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Q2 FY2026 FINANCIAL RESULTS

ANALYST BRIEFING PRESENTATION

2 September 2026

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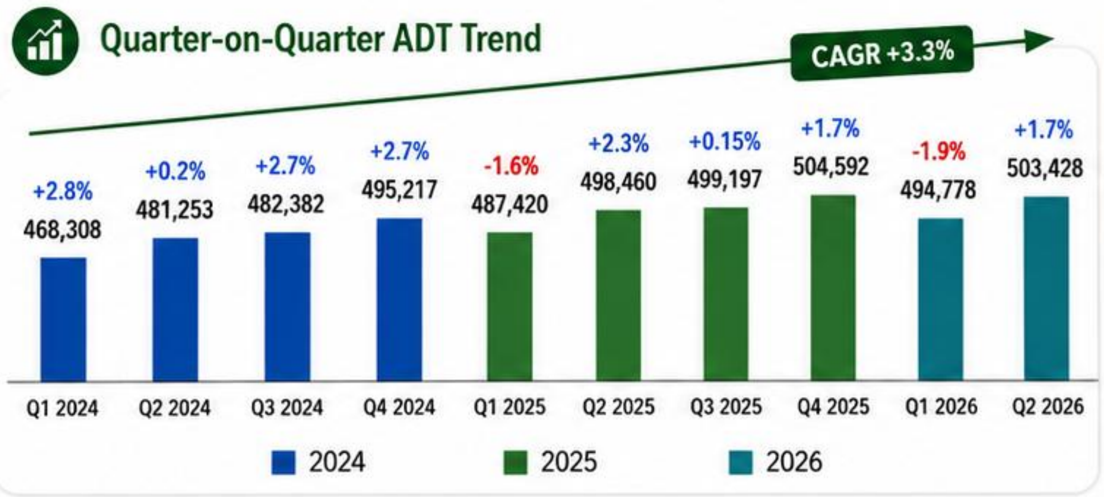
INTRODUCTION

PLINTAS AT GLANCE

1st Islamic & Business Trust to be listed in **Malaysia** *(Shariah-compliant investment)*	**Own & Operates 4 Strategic Urban Highway Concessions**	**Led by Seasoned Board & Professional Trustee-Manager (Prolintas Managers Sdn Bhd)**
≥ 90% Annual Distribution to Unitholders	**Long-term Concession Visibility - up to 37 Years Remaining**	**Stable, inflation-resilient toll income model**

Average Daily Traffic as of 30 June 2026



1H26 YTD ADT
498,137
+1.0% YoY

Q2 2026 ADT
503,428
+1.0% YoY

TRAFFIC CAGR (Q1 2024 – Q2 2026)
+3.3%

Highway	Q2 2025 ADT	Q2 2026 ADT	YoY Growth	Key Observation
SILK	227,877	224,957	-1.3%	Broadly stable
GCE	131,497	133,816	+1.8%	Continued growth
LKSA	92,349	93,208	+0.9%	Stable commuter traffic
AKLEH	46,737	51,446	+10.1%	Strongest growth
TOTAL PORTFOLIO	**498,460**	**503,428**	**+1.0%**	**Portfolio remains resilient**

Portfolio traffic remained resilient, with Q2 2026 ADT increasing **1.0% YoY** to 503,428 vehicles/day, while 1H26 YTD ADT also grew **1.0% YoY** to 498,137 vehicles/day.

Growth was led by AKLEH, where ADT increased **10.1% YoY**, supported by stronger commuter traffic, while **GCE** and **LKSA** recorded moderate growth of **1.8%** and **0.9%**, respectively.

SILK traffic moderated by 1.3% YoY, but the overall portfolio continued to demonstrate stable traffic demand across the Klang Valley highway network.

Q2 FY2026
FINANCIAL RESULTS

FINANCIAL REVIEW

PLINTAS (5320)

Consolidated of Profit & Loss

Condensed Statement of Comprehensive Income

(in RM'000)	Actual 2QFY26	Actual 2QFY25	**Cumulative 2QFY26**	**Cumulative 2QFY25**
Highway operations revenue	80,157	80,755	160,277	158,884
Construction revenue	147	(2)	658	855
Construction costs	(147)	2	(658)	(855)
Other income	3,132	6,221	6,655	10,795
Staff costs	(5,844)	(5,905)	(11,578)	(11,541)
Amortisation of highway development expenditure	(12,662)	(12,265)	(24,932)	(24,138)
Highway maintenance costs	(9,589)	(8,531)	(14,698)	(15,901)
Other operating expenses	(8,918)	(9,890)	(17,667)	(21,479)
Profit from operations	46,278	50,384	98,058	96,621
Finance cost	(34,808)	(34,474)	(68,879)	(69,016)
Profit before tax	11,469	15,910	29,179	27,605
Income tax expense	(2,823)	(8,288)	(7,144)	(16,421)
Profit for the financial period	**8,647**	**7,622**	**22,035**	**11,184**

- Highway operations revenue remained broadly stable at RM80.2 million in Q2 FY2026, down 0.7% YoY from RM80.8 million in Q2 FY2025.
- Other income decreased to RM3.1 million from RM6.2 million in Q2 FY2025, mainly due to lower returns/contributions from Shariah-compliant placements.
- Profit from operations was RM46.3 million, lower by 8.1% YoY, primarily reflecting lower other income and higher highway maintenance and amortisation expenses.
- Despite lower PBT, profit for the period increased 13.4% YoY to RM8.6 million, mainly due to lower income tax expense during the quarter

Q2 FY2026 FINANCIAL RESULTS

DISTRIBUTION

Distribution

Reconciliation of PBT to Distributions

(in RM'000)	**Cumulative 6 months ended 2QFY26**	**Cumulative 6 months ended 2QFY25**
Profit before tax	29,179	27,604
Adjusted for:-		
(+) Amortisation of HDE	24,932	24,138
(+) Unwinding discount in relation to lane widening and construction of Interchange	4,143	4,426
(+) Provision for revenue sharing	2,474	-
(-) Income tax paid	(8,239)	(8,482)
(-) Capital expenditure for upgrading and development works	(13,770)	(10,048)
Distributable Amount	**38,720**	**37,638**
Distributions	**35,000**	**35,000**

- The Trust Deed provides distribution of at least 90% of the Trust Group's Distributable Amount on a semi-annual basis.
- For 1HFY2026, the proposed first-half distribution is 3.18 sen per unit, payable on 29 September 2026 to unitholders on the Record of Depositors as at 11 September 2026.
- The proposed distribution represents approximately 90.4% of the Trust Group's Distributable Amount for the period.

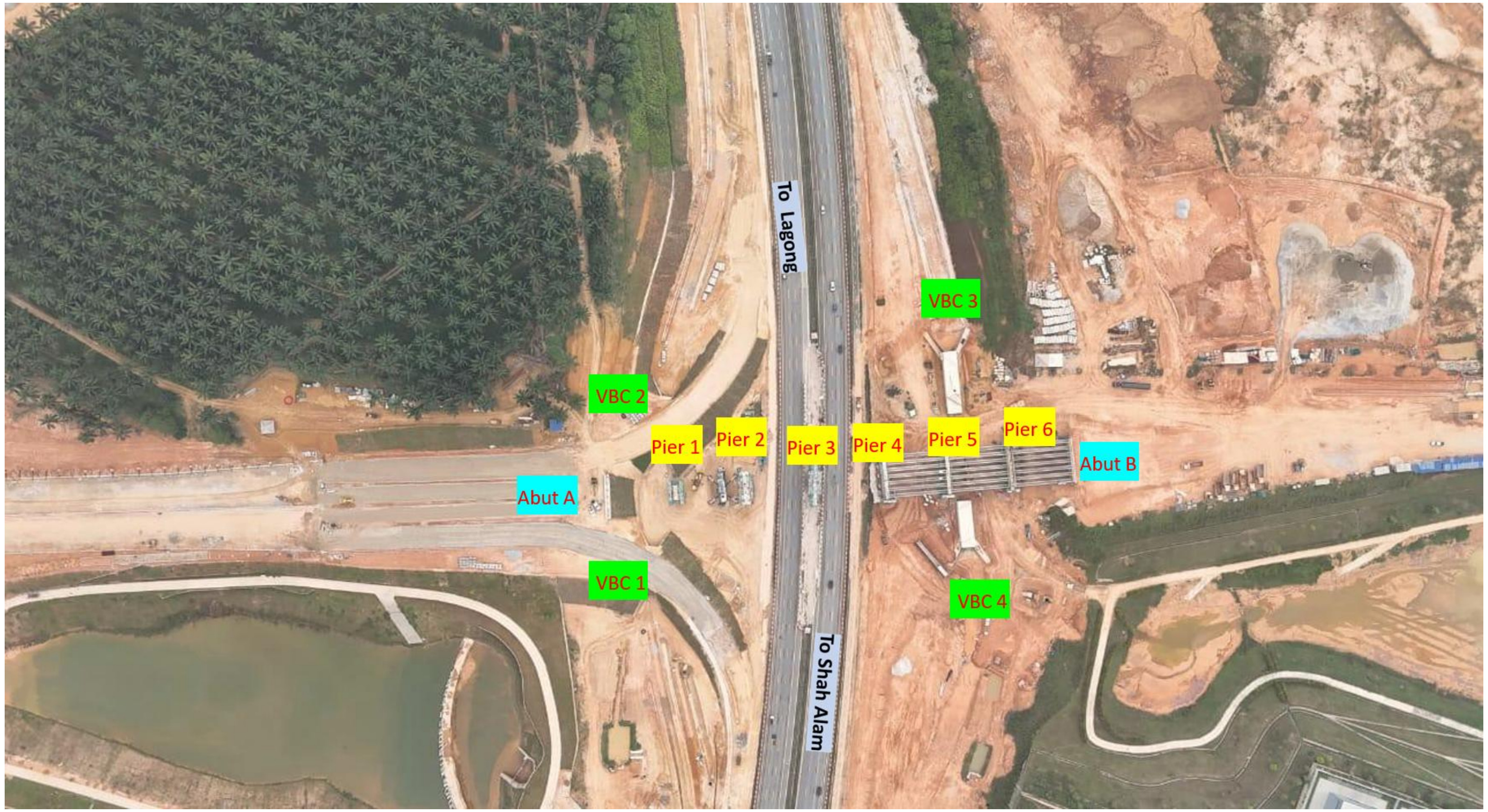
WHAT’S NEW THIS QUARTER

PLINTAS (5320)

Q2 FY2026
KEY STRATEGIC INITIATIVES

Project Updates

GCE Strathairlie Interchange – Project Update



Project Overview

- Interchange to serve Shah Alam Business Park / Elmina Business Park, including the new hyperscale data-centre development.
- Expected to enhance GCE corridor traffic distribution and support ADT growth.
- Project cost remains within the approved RM70m capex envelope.
- Construction commenced on 15 Oct 2025.

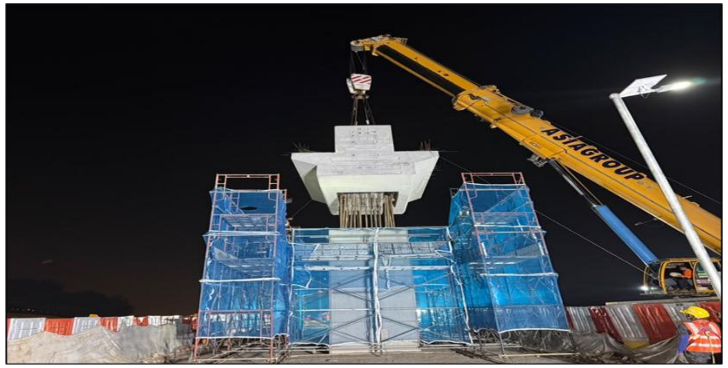
PLINTAS (5320)

Q2 FY2026
KEY STRATEGIC INITIATIVES

Project Updates

GCE Strathairlie Interchange – Construction Progress


Launching of U14 Beam at Zone B



Launching of Precast Segmental Crosshead of Pier 3 – Median

Launching of Segment 3 of Crosshead for Pier 3 (Median)


Installation of 2-ways PN10 & PVC Pipe for TCSS & TNB Relocation Work

Project Status

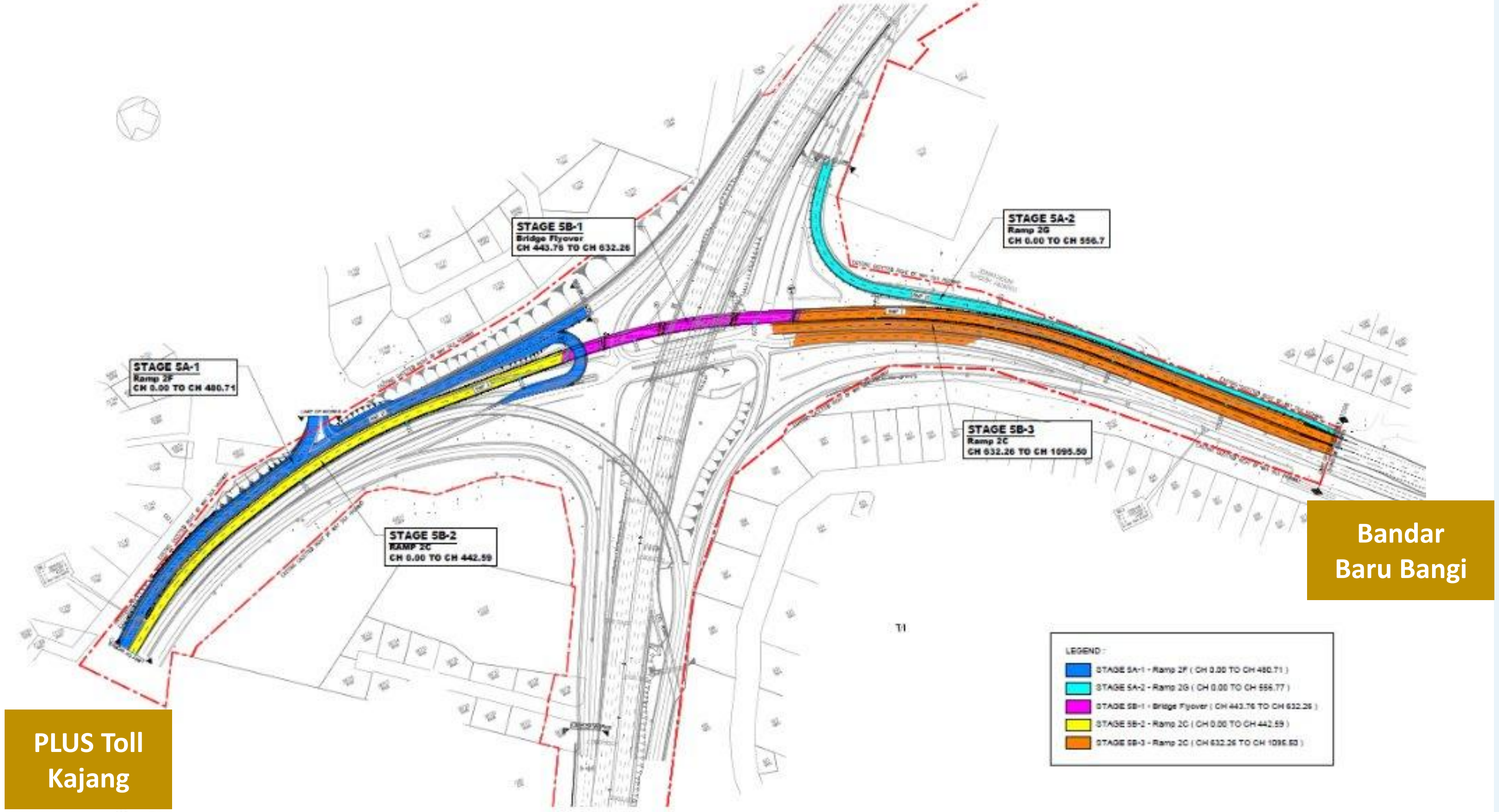
- Overall progress as of 13 July 2026 is 69.81% scheduled against 71.02% actual, ahead of the scheduled by 1.21%.
- Key works completed include:
  - Construction of toe drain and cascade drain at Zone A & B in progress.
  - Turfing slope at Ramp A and Ramp B have completed.
  - Laying of PVC 4 way at Ramp A and PN10 pipe at Ramp B.
  - Preparation for subgrade layer in progress at Ramp A.
  - Launching of precast segmental crosshead and U14 beam at Zone B have completed.
  - Casting works for crosshead has completed and casting works of pre-tensioned U14 beams has completed 27 nos out of 49 nos, at JTC Casting Yard.

Expected completion

- Section 2: 14 January 2027
- Section 1: 14 October 2027

Project Updates

SILK Lane Widening Phase 2 (Stage 5) – Project Update (Q1 FY2026)



Project Overview

- Dedicated ramp from PLUS Kajang Toll to Bandar Baru Bangi (Ramp 2C).
- Rephasing of traffic light (2 phase) U-Turn at Country Heights Interchange.
- Project Duration: 21 months commencing from 2 March 2026.

PLINTAS (5320)

Q2 FY2026
KEY STRATEGIC INITIATIVES

Project Updates

SILK Lane Widening Phase 2 (Stage 5) – Construction Progress

Filling work for Remove & Replace (R&R) Widening Work at Stage 5A-1 (Ramp 2F)

Installation of U-Drain (600mm x 600mm) at Stage 5A-2 (Ramp 2G) from CH175 to CH300

Prepare pilot hole top lining and hoist base preparation work for Stage 5B-1 – measuring exercise (Pier 3)

Installation of formwork prior to concreting the RC Wall construction at Stage 5A-1 (Ramp 2F)

Project Status

- Overall progress as of 25 July 2026 is 20.97% (planned) against 24.51% (actual), ahead of the scheduled by 3.54%.
- Road widening and retaining wall works continued at Stage 5A-1, including drainage diversion, earthworks, RC wall construction and U-turn area preparation at Stage 5B-2.
- Utility detection, temporary traffic management and drainage diversion progressed at Stage 5A-2.
- Pilot holes for pile foundation works commenced at Stage 5B-1, while MP testing for the RE wall base was completed at Stage 5B-2.
- Site clearance and demolition of existing road furniture and drainage infrastructure continued at Stage 5B-3 to facilitate upcoming construction activities.

Expected completion

- 4Q 2027

OTHER DEVELOPMENTS

External Developments –Traffic Trends up to July 2026

Government WFH Arrangement

Temporary work-from-home arrangement introduced on 15 April 2026. Government implementation applied on Tue–Wed–Thu.

Launch of LRT3

LRT3 commenced operations on 29 June 2026, providing an alternative public transport connection across Shah Alam and Klang. Potential impact on LKSA traffic continues to be monitored.

Portfolio Traffic Trend

Pre-WFH Baseline (Tue–Wed–Thu Avg ADT)	April 2026	May 2026	June 2026	July 2026	2025 ADT
494,778	533,552 +7.8% vs Baseline	496,381 +0.3% vs Baseline	493,182 -0.3% vs Baseline	521,407 +5.4% vs Baseline	497,543

Comparison basis: Tue–Wed–Thu average ADT, reflecting Government BDR/WFH implementation weekdays.

Highway-Level Movement

Highway	Pre-WFH Baseline (Tue–Wed–Thu Avg ADT)	Apr-26	May-26	Jun-26	Jul-26	2025 ADT
AKLEH	49,463	54,478 (+10.1%)	51,212 (+3.5%)	52,869 (+3.5%)	56,368 (+14.0%)	48,475
GCE	131,682	142,593 (+8.3%)	130,898 (-0.6%)	127,336 (-3.3%)	133,709 (+1.5%)	129,974
LKSA	90,615	99,668 (+10.0%)	92,018 (+1.6%)	93,451 (+3.1%)	99,320 (+4.6%)	92,083
SILK	223,018	236,813 (+6.2%)	222,253 (-0.3%)	219,526 (-1.6%)	232,010 (+4.0%)	227,011
TOTAL	**494,778**	**533,552 (+7.8%)**	**496,381 (+0.3%)**	**493,182 (-0.3%)**	**521,407 (+5.4%)**	**497,543**

Key Observations

- April 2026 recorded positive traffic variance across the portfolio, supported by seasonal Hari Raya travel.
- May 2026 traffic normalised and remained broadly in line with the pre-WFH baseline.
- June 2026 portfolio traffic was broadly stable, with softer movement on GCE and SILK.
- July 2026 recovered above baseline, with no material traffic diversion from LRT3 evident to date.

Takeaway: Portfolio traffic has remained broadly resilient despite external developments, with trends continuing to support stable highway usage across the network.

Q2 FY2026
OTHER DEVELOPMENTS

NEWS UPDATE

Sistem Kerja Hibrid Baharu Penjawat Awam '3 Hari Di Pejabat, 2 Hari WFH' Mulai 1 Ogos Ini

Difahamkan, penjawat awam tidak boleh memilih Isnin dan Jumaat sebagai hari WFH.

By Dania Hamdan | 15 Jul 2026, 03:18 PM

Sejak kerajaan memperkenalkan inisiatif bekerja dari rumah (WFH) untuk penjawat awam pada pertengahan April lalu, hasilnya bukan sekadar memberi fleksibiliti kepada kakitangan kerajaan, malah turut menjimatkan jutaan ringgit wang negara.

Kini, selepas melihat keberkesanannya, kerajaan bakal memperkenalkan pula sistem Hari Bekerja Hibrid (Hybrid Working Day – HWD) yang akan bermula 1 Ogos ini.

Di bawah dasar baharu itu, penjawat awam perlu hadir bekerja di pejabat selama tiga hari seminggu, manakala dua hari lagi boleh bekerja secara hibrid sama ada dari rumah atau lokasi lain yang dibenarkan. Menurut laporan, penjawat awam tidak dibenarkan memilih Isnin dan Jumaat sebagai hari WFH.

Key Points for Management

- Effective 1 August 2026
- 3 days office / 2 days hybrid arrangement
- Replaces temporary WFH introduced on 15 April 2026
- Potential implication on weekday commuter traffic should continue to be monitored

Source: *News report dated 15 July 2026.*

Traffic Pattern following the Revised BDR Implementation

AKLEH		
July 2026 Weekday Baseline ADT	56,368	
Aug 2026 Week 1 ADT	57,072	+2.4%
Aug 2026 Week 2 ADT	56,749	+0.7%

GCE		
July 2026 Weekday Baseline ADT	133,709	
Aug 2026 Week 1 ADT	133,808	+0.01%
Aug 2026 Week 2 ADT	132,732	(0.7%)

LKSA		
July 2026 Weekday Baseline ADT	99,320	
Aug 2026 Week 1 ADT	102,275	+3.0%
Aug 2026 Week 2 ADT	99,127	(0.2%)

SILK		
July 2026 Weekday Baseline ADT	232,010	
Aug 2026 Week 1 ADT	231,774	(0.1%)
Aug 2026 Week 2 ADT	230,202	(0.8%)

Weekday Comparison by Highway

Highway	July 2026 Weekday Baseline ADT	Aug 2026 Week 1 ADT	Var. % vs July Baseline	Aug 2026 Week 2 ADT	Var. % vs July Baseline
AKLEH	56,368	57,072	+2.4%	56,749	+0.7%
GCE	133,709	133,808	+0.01%	132,732	(0.7%)
LKSA	99,320	102,275	+3.0%	99,127	(0.2%)
SILK	232,010	231,774	(0.1%)	230,202	(0.8%)
TOTAL (All Highways)	521,407	524,929	+0.7%	518,810	(0.5%)

Key Takeaways

- Week 1 traffic remained above the July weekday baseline across all four highways.
- In Week 2, AKLEH remained positive and LKSA was broadly flat, while GCE and SILK moderated slightly.
- Friday recorded softer traffic in Week 2 for AKLEH, GCE and SILK, indicating an early BDR / hybrid-working effect.
- Overall, the initial traffic impact from Government BDR appears limited, with weekday traffic broadly resilient.

Source: *Internal traffic data, July 2026 baseline vs August 2026 Week 1 and Week 2.*

Status of Excess Revenue Sharing

1 LATEST UPDATE

16 Feb 2026:
LLM issued letters for AKLEH and SILK, stating that PMSB does not meet the definition of 'Lenders'; therefore, excess revenue sharing had been triggered.

24 Feb 2026:
PMSB submitted its response to LLM and requested: (i) suspension of auditor certificate submission; (ii) suspension of the revenue sharing payment obligation; and (iii) suspension of any interest, penalties and late payment charges.

Latest update:
KKR has indicated the matter is pending a memo from Pejabat Undang-Undang (PUU). PUU is understood to hold the view that 'Lenders' includes PMSB; accordingly, no revenue sharing is due.
Discussions with relevant companies continue.

2 POTENTIAL REVENUE SHARING AMOUNTS

Recognised / Provided Amounts

Project	FY2025 Recognised in Accounts (RM million)	Q2 2026 Additional Provision (RM million)
AKLEH	RM3.28m	RM0.50m
SILK	RM2.02m	RM2.00m
TOTAL	**RM5.31m**	**RM2.50m**

- FY2025 amounts were recognised in the accounts for the financial year ended 31 December 2025.
- Q2 2026 additional provisions reflect management's current accounting assessment pending KKR confirmation.
- Subject to reversal upon confirmation of KKR memo, if the interpretation confirms PMSB is included as 'Lenders'.

3 CURRENT ASSESSMENT / KEY IMPLICATIONS

- Revenue sharing position remains under **appeal / interpretation.**
- Current PUU view **supports PMSB being** included within 'Lenders'.
- If KKR confirms this position, **no excess revenue sharing should arise** for AKLEH and SILK.
- Accordingly, the recognised / provided amounts **may be reversed.**

LKSA – REVENUE SHARING POSITION

Payment made for 2024:	**RM597,789.00**
Provision provided for 2025:	**RM512,823.00**

Management's position remains that PMSB acted as a financing conduit and that the substance of the bank financing remained with AKLEH and SILK. Based on the latest update, PUU is understood to view PMSB as falling within 'Lenders'; therefore, no revenue sharing should arise, subject to formal KKR confirmation. This may result in a reversal of the recognised / provided amounts.

Q&A

THANK YOU

Continuing our commitment to ***Nation Building***