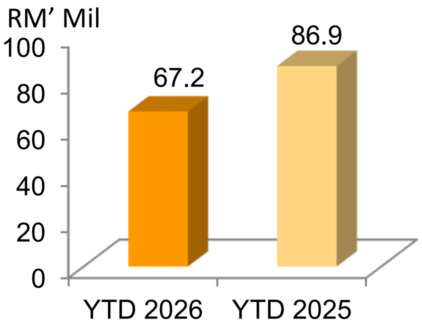
YTD Revenue



2Q Operating Profit



YTD Operating Profit



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