

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

**QUARTERLY REPORT FOR THE  
FINANCIAL PERIOD ENDED 31 DECEMBER 2025**

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 fourth quarter ended 31 December 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**

	<u>Individual Quarter</u>		<u>Cumulative Period</u>	
	<u>Quarter ended</u>		<u>Period ended</u>	
	<u>31 December</u>		<u>31 December</u>	
	<b>2025</b>	<b>2024</b>	<b>2025</b>	<b>2024</b>
	RM'm	RM'm	RM'm	RM'm
Revenue	1,049.3	1,070.2	4,288.9	4,261.5
Total operating expenses	(972.3)	(1,013.5)	(4,018.9)	(3,999.4)
Other operating income	8.9	5.1	32.5	32.5
<b>Profit from operations</b>	<u>85.9</u>	<u>61.8</u>	<u>302.5</u>	<u>294.6</u>
Finance costs	-	-	-	-
- Lease interest	(17.7)	(15.0)	(73.9)	(73.2)
- Interest charges	(6.9)	(7.7)	(29.0)	(22.5)
	<u>(24.6)</u>	<u>(22.7)</u>	<u>(102.9)</u>	<u>(95.7)</u>
Finance income	2.8	2.5	11.8	7.7
Share of results of associates	(1.4)	(0.1)	(0.8)	1.1
<b>Profit before tax</b>	<u>62.7</u>	<u>41.5</u>	<u>210.6</u>	<u>207.7</u>
Tax expense	(23.9)	(17.5)	(76.8)	(79.7)
<b>Profit for the period</b>	<u><u>38.8</u></u>	<u><u>24.0</u></u>	<u><u>133.8</u></u>	<u><u>128.0</u></u>
Basic earnings per ordinary share (sen) (Note B11)	2.76	1.71	9.53	9.12

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Period	
	Quarter ended		Period ended	
	31 December		31 December	
	2025	2024	2025	2024
	RM'm	RM'm	RM'm	RM'm
<b>Profit for the period</b>	38.8	24.0	133.8	128.0
<b>Other comprehensive income:</b>				
Gain/(loss) on fair value of other investments	2.0	(6.8)	(4.8)	6.4
<b>Total comprehensive income for the period</b>	40.8	17.2	129.0	134.4

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	31 December 2025 RM'm	31 December 2024 RM'm
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	3,184.6	3,102.2
Intangible assets	17.0	28.6
Right-of-use assets	1,108.0	1,163.1
Investments in associates	25.7	2.0
Other investment	54.3	58.1
Other assets	119.9	26.0
Deferred tax assets	198.3	187.2
	4,707.8	4,567.2
<b>Current assets</b>		
Inventories	658.6	614.1
Contract assets	19.2	18.5
Receivables, deposits and prepayments	60.1	60.2
Tax recoverable	-	3.2
Cash and cash equivalents	353.5	371.4
	1,091.4	1,067.4
<b>TOTAL ASSETS</b>	<b>5,799.2</b>	<b>5,634.6</b>

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)**

	31 December 2025 RM'm	31 December 2024 RM'm
<b>EQUITY AND LIABILITIES</b>		
Share capital	702.0	702.0
Reserves	1,300.9	1,235.1
<b>TOTAL EQUITY</b>	2,002.9	1,937.1
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Borrowings	560.0	590.0
Lease liabilities	1,423.5	1,494.1
Other liabilities	78.5	77.8
	2,062.0	2,161.9
<b>Current liabilities</b>		
Contract liabilities	86.9	84.5
Borrowings	230.0	30.0
Lease liabilities	200.9	192.6
Payables and accruals	1,216.3	1,228.5
Current tax liability	0.2	-
	1,734.3	1,535.6
<b>TOTAL LIABILITIES</b>	3,796.3	3,697.5
<b>TOTAL EQUITY AND LIABILITIES</b>	5,799.2	5,634.6

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

**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	
<b>At 1 January 2025</b>	702.0	57.1	1,178.0	1,937.1
Total comprehensive income for the period	-	(4.8)	133.8	129.0
Final dividend in respect of year ended 31 December 2024	-	-	(63.2)	(63.2)
<b>At 31 December 2025</b>	<u>702.0</u>	<u>52.3</u>	<u>1,248.6</u>	<u>2,002.9</u>
<b>At 1 January 2024</b>	702.0	50.7	1,106.2	1,858.9
Total comprehensive income for the period	-	6.4	128.0	134.4
Final dividend in respect of year ended 31 December 2023	-	-	(56.2)	(56.2)
<b>At 31 December 2024</b>	<u>702.0</u>	<u>57.1</u>	<u>1,178.0</u>	<u>1,937.1</u>

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW**

	Cumulative Period Ended	
	31 December 2025 RM'm	31 December 2024 RM'm
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	210.6	207.7
Adjustments for:		
Depreciation and amortisation	438.6	420.1
Other non-cash items	22.1	6.8
Finance costs	102.9	95.7
Finance income	(11.8)	(7.7)
Dividend income	(2.6)	(2.6)
Operating profit before changes in working capital	759.8	720.0
Changes in working capital	(69.0)	15.6
Cash generated from operations	690.8	735.6
Tax paid	(84.5)	(85.5)
<b>Net cash generated from operating activities</b>	606.3	650.1
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition of property, plant and equipment and intangible assets	(331.5)	(242.6)
Deposits paid for land acquisition	(92.6)	(10.3)
Investment in other investments	(1.0)	-
Investment in associate	(24.5)	-
Proceeds from disposal of property, plant and equipment	-	1.9
Dividend received	2.6	2.6
Interest received	11.6	7.3
<b>Net cash used in investing activities</b>	(435.4)	(241.1)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Payment of lease liabilities	(196.6)	(190.4)
Net drawdown of borrowings	170.0	200.0
Interest paid	(99.0)	(90.6)
Dividend paid	(63.2)	(56.4)
<b>Net cash used in financing activities</b>	(188.8)	(137.4)
<b>Net change in cash and cash equivalents</b>	(17.9)	271.6
<b>Cash and cash equivalents at 1 January</b>	371.4	99.8
<b>Cash and cash equivalents at 31 December</b>	353.5	371.4

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 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*

(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*
- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Translation to a Hyperinflationary Presentation Currency*

(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 FOURTH QUARTER ENDED 31 DECEMBER 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 year ended 31 December 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 year ended 31 December 2025.

**6 Debt and Equity Securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial year ended 31 December 2025, other than as disclosed in this quarterly report.

**7 Dividends Paid**

During the financial year ended 31 December 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 year to be disclosed in the financial statements for the financial year ended 31 December 2025.

**9 Effects of Changes in the Composition of the Company**

There were no changes in the composition of the Company for the financial year ended 31 December 2025.

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue	3,501.1	3,524.5	787.8	737.0	4,288.9	4,261.5
Segmental profit	23.0	75.8	322.1	282.4	345.1	358.2
Less: Unallocated expenses					(42.6)	(63.6)
Profit from operations					302.5	294.6
Finance costs						
- Lease interest					(73.9)	(73.2)
- Interest charges					(29.0)	(22.5)
Finance income					11.8	7.7
Share of results of associates					(0.8)	1.1
Profit before tax					210.6	207.7
Tax expense					(76.8)	(79.7)
Profit for the period					133.8	128.0

**11 Revenue**

	Quarter ended		Period ended	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	RM'm	RM'm	RM'm	RM'm
Sale of goods	745.0	768.5	3,071.2	3,070.0
Net commission from concessionaire sales	94.4	102.2	368.6	397.2
Property management services	197.9	187.1	794.7	745.1
Others	12.0	12.4	54.4	49.2
	1,049.3	1,070.2	4,288.9	4,261.5

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 Joint Venture investment in AEON360 Sdn Bhd between the Company and AEON Credit Service (M) Berhad on 3 November 2025.

**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 year are as follows:

	31 December 2025	31 December 2024
	RM'm	RM'm
Property, plant and equipment		
Contracted but not provided for and not payable	231.6	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 FOURTH QUARTER ENDED 31 DECEMBER 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	
<b>31 December 2025</b>							
<b>Financial Asset</b>							
Investment in quoted equities	53.3	-	-	-	-	-	53.3
Other investment	-	-	-	-	-	1.0	1.0
<b>Financial Liabilities</b>							
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	
<b>31 December 2024</b>							
<b>Financial Asset</b>							
Investment in quoted equities	58.1	-	-	-	-	-	58.1
<b>Financial Liabilities</b>							
Borrowings	-	-	-	-	-	(627.6)	(620.0)

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 (Fourth Quarter FY25) against the corresponding quarter (Fourth Quarter FY24)

	Quarter Ended 31 December 2025	Quarter Ended 31 December 2024	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	852.6	885.1	-3.7%
Property management services	196.7	185.1	6.3%
Total revenue	1,049.3	1,070.2	-2.0%
Profit from operations	85.9	61.8	39.0%
Profit before tax	62.7	41.5	51.1%

For the current quarter, the Company recorded total revenue of RM1,049.3 million, representing a 2.0% decrease compared to RM1,070.2 million in the corresponding quarter.

Retail business recorded revenue at RM852.6 million, representing a 3.7% decrease compared to RM885.1 million in the corresponding quarter. The lower revenue was mainly attributable to the timing of the festive season.

Property management services recorded revenue at RM196.7 million, representing a 6.3% increase compared to RM185.1 million in the corresponding quarter. The growth was driven by effective rental renewals, optimised tenant mix and stable occupancy rate.

Profit before tax increased by 51.1% to RM62.7 million in the current quarter, compared to RM41.5 million in the corresponding quarter, which had included a one-off accrual for litigation claim and its interest amounting to RM22.6 million.

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

	Current Quarter 31 December 2025	Preceding Quarter 30 September 2025	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	852.6	802.7	6.2%
Property management services	196.7	192.5	2.2%
Total revenue	1,049.3	995.2	5.4%
Profit from operations	85.9	42.5	102.1%
Profit before tax	62.7	18.6	237.1%

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 (Fourth Quarter FY25) against the preceding quarter (Third Quarter FY25) (continued)

For the current quarter, the Company recorded total revenue of RM1,049.3 million, representing a 5.4% increase compared to RM995.2 million in the preceding quarter.

Retail business recorded revenue at RM852.6 million, representing a 6.2% increase compared to RM802.7 million in the preceding quarter. The higher revenue was mainly driven by higher consumer spending during festive and year-end sales period.

Property management services recorded revenue at RM196.7 million, representing a 2.2% increase compared to RM192.5 million in the preceding quarter. The increase was mainly attributable to higher sales commission arising from improved tenant sales during festive season.

Profit before tax for the current quarter stood at RM62.7 million, representing a 237.1% increase compared to RM18.6 million in the preceding quarter, mainly supported by higher revenue.

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

	Period Ended 31 December 2025 RM'm	Period Ended 31 December 2024 RM'm	Changes %
Revenue by segment:			
Retail business	3,501.1	3,524.5	-0.7%
Property management services	787.8	737.0	6.9%
Total revenue	4,288.9	4,261.5	0.6%
Profit from operations	302.5	294.6	2.7%
Profit before tax	210.6	207.7	1.4%

For the current period, the Company recorded total revenue of RM4,288.9 million, representing a 0.6% increase compared to RM4,261.5 million in the corresponding period.

Retail business recorded revenue at RM3,501.1 million, representing a 0.7% decrease compared to RM3,524.5 million in the corresponding period, mainly due to cautious consumer spending on the discretionary items.

Property management services recorded revenue at RM787.8 million, representing a 6.9% increase compared to RM737.0 million in the corresponding period. The growth was driven by effective rental renewals, optimised tenant mix and stable occupancy rate.

Profit before tax increased by 1.4% to RM210.6 million in the current period from RM207.7 million in the corresponding period. supported by higher property management services revenue that mitigated higher operating costs from continued investments in store and mall upgrades to support long-term growth.

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 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 2026**

The Company remains committed to improving operational efficiency, expanding its Private Brands offerings, strengthening its loyalty programme, accelerating digital transformation and optimising tenant mix to drive higher footfall. Concurrently, the Company continues to invest in asset upgrades to maximise the value of its retail spaces, while advancing sustainability initiatives to create long-term value for shareholders.

Looking ahead, the Company expects a strong start to the year, supported by positive momentum and a robust Q1 festive calendar, which is expected to drive festive-driven spending. This is further underpinned by stabilising consumer sentiment and government initiatives to stimulate the local economy. Together with the ongoing execution of its strategic priorities, these factors are expected to enable the Company to capitalise on growth opportunities, strengthen competitiveness and deliver sustainable 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	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	RM'm	RM'm	RM'm	RM'm
Current tax expense	28.6	19.4	87.8	83.8
Deferred tax expense	(4.7)	(1.9)	(11.0)	(4.1)
	23.9	17.5	76.8	79.7

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 FOURTH QUARTER ENDED 31 DECEMBER 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	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	RM'm	RM'm	RM'm	RM'm
Profit before tax is arrived at after charging/(crediting):				
Depreciation and amortisation	67.8	66.6	265.3	262.8
Depreciation of right of use assets	44.2	40.5	173.3	157.3
Finance costs				
- lease interest	17.7	15.0	73.9	73.2
- interest charges	6.9	7.7	29.0	22.5
Impairment/(reversal) on trade receivables	0.1	0.3	5.6	(0.6)
(Reversal)/impairment on property, plant and equipment	(4.3)	3.0	(4.3)	3.0
Impairment loss on right-of -use assets	15.8	10.9	15.8	10.9
Fixed assets written off	0.1	0.5	3.9	2.3
Finance income	(2.8)	(2.5)	(11.8)	(7.7)
Dividend income	(1.2)	(1.3)	(2.6)	(2.6)
Litigation related expenses	-	22.6	4.0	22.6

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.

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2025

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

**7 Borrowings and Debt Securities**

	As at 31 December 2025		
	Long term	Short term	Total borrowings
	RM denomination	RM denomination	RM denomination
	RM'm	RM'm	RM'm
<b>Unsecured</b>			
Islamic Medium Term Notes	560.0	230.0	790.0
	560.0	230.0	790.0

	As at 31 December 2024		
	Long term	Short term	Total borrowings
	RM denomination	RM denomination	RM denomination
	RM'm	RM'm	RM'm
<b>Unsecured</b>			
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 and Islamic Commercial Papers 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 FOURTH QUARTER ENDED 31 DECEMBER 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**

The Board of Directors recommended for shareholders’ approval at the forthcoming Annual General Meeting a final single-tier dividend of 4.50 sen per share, based on 1,404,000,000 ordinary shares in respect of the financial year ended 31 December 2025, to be paid on a date to be determined.

**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 FOURTH QUARTER ENDED 31 DECEMBER 2025

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

**11 Earnings Per Share**

	Quarter ended		Period ended	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
Profit attributable to the owners for the period (RM'm)	38.8	24.0	133.8	128.0
Weighted average number of ordinary shares in issue ('m)	1,404	1,404	1,404	1,404
Basic earnings per ordinary share (sen)	2.76	1.71	9.53	9.12

Diluted earnings per share is not applicable for the Company.