

AEON CO. (M) BHD.
(Incorporated in Malaysia)
(Company No. 198401014370 (126926-H))

**QUARTERLY REPORT FOR THE
FINANCIAL PERIOD ENDED 31 MARCH 2023**

AEON CO. (M) BHD.
(Incorporated in Malaysia)
(Company No. 198401014370 (126926 - H))

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

ANNOUNCEMENT

The Board of Directors of AEON Co. (M) Bhd. (“AEON” or “the Company”) presents the following unaudited condensed consolidated financial statements for the first quarter ended 31 March 2023 which should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the unaudited condensed consolidated financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	Individual Quarter		Cumulative Period	
	Quarter ended		Period ended	
	2023	2022	2023	2022
	RM'm	RM'm	RM'm	RM'm
Revenue	1,106.8	1,001.8	1,106.8	1,001.8
Total operating expenses	(1,031.0)	(926.2)	(1,031.0)	(926.2)
Other operating income	7.9	7.8	7.9	7.8
Profit from operations	83.7	83.4	83.7	83.4
Interest expense				
- Lease interest	(20.5)	(24.6)	(20.5)	(24.6)
- Interest charges	(4.2)	(4.8)	(4.2)	(4.8)
	(24.7)	(29.4)	(24.7)	(29.4)
Finance income	3.1	0.8	3.1	0.8
Profit before tax	62.1	54.8	62.1	54.8
Tax expense	(23.9)	(26.7)	(23.9)	(26.7)
Profit for the period	38.2	28.1	38.2	28.1
Basic earnings per ordinary share (sen) (Note B11)	2.72	2.00	2.72	2.00

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Period	
	Quarter ended		Period ended	
	31 March		31 March	
	2023	2022	2023	2022
	RM'm	RM'm	RM'm	RM'm
Profit for the period	38.2	28.1	38.2	28.1
Other comprehensive income:				
(Loss)/gain on fair value of other investments	(5.4)	6.9	(5.4)	6.9
Total comprehensive income for the period	32.8	35.0	32.8	35.0

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	31 March 2023 RM'm	31 December 2022 RM'm
ASSETS		
Non-current assets		
Property, plant and equipment	2,912.3	2,951.7
Intangible assets	47.1	51.8
Right-of-use assets	1,189.9	1,211.2
Investments in associates	0.7	0.7
Other investment	53.0	58.4
Other assets	18.3	18.2
Deferred tax assets	188.0	180.6
	4,409.3	4,472.6
Current assets		
Inventories	600.1	605.5
Contract assets	12.3	17.2
Receivables, deposits and prepayments	83.7	93.5
Cash and cash equivalents	325.2	237.5
	1,021.3	953.7
TOTAL ASSETS	5,430.6	5,426.3

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	31 March 2023 RM'm	31 December 2022 RM'm
EQUITY AND LIABILITIES		
Share capital	702.0	702.0
Reserves	1,137.8	1,105.0
TOTAL EQUITY	1,839.8	1,807.0
LIABILITIES		
Non-current liabilities		
Borrowings	30.5	50.0
Lease liabilities	1,569.4	1,612.6
Payables and accruals	9.8	13.1
Other liabilities	23.9	23.6
	1,633.6	1,699.3
Current liabilities		
Contract liabilities	78.5	84.6
Borrowings	447.8	447.8
Lease liabilities	183.3	166.8
Payables and accruals	1,234.8	1,214.0
Current tax liability	12.8	6.8
	1,957.2	1,920.0
TOTAL LIABILITIES	3,590.8	3,619.3
TOTAL EQUITY AND LIABILITIES	5,430.6	5,426.3

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable		Distributable	Total equity RM'm
	Share capital RM'm	Fair value reserve RM'm	Retained earnings RM'm	
At 1 January 2023	702.0	57.4	1,047.6	1,807.0
Total comprehensive income for the period	-	(5.4)	38.2	32.8
At 31 March 2023	<u>702.0</u>	<u>52.0</u>	<u>1,085.8</u>	<u>1,839.8</u>
At 1 January 2022	702.0	62.2	978.5	1,742.7
Total comprehensive income for the period	-	6.9	28.1	35.0
At 31 March 2022	<u>702.0</u>	<u>69.1</u>	<u>1,006.6</u>	<u>1,777.7</u>

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

	31 March 2023 RM'm	31 March 2022 RM'm
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	62.1	54.8
Adjustments for:		
Depreciation and amortisation	102.6	110.7
Other non-cash items	1.8	(1.8)
Interest expense	24.7	29.4
Finance income	(3.1)	(0.8)
Operating profit before changes in working capital	188.1	192.3
Changes in working capital	30.0	6.7
Cash generated from operations	218.1	199.0
Tax paid	(25.3)	(26.5)
Net cash generated from operating activities	192.8	172.5
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment and intangible assets	(25.5)	(25.5)
Finance income received	3.1	0.8
Net cash used in investing activities	(22.4)	(24.7)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of lease liabilities	(59.1)	(66.1)
Net repayment of borrowings	(19.5)	(183.3)
Interest paid	(4.1)	(4.8)
Net cash used in financing activities	(82.7)	(254.2)
Net change in cash and cash equivalents	87.7	(106.4)
Cash and cash equivalents at 1 January	237.5	193.6
Cash and cash equivalents at 31 March	325.2	87.2

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**PART A – EXPLANATORY NOTES PURSUANT TO
MALAYSIAN FINANCIAL REPORTING STANDARD 134**

1 Basis of Preparation

The unaudited quarterly report has been prepared in accordance with the reporting requirements as set out in Malaysian Financial Reporting Standard (“MFRS”) 134 “Interim Financial Reporting”, Paragraph 9.22 and Appendix 9B of the Bursa Malaysia Securities Berhad Main Market Listing Requirements (“Bursa Securities Listing Requirements”) and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022.

2 Significant Accounting Policies

The accounting policies and methods adopted for the unaudited condensed financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2022 except for the adoption of the following Amendments to Standards during the current financial period:

- Amendments to MFRS 101, *Presentation of Financial Statements – Disclosure of Accounting Policies*
- Amendments to MFRS 108, *Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates*
- Amendments to MFRS 112, *Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction*.

Malaysian Accounting Standards Board had issued the following amendments and new standards which are effective for the following financial years:

(i) Financial year beginning on or after 1 January 2024:

- Amendments to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendments to MFRS101, *Presentation of Financial Statements – Non-current Liabilities with Covenants*

(ii) Effective date yet to be confirmed:

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The Company plans to apply the abovementioned accounting standards, interpretation and amendments in the respective financial years when the above accounting standards, interpretation and amendments become effective where applicable.

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**PART A – EXPLANATORY NOTES PURSUANT TO
MALAYSIAN FINANCIAL REPORTING STANDARD 134 (continued)**

3 Seasonal/Cyclical Factors

The operations of the Company typically experience higher customer count, transaction value and sales during weekends, public holidays, school holidays and festive seasons.

4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no items affecting the assets, liability, equity, net income or cash flows that were unusual because of their nature, size or incidence for the financial period ended 31 March 2023.

5 Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial years that have a material effect for the financial period ended 31 March 2023.

6 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period ended 31 March 2023, other than as disclosed in this quarterly report.

7 Dividends Paid

There was no dividend paid for the financial period ended 31 March 2023.

8 Events Subsequent to the end of reporting period

There were no material events subsequent to the balance sheet date to be disclosed in the financial statements for the financial period ended 31 March 2023.

9 Effects of Changes in the Composition of the Company

There were no changes in the composition of the Company for the financial period ended 31 March 2023.

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**PART A – EXPLANATORY NOTES PURSUANT TO
MALAYSIAN FINANCIAL REPORTING STANDARD 134 (continued)**

10 Operating Segments

The operating segments analysis is as follows:

	Retailing		Property Management Services		Total	
	Period ended		Period ended		Period ended	
	31 March 2023	31 March 2022	31 March 2023	31 March 2022	31 March 2023	31 March 2022
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue	941.4	857.4	165.4	144.4	1,106.8	1,001.8
Segmental profit	44.5	43.9	59.4	54.8	103.9	98.7
Less: Unallocated expenses					(20.2)	(15.3)
Profit from operations					83.7	83.4
Interest expense						
- Lease interest					(20.5)	(24.6)
- Interest charges					(4.2)	(4.8)
Finance income					3.1	0.8
Profit before tax					62.1	54.8
Tax expense					(23.9)	(26.7)
Profit for the period					38.2	28.1

* As part of the Company's re-alignment of segmental operating result, the comparatives are restated by allocating some expenses from unallocated to retailing segment.

11 Revenue

	Quarter ended	
	31 March 2023 RM'm	31 March 2022 RM'm
Sale of goods	811.9	740.1
Net commission from concessionaire sales	115.0	104.4
Property management services	167.6	146.3
Others	12.3	11.0
	1,106.8	1,001.8

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**PART A – EXPLANATORY NOTES PURSUANT TO
MALAYSIAN FINANCIAL REPORTING STANDARD 134 (continued)**

12 Related Party Transactions

During the current quarter under review and up to the date of this announcement, the Company did not enter into any Related Party Transactions or Recurrent Related Party Transactions of a revenue or trading nature that had not been included or exceeded the estimated value by 10% or more of the total aggregate amount which had been mandated by the shareholders during the Annual General Meeting held on 19 May 2022.

13 Contingent Liabilities or Contingent Assets

There were no contingent liabilities or contingent assets since the last audited financial statements for the financial year ended 31 December 2022.

14 Capital Commitments

Capital commitments not provided for in the financial statements as at 31 March 2023 are as follows:

	31 March 2023 RM'm	31 December 2022 RM'm
Property, plant and equipment		
Contracted but not provided for and not payable	20.1	13.9

15 Fair value measurements

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

**PART A – EXPLANATORY NOTES PURSUANT TO
MALAYSIAN FINANCIAL REPORTING STANDARD 134 (continued)**

15 Fair value measurements (continued)

The table below analyses financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their carrying amounts shown in the statement of financial position.

	Fair value of financial instruments carried at fair value			Fair value of financial instruments not carried at fair value			Carrying amount
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm	
31 March 2023							
Financial Asset							
Investment in quoted equities	53.0	-	-	-	-	-	53.0
Financial Liabilities							
Borrowings	-	-	-	-	-	(473.8)	(478.3)

	Fair value of financial instruments carried at fair value			Fair value of financial instruments not carried at fair value			Carrying amount
	Level 1	Level 2	Level 3	Level 1	Level 2	Level 3	
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm	
31 December 2022							
Financial Asset							
Investment in quoted equities	58.3	-	-	-	-	-	58.3
Financial Liabilities							
Borrowings	-	-	-	-	-	(496.0)	(497.8)

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS

1 Review of Performance

- a. Performance of the current quarter (First Quarter FY23) against the corresponding quarter (First Quarter FY22)

	Quarter Ended 31 March 2023 RM'm	Quarter Ended 31 March 2022 RM'm	Changes %
Revenue by segment:			
Retail business	941.4	857.4	9.8%
Property management services	165.4	144.4	14.5%
Total Revenue	1,106.8	1,001.8	10.5%
Profit from operations	83.7	83.4	0.4%
Profit before tax	62.1	54.8	13.3%

For the current quarter, the Company registered a total revenue of RM1,106.8 million, 10.5% higher as compared to corresponding quarter of RM1,001.8 million.

Retail business recorded revenue at RM941.4 million, is 9.8% higher compared to corresponding quarter of RM857.4 million. The increase in revenue is primarily driven by higher festivities spending and normalisation of business in the current quarter.

Revenue from the property management services segment at RM165.4 million, is 14.5% higher compared to corresponding quarter of RM144.4 million. The growth was contributed by improvement in occupancy rate in line with consumers' sentiment as part of business normalisation.

The Company registered a profit before tax of RM62.1 million for the quarter, as compared to a profit before tax in the corresponding quarter of RM54.8 million, which recorded a 13.3% increase, mainly contributed by increase in revenue and gross margin.

- b. Performance of the current quarter (First Quarter FY23) against the preceding quarter (Fourth Quarter FY22)

	Current Quarter 31 March 2023 RM'm	Preceding Quarter 31 December 2022 RM'm	Changes %
Revenue by segment:			
Retail business	941.4	903.7	4.2%
Property management services	165.4	158.1	4.6%
Total Revenue	1,106.8	1,061.8	4.2%
Profit from operations	83.7	72.0	16.3%
Profit before tax	62.1	45.6	36.2%

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS (continued)

1 Review of Performance (continued)

- b. Performance of the current quarter (First Quarter FY23) against the preceding quarter (Fourth Quarter FY22) (continued)

For the current quarter, the Company registered a total revenue of RM1,106.8 million, 4.2% higher compared to preceding quarter of RM1,061.8 million.

Retail business recorded revenue at RM941.4 million, is 4.2% higher compared to preceding quarter of RM903.7 million. The increase in revenue is mainly due to higher festive spending.

Revenue from the property management services segment at RM165.4 million, is 4.6% higher compared to preceding quarter of RM158.1 million. The growth was contributed mainly from rental rate renewal.

The Company's profit before tax for the current quarter of RM62.1 million, is 36.2% higher compared to preceding quarter of RM45.6 million, contributed by increase in revenue and lower net finance costs, offset by increase in operating costs.

2 Prospects for the Financial Year Ending 31 December 2023 (FY2023)

The overall global economic challenges persist in 2023. Whilst the reopening of international borders and gradual pick up in international travelling are expected to further spur the local economy, inflationary pressures remain elevated, compounded by softer domestic consumer sentiments. Nevertheless, the Company will continue to leverage on its ecosystem in partnering and collaborating with its tenant partners, suppliers and AEON group of companies to optimise the value in consumer spending and enhance the value of the Company's assets.

As we move forward, the Company is committed to enhance our product assortments, fresh food and private labels to drive stronger sales. Furthermore, the Company is also committed on developing the AEON Living Zone, as part of our mall and store revamp initiatives by accelerating our digital integration and sustainability initiatives including solar photovoltaic (PV) installation and effective waste management.

3 Profit Forecast/Profit Guarantee

Not applicable as the Company did not publish any profit forecast or profit guarantee.

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS (continued)

4 Tax expense

Tax expense comprises:

	Quarter ended	
	31 March 2023 RM'm	31 March 2022 RM'm
Current tax expense	31.3	26.7
Deferred tax expense	(7.4)	-
	23.9	26.7

The Company's effective tax rate is higher than the statutory tax rate mainly due to expenses not deductible for tax purposes.

5 Notes to the Statement of Profit or Loss

	Quarter ended	
	31 March 2023 RM'm	31 March 2022 RM'm
Profit before tax is arrived at after charging/(crediting):		
Depreciation and amortisation	69.5	70.2
Depreciation of right of use assets	33.1	40.5
Interest expense		
- lease interest	20.5	24.6
- interest charges	4.2	4.8
Impairment /(Reversal of impairment)		
loss on trade receivables	1.7	(1.7)
Fixed assets written off	0.2	0.3
Finance income:		
- interest income	(2.8)	(0.8)
- gain on disposal of unit trusts	(0.3)	-

Other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.

6 Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this report.

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS (continued)

7 Borrowings and Debt Securities

	As at 31 March 2023		
	Long term	Short term	Total borrowings
	RM denomination (RM'm)	RM denomination (RM'm)	RM denomination (RM'm)
Unsecured			
Term loan	30.5	77.8	108.3
Islamic Medium-Term Notes/ Commercial Papers	-	370.0	370.0
	30.5	447.8	478.3

	As at 31 March 2022		
	Long term	Short term	Total borrowings
	RM denomination (RM'm)	RM denomination (RM'm)	RM denomination (RM'm)
Unsecured			
Term loan	108.3	66.7	175.0
Islamic Medium-Term Notes/ Commercial Papers	200.0	170.0	370.0
	308.3	236.7	545.0

- (i) The term loans are unsecured, bear interest ranging from 2.99% to 3.03% (2022: 2.99% to 3.03%) per annum and are repayable on quarterly basis up to 29 July 2024.
- (ii) The unsecured Islamic Commercial Papers and Islamic Medium Term Note bear interest rate of 3.15% to 3.65% (2022: 3.09% to 3.15%) per annum.

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS (continued)

8 Changes in Material Litigation

On 2 March 2021, the Company received a legal suit from Betanaz Properties Sdn. Bhd. (“Plaintiff”). The Plaintiff alleged that the Company did not comply with its obligations under the Tenancy Agreement dated 24 August 2017 (“Tenancy Agreement”) to fulfill the conditions precedent under the Tenancy Agreement and had wrongfully terminated the Tenancy Agreement. The Plaintiff is seeking for, among others, the following reliefs:

- (i) Rental payment payable to the Plaintiff for the tenancy period between 1 April 2020 to 17 December 2021 and for the initial term of ten (10) years of the lease amounting to a total sum of RM59,302,302.97; or
- (ii) Expenditure incurred by the Plaintiff for the project, including but not limited to site clearance and earthworks, consultancy fees, financing costs and other incidental costs arising from the banking facilities and others costs amounting to RM18,936,207.76.

On 29 March 2021, the Company filed and served its defense against the Plaintiff. Further, the Company, as the plaintiff, filed a counterclaim against Betanaz Properties Sdn. Bhd. as the first defendant, and Ahmad Zaki Resources Berhad (“AZRB”) as the second defendant due to the non-fulfillment of the conditions precedent on the part of the defendants prior to the expiry of the respective conditional periods and the Tenancy Agreement and Commercial Agreement dated 24 August 2017 had been rendered void due to the expiry of the conditional periods on 23 October 2020 and 23 January 2020 respectively.

The Company is claiming, among others, the return or payment of approximately RM2,303,087.00 being the consultation fees for the project from the Plaintiff as first defendant and approximately RM28,415,094.44 being the contribution towards the construction of the bridge connecting Bandar Kuantan to Bandar Putra, Tanjung Lumpur, Pahang (“Bridge”), from AZRB as the second defendant.

AZRB further filed the application to strike out the Company’s counterclaim against AZRB on 7 May 2021 and on 22 October 2021, the High Court allowed AZRB’s application to strike out the Company’s counterclaim against AZRB on the basis that the bridge across the Kuantan River, connecting Bandar Kuantan to Bandar Putra, Tanjung Lumpur (“Bridge”) was completed and the Company’s counterclaim is not sustainable.

On 26 October 2021, the Company filed and served the Notice of Appeal against the decision of the High Court judge and the hearing date is fixed on 9 May 2022.

Pursuant to the Company’s appeal against the High Court’s decision to allow AZRB’s application to strike out the Company’s counterclaim against AZRB on 9 May 2022, the Court of Appeal has decided in favor of the Company, and as a result, AZRB will be reinstated as a party to the Company’s counterclaim as the second defendant in the trial for the Main Suit, which is fixed on 20 to 21 May 2024 and 13 to 14 June 2024, respectively. Subsequently on 13 June 2022, the Court agreed to bring forward the trial dates for the Main Suit to 6 to 7 July 2023 and 3 to 4 August 2023, respectively.

Based on the advice by the Company’s legal counsel, the Directors are of the view that the abovementioned general damages sought by the Plaintiff are contradictory to the Rules of Court as the same should not have been quantified as if it were special damages. Hence, provisions are not required in respect of these matters, as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement.

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QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2023

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE BURSA SECURITIES LISTING REQUIREMENTS (continued)

9 Dividend

No dividend was proposed or declared for the financial period ended 31 March 2023.

10 Qualification of Audit Report of the Preceding Annual Financial Statements

There was no qualification on audit report of the preceding annual financial statements.

11 Earnings Per Share

	Quarter ended	
	31 March 2023	31 March 2022
Profit attributable to the owners for the period (RM'm)	38.2	28.1
Weighted average number of ordinary shares in issue ('m)	1,404.0	1,404.0
Basic earnings per ordinary share (sen)	2.72	2.00

Diluted earnings per share is not applicable for the Company.

12 Material Events Subsequent to End of Financial Period

a. Sale and Purchase Agreement with Liziz Standaco Sdn. Bhd.

On 20 April 2023, the Company has entered into a Sale and Purchase Agreement with Liziz Standaco Sdn. Bhd. in respect of the acquisition of a piece of land held under PN 12273, Lot 10048, Seksyen 17 situated at Bandar Kota Bharu, Daerah Jajahan Kota Bharu, Negeri Kelantan at a purchase consideration of RM165,000,000. For details of the transaction, please refer to the Company's announcement in Bursa Malaysia on 20 April 2023.

b. Final dividend of 4.0 sen per ordinary share in respect of the financial year ended 31 December 2022

On 17 May 2023, final dividend of 4.0 sen per ordinary share in respect of the financial year ended 31 December 2022 was approved at the 38th Annual General Meeting.

There were no other material subsequent events during the period from the end of the quarter review to 18 May 2023.