

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

**QUARTERLY REPORT FOR THE
FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025**

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

ANNOUNCEMENT

The Board of Directors of AEON CO. (M) BHD. (“AEON” or “the Company”) presents the following unaudited condensed consolidated financial statements for the third quarter ended 30 September 2025 which should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 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	
	30 September		30 September	
	2025	2024	2025	2024
	RM'm	RM'm	RM'm	RM'm
Revenue	995.2	1,003.0	3,239.6	3,191.3
Total operating expenses	(963.5)	(967.0)	(3,046.6)	(2,985.9)
Other operating income	10.8	13.0	23.6	27.4
Profit from operations	42.5	49.0	216.6	232.8
Interest expense				
- Lease interest	(18.2)	(19.1)	(56.2)	(58.2)
- Interest charges	(8.0)	(5.9)	(22.1)	(14.8)
	(26.2)	(25.0)	(78.3)	(73.0)
Interest income	2.3	1.6	9.0	5.2
Share of results of associates	-	0.3	0.6	1.2
Profit before tax	18.6	25.9	147.9	166.2
Tax expense	(4.0)	(7.1)	(52.9)	(62.2)
Profit for the period	14.6	18.8	95.0	104.0
Basic earnings per ordinary share (sen) (Note B11)	1.04	1.34	6.77	7.41

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Period	
	Quarter ended		Period ended	
	30 September		30 September	
	2025	2024	2025	2024
	RM'm	RM'm	RM'm	RM'm
Profit for the period	14.6	18.8	95.0	104.0
Other comprehensive income:				
(Loss)/gain on fair value of other investments	(2.5)	(4.5)	(6.8)	13.2
Total comprehensive income for the period	<u>12.1</u>	<u>14.3</u>	<u>88.2</u>	<u>117.2</u>

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 September 2025 RM'm	31 December 2024 RM'm
ASSETS		
Non-current assets		
Property, plant and equipment	3,106.5	3,102.2
Intangible assets	20.1	28.6
Right-of-use assets	1,039.3	1,163.1
Investments in associates	2.6	2.0
Other investment	52.3	58.1
Other assets	77.9	26.0
Deferred tax assets	193.5	187.2
	4,492.2	4,567.2
Current assets		
Inventories	596.7	614.1
Contract assets	19.1	18.5
Receivables, deposits and prepayments	79.9	60.2
Tax recoverable	-	3.2
Cash and cash equivalents	372.6	371.4
	1,068.3	1,067.4
TOTAL ASSETS	5,560.5	5,634.6

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	30 September 2025 RM'm	31 December 2024 RM'm
EQUITY AND LIABILITIES		
Share capital	702.0	702.0
Reserves	1,260.1	1,235.1
TOTAL EQUITY	1,962.1	1,937.1
LIABILITIES		
Non-current liabilities		
Borrowings	560.0	590.0
Lease liabilities	1,350.7	1,494.1
Other liabilities	77.4	77.8
	1,988.1	2,161.9
Current liabilities		
Contract liabilities	74.9	84.5
Borrowings	230.0	30.0
Lease liabilities	193.0	192.6
Payables and accruals	1,104.5	1,228.5
Current tax liability	7.9	-
	1,610.3	1,535.6
TOTAL LIABILITIES	3,598.4	3,697.5
TOTAL EQUITY AND LIABILITIES	5,560.5	5,634.6

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable		Distributable	
	Share capital	Fair value reserve	Retained earnings	Total equity
	RM'm	RM'm	RM'm	RM'm
At 1 January 2025	702.0	57.1	1,178.0	1,937.1
Total comprehensive income for the period	-	(6.8)	95.0	88.2
Final dividend in respect of year ended 31 December 2024	-	-	(63.2)	(63.2)
At 30 September 2025	<u>702.0</u>	<u>50.3</u>	<u>1,209.8</u>	<u>1,962.1</u>
At 1 January 2024	702.0	50.7	1,106.2	1,858.9
Total comprehensive income for the period	-	13.2	104.0	117.2
Final dividend in respect of year ended 31 December 2023	-	-	(56.2)	(56.2)
At 30 September 2024	<u>702.0</u>	<u>63.9</u>	<u>1,154.0</u>	<u>1,919.9</u>

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

	Cumulative Period Ended	
	30 September 2025 RM'm	30 September 2024 RM'm
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	147.9	166.2
Adjustments for:		
Depreciation and amortisation	326.7	313.0
Other non-cash items	3.4	(9.1)
Interest expense	78.3	73.0
Interest income	(9.0)	(5.2)
Dividend income	(1.3)	(1.3)
Operating profit before changes in working capital	546.0	536.6
Changes in working capital	(191.2)	(56.5)
Cash generated from operations	354.8	480.1
Tax paid	(48.2)	(60.5)
Net cash generated from operating activities	306.6	419.6
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment and intangible assets	(191.9)	(150.4)
Investment in other investments	(1.0)	-
Proceeds from disposal of property, plant and equipment	-	1.9
Dividend received	1.3	1.3
Interest received	9.0	5.2
Net cash used in investing activities	(182.6)	(142.0)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of lease liabilities	(148.3)	(139.1)
Net drawdown of borrowings	170.0	200.0
Interest paid	(81.3)	(75.3)
Dividend paid	(63.2)	(56.4)
Net cash used in financing activities	(122.8)	(70.8)
Net change in cash and cash equivalents	1.2	206.8
Cash and cash equivalents at 1 January	371.4	99.8
Cash and cash equivalents at 30 September	372.6	306.6

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 2024.

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 2024 except for the adoption of the following Amendments to Standards during the current financial period:

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

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 2026:

- 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 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*

(ii) Financial year beginning on or after 1 January 2027:

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosure*

(iii) 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 THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 September 2025.

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 September 2025.

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 September 2025, other than as disclosed in this quarterly report.

7 Dividends Paid

During the financial period ended 30 September 2025, the final single-tier dividend of 4.5 sen per ordinary share in respect of the financial year ended 31 December 2024 amounting to RM63,180,000 was paid on 19 June 2025.

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 September 2025, 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 September 2025.

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 September 2025	30 September 2024	30 September 2025	30 September 2024	30 September 2025	30 September 2024
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue	2,648.5	2,639.4	591.1	551.9	3,239.6	3,191.3
Segmental profit	1.8	46.0	245.9	219.0	247.7	265.0
Less: Unallocated expenses					(31.1)	(32.2)
Profit from operations					216.6	232.8
Interest expense						
- Lease interest					(56.2)	(58.2)
- Interest charges					(22.1)	(14.8)
Interest income					9.0	5.2
Share of results of associates					0.6	1.2
Profit before tax					147.9	166.2
Tax expense					(52.9)	(62.2)
Profit for the period					95.0	104.0

11 Revenue

	Quarter ended		Period ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
	RM'm	RM'm	RM'm	RM'm
Sale of goods	712.5	729.8	2,326.2	2,301.5
Net commission from concessionaire sales	73.3	79.1	274.2	295.0
Property management services	193.5	182.9	596.8	558.0
Others	15.9	11.2	42.4	36.8
	995.2	1,003.0	3,239.6	3,191.3

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 22 May 2025, other than the Proposed Joint Venture between the Company and AEON Credit Service (M) Berhad as described in Part B - Note 12.

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 2024.

14 Capital Commitments

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

	30 September 2025	31 December 2024
	RM'm	RM'm
Property, plant and equipment		
Contracted but not provided for and not payable	353.0	115.4

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 THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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	
30 September 2025							
Financial Asset							
Investment in quoted equities	51.3	-	-	-	-	-	51.3
Other investment	-	-	-	-	-	1.0	1.0
Financial Liabilities							
Borrowings	-	-	-	-	-	(796.6)	(790.0)

	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	
31 December 2024							
Financial Asset							
Investment in quoted equities	58.1	-	-	-	-	-	58.1
Financial Liabilities							
Borrowings	-	-	-	-	-	(627.6)	(620.0)

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

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

1 Review of Performance

- a. Performance of the current quarter (Third Quarter FY25) against the corresponding quarter (Third Quarter FY24)

	Quarter Ended 30 September 2025 RM'm	Quarter Ended 30 September 2024 RM'm	Changes %
Revenue by segment:			
Retail business	802.7	822.1	-2.4%
Property management services	192.5	180.9	6.4%
Total revenue	995.2	1,003.0	-0.8%
Profit from operations	42.5	49.0	-13.3%
Profit before tax	18.6	25.9	-28.2%

For the current quarter, the Company registered a total revenue of RM995.2 million, 0.8% lower as compared to corresponding quarter of RM1,003.0 million.

Retail business recorded revenue at RM802.7 million, 2.4% lower compared to corresponding quarter of RM822.1 million. The decrease was mainly attributed to softer consumer spending.

Property management services recorded revenue at RM192.5 million, 6.4% higher compared to corresponding quarter of RM180.9 million. The growth was contributed by effective rental renewals and sustained occupancy rate.

Profit before tax declined by 28.2% from corresponding quarter of RM25.9 million to current quarter of RM18.6 million. The decrease was mainly due to lower retail revenue arising from softer consumer spending.

- b. Performance of the current quarter (Third Quarter FY25) against the preceding quarter (Second Quarter FY25)

	Current Quarter 30 September 2025 RM'm	Preceding Quarter 30 June 2025 RM'm	Changes %
Revenue by segment:			
Retail business	802.7	805.4	-0.3%
Property management services	192.5	194.2	-0.9%
Total revenue	995.2	999.6	-0.4%
Profit from operations	42.5	40.7	4.4%
Profit before tax	18.6	18.6	-

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 (Third Quarter FY25) against the preceding quarter (Second Quarter FY25) (continued)

For the current quarter, the Company registered a total revenue of RM995.2 million, 0.4% lower as compared to preceding quarter of RM999.6 million.

Retail business recorded revenue at RM802.7 million, 0.3% lower compared to preceding quarter of RM805.4 million. The decrease was mainly due to lower contribution from stores undergoing renovation during the current quarter.

Property management services recorded revenue at RM192.5 million, 0.9% lower compared to preceding quarter of RM194.2 million. The decline was mainly due to lower sales commission aligned with reduced tenant sales in the absence of festive-driven spending.

Profit before tax remained stable at RM18.6 million, supported by effective cost management.

- c. Performance of the current period (YTD September 2025) against the corresponding period (YTD September 2024)

	Period Ended 30 September 2025 RM'm	Period Ended 30 September 2024 RM'm	Changes %
Revenue by segment:			
Retail business	2,648.5	2,639.4	0.3%
Property management services	591.1	551.9	7.1%
Total revenue	3,239.6	3,191.3	1.5%
Profit from operations	216.6	232.8	-7.0%
Profit before tax	147.9	166.2	-11.0%

For the current period, the Company registered a total revenue of RM3,239.6 million, 1.5% higher as compared to corresponding period of RM3,191.3 million.

Retail business recorded revenue at RM2,648.5 million, 0.3% higher compared to corresponding period of RM2,639.4 million, supported by ongoing promotional activities, effective store upgrade initiatives and sustained consumer footfall.

Property management services recorded revenue at RM591.1 million, 7.1% higher compared to corresponding period of RM551.9 million. The growth was driven by effective rental renewals and sustained occupancy rate.

Profit before tax declined by 11.0% from corresponding period of RM166.2 million to RM147.9 million, mainly attributable to higher operating costs, including ongoing investments in store and mall upgrades to support long-term growth.

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

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

2 Prospects for the Financial Year Ending 31 December 2025 (FY2025)

The Company remains committed to enhancing operational efficiency, expanding its Private Brands assortment, accelerating digital transformation, optimising tenant mix, strengthening the loyalty programme and maximising the value of retail spaces to drive higher footfall. Renovation works have been completed for selected stores and malls, further elevating the shopping experience in an increasingly dynamic retail landscape.

Looking ahead, the Company anticipates a gradual recovery in the retail sector in the last quarter of 2025, supported by stabilising consumer sentiment, continued government support measures and festive-driven spending. Notwithstanding these challenges, the Company is cautiously optimistic and will continue to execute its strategic priorities to sustain competitiveness and deliver long-term value to its stakeholders.

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 September 2025	30 September 2024	30 September 2025	30 September 2024
	RM'm	RM'm	RM'm	RM'm
Current tax expense	3.0	7.5	59.2	64.4
Deferred tax expense	1.0	(0.4)	(6.3)	(2.2)
	4.0	7.1	52.9	62.2

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

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

**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 September 2025	30 September 2024	30 September 2025	30 September 2024
	RM'm	RM'm	RM'm	RM'm
Profit before tax is arrived at after charging/(crediting):				
Depreciation and amortisation	66.1	64.7	197.6	196.2
Depreciation of right of use assets	43.0	40.6	129.1	116.8
Interest expense				
- lease interest	18.2	19.1	56.2	58.2
- interest charges	8.0	5.9	22.1	14.8
Impairment loss/(Reversal of impairment) on trade receivables	4.4	(1.0)	5.5	(0.9)
Reversal of impairment loss on property, plant and equipment	(5.3)	(0.5)	(5.3)	(1.4)
Fixed assets written off	3.3	0.5	3.8	1.8
Interest income	(2.3)	(1.6)	(9.0)	(5.2)
Dividend income	(1.3)	(1.3)	(1.3)	(1.3)

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 Proposal

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

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QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

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

7 Borrowings and Debt Securities

	As at 30 September 2025		
	Long term	Short term	Total borrowings
	RM denomination RM'm	RM denomination RM'm	RM denomination RM'm
Unsecured			
Islamic Medium Term Notes	560.0	230.0	790.0
	560.0	230.0	790.0

	As at 30 September 2024		
	Long term	Short term	Total borrowings
	RM denomination RM'm	RM denomination RM'm	RM denomination RM'm
Unsecured			
Islamic Medium Term Notes	590.0	-	590.0
Islamic Commercial Papers	-	30.0	30.0
	590.0	30.0	620.0

- (i) The unsecured Islamic Medium Term Notes (“IMTN”) and Islamic Commercial Papers (“ICP”) bear interest rate ranging from 3.79% to 4.41% (2024: 3.88% 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”). Betanaz alleged that the Company breached the Tenancy Agreement dated 24 August 2017 (“Tenancy Agreement”) for wrongfully terminated the Tenancy Agreement. Betanaz is seeking for, among others, the following reliefs:

- (i) Rental payment 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 allegedly incurred by Betanaz for the project, including site clearance and earthworks, consultancy fees, financing costs and other incidental costs arising from the banking facilities and other costs amounting to RM18,936,207.76.

On 29 March 2021, the Company filed and served its defence against Betanaz. Further, the Company, as the plaintiff, filed a counterclaim against Betanaz. as the first defendant, and Ahmad Zaki Resources Berhad (“AZRB”) as the second defendant due to the non-fulfilment of the conditions precedent on the part of the defendants prior to the expiry of the respective conditional periods, and thus 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.

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

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

8 Changes in Material Litigation (continued)

The Company is claiming the return or payment of approximately RM2,303,087.00 being the consultation fees for the project from Betanaz 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.

On 16 December 2024, the Kuala Lumpur High Court delivered the decision as follows:

- (a) The claim on judgement sum of RM59,302,302.97 was not allowed;
- (b) The claim on the final judgement for RM18,678,255.27 against the Company was allowed, together with interest at the rate of 5% per annum from 1 March 2021 until the full payment is paid (“Interest”);
- (c) Costs to be paid by the Company to Betanaz and AZRB amounting to RM200,000 and RM100,000 respectively, within 45 days from 16 December 2024; and
- (d) The Company’s counterclaim against Betanaz and AZRB was dismissed.

On 23 December 2024, the Company had filed both the Notice of Appeal and the Stay Application for a stay of execution of the High Court’s decision. The Court of Appeal has fixed the case management date on 25 March 2025. On 7 January 2025, the High Court had granted the Company a conditional stay, pending appeal, and the following payments have been remitted on 22 January 2025:

- (a) Judgement sum amounting to RM18,678,255.27, together with Interest to Betanaz’s solicitors as stakeholders in an interest-bearing account; and
- (b) Legal costs for the sum of RM200,000.00 awarded to Betanaz and RM100,000.00 to AZRB respectively.

On 25 March 2025, the Court of Appeal fixed a further case management date on 21 April 2025 and during the case management on 21 April 2025, the Court of Appeal has fixed the Hearing date for the Appeal on 17 March 2026.

Based on the advice by the Company’s lawyers, with due respect to the judgement of the High Court, the Directors are of the view that Betanaz is not entitled to the reliefs because 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.

9 Dividend

No dividend was proposed or declared for the financial period ended 30 September 2025.

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 2024.

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025

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

11 Earnings Per Share

	Quarter ended		Period ended	
	30 September 2025	30 September 2024	30 September 2025	30 September 2024
Profit attributable to the owners for the period (RM'm)	14.6	18.8	95.0	104.0
Weighted average number of ordinary shares in issue ('m)	1,404	1,404	1,404	1,404
Basic earnings per ordinary share (sen)	1.04	1.34	6.77	7.41

Diluted earnings per share is not applicable for the Company.

12 Material Event Subsequent to End of Financial Period

Proposed Joint Venture between the Company and AEON Credit Service (M) Berhad (“ACS”)

On 19 August 2025, the Company entered into a Joint Venture and Shareholders’ Agreement (“SHA”) with ACS to establish a Joint Venture Company (“JVCo”) with the objective to manage a unified customer loyalty programme and enable digital engagement capabilities across the AEON Group of Companies in Malaysia.

On 17 September 2025, the JVCo was incorporated and named as AEON360 Sdn. Bhd. (“AEON360”). Pursuant to SHA, the total issued and paid-up capital of AEON360 shall be RM50 million, to be subscribed by the Company and ACS in the proportion of 49% and 51%, respectively.

On 3 November 2025, the Company subscribed to 49% of the shares in AEON360 for a total consideration of RM24.5 million. Following the subscription, AEON360 become an associate of the Company.