AEON CO. (M) BHD.

(Incorporated in Malaysia)
(Company No. 198401014370 (126926-H))

QUARTERLY REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

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

QUARTERLY REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2026

ANNOUNCEMENT

The Board of Directors of AEON CO. (M) BHD. ("AEON" or "the Company") presents the following unaudited condensed consolidated financial statements for the second quarter ended 30 June 2026 which should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 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 30 June		**Period ended 30 June**	
	2026	**2025**	**2026**	**2025**
	RM'm	**RM'm**	**RM'm**	**RM'm**
Revenue	995.4	999.6	2,237.7	2,244.4
Total operating expenses	(953.9)	(964.6)	(2,042.0)	(2,083.1)
Other operating income	4.8	5.7	9.5	12.8
Profit from operations	46.3	40.7	205.2	174.1
Finance costs				
- Lease interest	(17.2)	(18.7)	(34.7)	(38.0)
- Interest charges	(7.3)	(7.0)	(14.5)	(14.1)
	(24.5)	(25.7)	(49.2)	(52.1)
Finance income	3.6	3.0	7.4	6.7
Share of results of associates	(1.7)	0.6	(4.3)	0.6
Profit before tax	23.7	18.6	159.1	129.3
Tax expense	(9.5)	(6.3)	(61.2)	(48.9)
Profit for the period	14.2	12.3	97.9	80.4
Basic earnings per ordinary share (sen) (Note B11)	1.01	0.88	6.97	5.73

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

QUARTERLY REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		**Cumulative Period**	
	Quarter ended 30 June		**Period ended 30 June**	
	2026	**2025**	**2026**	**2025**
	RM'm	**RM'm**	**RM'm**	**RM'm**
Profit for the period	14.2	12.3	97.9	80.4
Other comprehensive income:				
Gain/(Loss) on fair value of other investments	3.8	(4.0)	0.7	(4.3)
Total comprehensive income for the period	18.0	8.3	98.6	76.1

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 June 2026 RM'm	31 December 2025 RM'm
ASSETS		
Non-current assets		
Property, plant and equipment	3,268.3	3,287.5
Intangible assets	12.4	17.0
Right-of-use assets	1,041.0	1,108.0
Investments in associates	21.5	25.8
Other investments	55.0	54.3
Other assets	17.3	17.0
Deferred tax assets	206.9	198.3
	4,622.4	4,707.9
Current assets		
Inventories	640.4	658.6
Contract assets	22.7	19.2
Receivables, deposits and prepayments	67.2	60.2
Cash and cash equivalents	543.9	353.5
	1,274.2	1,091.5
TOTAL ASSETS	5,896.6	5,799.4

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	30 June 2026 RM'm	31 December 2025 RM'm
EQUITY AND LIABILITIES		
Share capital	702.0	702.0
Reserves	1,336.5	1,301.1
TOTAL EQUITY	2,038.5	2,003.1
LIABILITIES		
Non-current liabilities		
Borrowings	810.0	560.0
Lease liabilities	1,336.8	1,423.5
Other liabilities	80.0	78.5
	2,226.8	2,062.0
Current liabilities		
Contract liabilities	81.5	86.9
Borrowings	230.0	230.0
Lease liabilities	208.7	200.9
Payables and accruals	1,067.9	1,216.3
Current tax liability	43.2	0.2
	1,631.3	1,734.3
TOTAL LIABILITIES	3,858.1	3,796.3
TOTAL EQUITY AND LIABILITIES	5,896.6	5,799.4

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

QUARTERLY REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable		Distributable	
	Share capital RM'm	**Fair value reserve RM'm**	**Retained earnings RM'm**	**Total equity RM'm**
At 1 January 2026	702.0	52.3	1,248.8	2,003.1
Total comprehensive income for the period	-	0.7	97.9	98.6
Final dividend in respect of year ended 31 December 2025	-	-	(63.2)	(63.2)
At 30 June 2026	702.0	53.0	1,283.5	2,038.5
At 1 January 2025	702.0	57.1	1,178.2	1,937.3
Total comprehensive income for the period	-	(4.3)	80.4	76.1
Final dividend in respect of year ended 31 December 2024	-	-	(63.2)	(63.2)
At 30 June 2025	702.0	52.8	1,195.4	1,950.2

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

QUARTERLY REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

	Cumulative Period Ended	
	30 June 2026	**30 June 2025**
	RM'm	**RM'm**
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	159.1	129.3
Adjustments for:		
Depreciation and amortisation	220.6	217.7
Other non-cash items	5.4	1.0
Finance costs	49.3	52.1
Finance income	(7.4)	(6.7)
Operating profit before changes in working capital	427.0	393.4
Changes in working capital	(150.6)	(201.7)
Cash generated from operations	276.4	191.7
Tax paid	(26.9)	(34.2)
Net cash generated from operating activities	249.5	157.5
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment and intangible assets	(106.0)	(92.5)
Investment in other investments	-	(1.0)
Proceeds from disposal of property, plant and equipment	0.1	-
Interest received	7.3	6.7
Net cash used in investing activities	(98.6)	(86.8)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of lease liabilities	(99.6)	(98.2)
Net drawdown of borrowings	250.0	(30.0)
Interest paid	(47.7)	(50.7)
Dividend paid	(63.2)	(63.2)
Net cash from/(used in) financing activities	39.5	(242.1)
Net change in cash and cash equivalents	190.4	(171.4)
Cash and cash equivalents at 1 January	353.5	371.4
Cash and cash equivalents at 30 June	543.9	200.0

QUARTERLY REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2026

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 2025.

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 2025 except for the adoption of the following Amendments to Standards during the current financial period:

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments*
- Annual Improvements to MFRS Accounting Standards – Volume 11:
  - Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards*
  - Amendments to MFRS 7, *Financial Instruments: Disclosures*
  - Amendments to MFRS 9, *Financial Instruments*
  - Amendments to MFRS 10, *Consolidated Financial Statements*
  - Amendments to MFRS 107, *Statement of Cash Flows*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*

The adoption of the above amendments to MFRSs do not have significant financial impact to the Company for the financial period ended 30 June 2026.

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 2027:

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosure*
- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Translation to a Hyperinflationary Presentation Currency*

(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.

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 unusual items affecting the assets, liability, equity, net income or cash flows for the financial period ended 30 June 2026.

5 Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial year that have a material effect for the financial period ended 30 June 2026.

6 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period ended 30 June 2026, other than as disclosed in this quarterly report.

7 Dividends Paid

During the financial period ended 30 June 2026, the final single-tier dividend of 4.5 sen per ordinary share in respect of the financial year ended 31 December 2025 amounting to RM63,180,000 was paid on 18 June 2026.

8 Material Events Subsequent to End of Financial Period

There were no material events subsequent to end of financial period to be disclosed in the financial statements for the financial period ended 30 June 2026, other than as disclosed in this quarterly report.

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 30 June 2026.

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	
	30 June 2026 RM'm	30 June 2025 RM'm	30 June 2026 RM'm	30 June 2025 RM'm	30 June 2026 RM'm	30 June 2025 RM'm
Revenue	1,825.2	1,845.8	412.5	398.6	2,237.7	2,244.4
Segmental profit	16.6	26.1	206.5	165.1	223.1	191.2
Less: Unallocated expenses					(17.9)	(17.1)
Profit from operations					205.2	174.1
Finance costs						
- Lease interest					(34.7)	(38.0)
- Interest charges					(14.5)	(14.1)
Finance income					7.4	6.7
Share of results of associates					(4.3)	0.6
Profit before tax					159.1	129.3
Tax expense					(61.2)	(48.9)
Profit for the period					97.9	80.4

11 Revenue

	Quarter ended		Period ended	
	30 June 2026 RM'm	30 June 2025 RM'm	30 June 2026 RM'm	30 June 2025 RM'm
Sale of goods	712.2	717.9	1,601.9	1,613.7
Net commission from concessionaire sales	66.9	72.8	192.6	201.0
Property management services	201.1	196.6	415.0	403.2
Others	15.2	12.3	28.2	26.5
	995.4	999.6	2,237.7	2,244.4

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 20 May 2026.

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 2025.

14 Capital Commitments

Capital commitments not provided for in the financial statements as at the end of the financial period are as follows:

	30 June 2026 **RM'm**	**31 December 2025** **RM'm**
Property, plant and equipment		
Contracted but not provided for and not payable	235.6	231.6

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).

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	RM'm
30 June 2026							
Financial Assets							
Investment in quoted equities	54.0	-	-	-	-	-	54.0
Other investment	-	-	-	-	-	1.0	1.0
Financial Liabilities							
Borrowings	-	-	-	-	-	(1,022.6)	(1,040.0)

	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	RM'm
31 December 2025							
Financial Assets							
Investment in quoted equities	53.3	-	-	-	-	-	53.3
Other investment	-	-	-	-	-	1.0	1.0
Financial Liabilities							
Borrowings	-	-	-	-	-	(787.0)	(790.0)

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

1 Review of Performance

a. Performance of the current quarter (Second Quarter FY26) against the corresponding quarter (Second Quarter FY25)

	Quarter Ended 30 June 2026 RM'm	**Quarter Ended 30 June 2025 RM'm**	**Changes %**
Revenue by segment:			
Retail business	795.4	805.4	-1.2%
Property management services	200.0	194.2	3.0%
Total revenue	995.4	999.6	-0.4%
Profit from operations	46.3	40.7	13.8%
Profit before tax	23.7	18.6	27.4%

For the current quarter, the Company recorded total revenue of RM995.4 million, a marginal decline of 0.4% compared to RM999.6 million achieved in the corresponding quarter.

Revenue from retail business segment declined by 1.2% to RM795.4 million from RM805.4 million in the corresponding quarter. Consumer spending remained cautious amid a challenging operating environment, with consumers continuing to prioritise essential purchases over discretionary spending. The demand for daily necessities remained resilient, providing stability to the overall retail performance.

Revenue from property management services segment increased by 3.0% to RM200.0 million from RM194.2 million in the corresponding quarter. The improvement was underpinned by sustained occupancy rate, successful rental renewals and continued optimisation of tenant mix optimisation initiatives.

Despite the slight decline in revenue, profit before tax increased by 27.4% to RM23.7 million from RM18.6 million in the corresponding quarter, reflecting disciplined cost management and improved operational efficiency.

b. Performance of the current quarter (Second Quarter FY26) against the preceding quarter (First Quarter FY26)

	Current Quarter 30 June 2026 RM'm	**Preceding Quarter 31 March 2026 RM'm**	**Changes %**
Revenue by segment:			
Retail business	795.4	1,029.8	-22.8%
Property management services	200.0	212.5	-5.9%
Total revenue	995.4	1,242.3	-19.9%
Profit from operations	46.3	158.9	-70.9%
Profit before tax	23.7	135.4	-82.5%

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 (Second Quarter FY26) against the preceding quarter (First Quarter FY26) (continued)

The Company's revenue decreased by 19.9% to RM995.4 million from RM1,242.3 million in the preceding quarter.

Revenue from retail business segment decreased by 22.8% to RM795.4 million from RM1,029.8 million in the preceding quarter. The lower revenue was mainly due to the absence of festive spending in the preceding quarter as consumer spending normalised following the peak festive trading period.

Revenue from property management services segment delinked by 5.9% to RM200.0 million from RM212.5 million in the preceding quarter. The decrease was mainly attributable to lower sales commission income following the normalisation of tenant sales after the festive season.

Profit before tax declined by 82.5% to RM23.7 million from RM135.4 million in the preceding quarter. The lower profitability was mainly due to reduced revenue contributions from both segments following the strong festive quarter.

c. Performance of the current period (YTD June 2026) against the corresponding period (YTD June 2025)

	Period Ended 30 June 2026	**Period Ended 30 June 2025**	**Changes %**
	RM'm	**RM'm**	
Revenue by segment:			
Retail business	1,825.2	1,845.8	-1.1%
Property management services	412.5	398.6	3.5%
Total revenue	2,237.7	2,244.4	-0.3%
Profit from operations	205.2	174.1	17.9%
Profit before tax	159.1	129.3	23.0%

For the current period, the Company recorded total revenue of RM2,237.7 million, a marginal decline of 0.3% from RM2,244.4 million in the corresponding period.

Revenue from retail business segment decreased by 1.1% to RM1,825.2 million from RM1,845.8 million in the corresponding period. Consumer spending remained cautious with demand continuing to shift towards essential goods while discretionary purchases moderated amid the prevailing economic environment.

Revenue from property management services segment increased by 3.5% to RM412.5 million from RM398.6 million in the corresponding period. The improvement was driven by successful rental renewals, healthy occupancy rate and continued optimisation of tenant mix optimisation initiatives.

Despite marginal decline in revenue, profit before tax increased by 23.0% to RM159.1 million from RM129.3 million in the corresponding period. The improved profitability was mainly attributable to stronger contributions from property management services segment and disciplined cost management.

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

2 Prospects for the Financial Year Ending 31 December 2026

The Company remains committed to strengthening its operational efficiency and business resilience through the disciplined execution of its strategic priorities. Key initiatives include expanding its Private Brands offerings, enhancing its loyalty programme, accelerating digital transformation and optimising its tenant mix to drive sustainable growth in footfall and customer engagement. The Company continues to invest in asset enhancement and retail infrastructure to strengthen the competitiveness of its assets. Concurrently, the Company remains focused on productivity improvements and cost discipline to strengthen financial resilience, while continuing to advance its sustainability initiatives to support long-term value creation.

Looking ahead, the Company remains cautious of the evolving global economic landscape and its potential impact on consumer sentiment and spending patterns. The Company expects demand for essential goods to remain resilient, providing a stable foundation for the Company to navigate the evolving economic landscape and deliver sustainable long-term value to shareholders.

3 Profit Forecast/Profit Guarantee

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

4 Tax expense

Tax expense comprises:

	Quarter ended		Period ended	
	30 June 2026 RM'm	30 June 2025 RM'm	30 June 2026 RM'm	30 June 2025 RM'm
Current tax expense	10.8	7.2	69.8	56.2
Deferred tax expense	(1.3)	(0.9)	(8.6)	(7.3)
	9.5	6.3	61.2	48.9

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

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

5 Notes to the Statement of Profit or Loss

	Quarter ended		Period ended	
	30 June 2026 RM'm	30 June 2025 RM'm	30 June 2026 RM'm	30 June 2025 RM'm
Profit before tax is arrived at after charging/(crediting):				
Depreciation and amortisation	65.2	66.2	132.8	131.6
Depreciation of right of use assets	43.9	43.0	87.8	86.1
Finance costs				
- lease interest	17.2	18.7	34.7	38.0
- interest charges	7.3	7.0	14.5	14.1
Impairment on trade receivables	0.4	0.1	0.6	1.1
Fixed assets written off	0.3	-	0.3	0.5
Finance income	(3.6)	(3.0)	(7.4)	(6.7)

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 Proposal

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

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

7 Borrowings and Debt Securities

	As at 30 June 2026		
	Long term	**Short term**	**Total borrowings**
	RM denomination	**RM denomination**	**RM denomination**
	RM'm	**RM'm**	**RM'm**
Unsecured			
Islamic Medium Term Notes	810.0	230.0	1,040.0
	810.0	230.0	1,040.0

	As at 30 June 2025		
	Long term	**Short term**	**Total borrowings**
	RM denomination	**RM denomination**	**RM denomination**
	RM'm	**RM'm**	**RM'm**
Unsecured			
Islamic Medium Term Notes	590.0	-	590.0
	590.0	-	590.0

(i) The unsecured Islamic Medium Term Notes bear interest ranging from 3.79% to 4.41% (2025: 4.00% to 4.41%) per annum.

8 Changes in Material Litigation

On 2 March 2021, the Company received a legal suit from Betanaz Properties Sdn. Bhd. ("Betanaz"), alleging that the Company had breached and wrongfully terminated the Tenancy Agreement dated 24 August 2017 ("Tenancy Agreement"). Betanaz claimed rental payment amounting to RM59,302,302.97, or reimbursement of project expenditure amounting to RM18,936,207.76.

On 29 March 2021, the Company filed its defence and counterclaim against Betanaz and Ahmad Zaki Resources Berhad ("AZRB"). The Company contented that the Tenancy Agreement and Commercial Agreement dated 24 August 2017, had become void due to the non-fulfilment of the conditions precedent. Accordingly, the Company sought for the recovery of RM2,303,087.00 from Betanaz being the consultation fees paid for the project, and RM28,415,094.44 from AZRB being the construction costs of the bridge connecting Bandar Kuantan to Bandar Putra, Tanjung Lumpur, Pahang.

On 16 December 2024, the Kuala Lumpur High Court, among others, allowed Betanaz's alternative claim for the project expenditure of RM18,678,255.37 together with interest of 5% per annum from 1 March 2021 until full settlement, dismissed Betanaz's claim of rental payment, dismissed the Company's counterclaim, and awarded legal costs of RM200,000 and RM100,000 to Betanaz and AZRB, respectively.

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

8 Changes in Material Litigation (continued)

On 23 December 2024, the Company filed a Notice of Appeal and a application for a stay of execution of the High Court’s decision. On 7 January 2025, the High Court granted the Company’s Stay Application. Subsequently, on 22 January 2025, the Company paid the judgement sum of RM18,678,255.27 together with interest of RM3,643,539.11 to Betanaz’s solicitors, as well as legal costs to Betanaz and AZRB.

On 22 July 2026, the Court of Appeal upheld the High Court's decision dated 16 December 2024, as follows:
a) Betanaz's alternative claim of RM18,678,255.27 together with interest was upheld;
b) The Company's counterclaim against Betanaz and AZRB was dismissed;
c) Betanaz's appeal against the dismissal of its claim for RM59,302,302.97 was dismissed;
d) The Company was ordered to pay legal costs of RM60,000 to Betanaz and RM30,000 to AZRB, respectively, subject to allocatur at 4%; and
e) Betanaz was ordered to pay legal costs of RM50,000 to the Company, subject to allocatur at 4%.

Following the Court of Appeal's decision, the Company filed an application for stay of execution and an application for leave to appeal to the Federal Court on 11 August 2026.

Based on the legal advice obtained, the Directors are of the opinion that Betanaz is not entitled to the reliefs sought, as the Tenancy Agreement and Commercial Agreement dated 24 August 2017 had become void due to the expiry of their respective conditional periods.

9 Dividend

No dividend was proposed or declared for the financial period ended 30 June 2026.

10 Qualification of the Preceding Audited Annual Financial Statements

There was no qualification to the preceding audited annual financial statements for the financial year ended 31 December 2025.

11 Earnings Per Share

	Quarter ended		Period ended	
	30 June 2026	**30 June 2025**	**30 June 2026**	**30 June 2025**
Profit attributable to the owners for the period (RM’m)	14.2	12.3	97.9	80.4
Weighted average number of ordinary shares in issue (’m)	1,404	1,404	1,404	1,404
Basic earnings per ordinary share (sen)	1.01	0.88	6.97	5.73

Diluted earnings per share is not applicable for the Company.

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

12 Material Event Subsequent to End of Financial Period

On 3 July 2026, the Company repaid an Islamic Medium-Term Notes tranche amounting to RM230.0 million upon its maturity.