

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

**QUARTERLY REPORT FOR THE  
FINANCIAL PERIOD 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 2024

**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 2024 which should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 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	
	2024	2023	2024	2023
	RM'm	RM'm	RM'm	RM'm
Revenue	1,070.2	1,033.3	4,261.5	4,129.0
Total operating expenses	(1,013.5)	(963.3)	(3,999.4)	(3,884.3)
Other operating income	5.1	7.4	32.5	44.9
<b>Profit from operations</b>	61.8	77.4	294.6	289.6
Interest expense				
- Lease interest	(15.0)	(20.2)	(73.2)	(85.3)
- Interest charges	(7.7)	(5.4)	(22.5)	(20.3)
	(22.7)	(25.6)	(95.7)	(105.6)
Finance income	2.5	1.1	7.7	9.0
Share of results of associate	(0.1)	0.9	1.1	0.9
<b>Profit before tax</b>	41.5	53.8	207.7	193.9
Tax expense	(17.5)	(21.2)	(79.7)	(79.1)
<b>Profit for the period</b>	24.0	32.6	128.0	114.8
Basic earnings per ordinary share (sen) (Note B11)	1.71	2.32	9.12	8.18

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Period	
	Quarter ended		Period ended	
	31 December		31 December	
	2024	2023	2024	2023
	RM'm	RM'm	RM'm	RM'm
<b>Profit for the period</b>	24.0	32.6	128.0	114.8
<b>Other comprehensive income:</b>				
(Loss)/gain on fair value of other investments	(6.8)	(4.9)	6.4	(6.7)
<b>Total comprehensive income for the period</b>	17.2	27.7	134.4	108.1

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	31 December 2024 RM'm	31 December 2023 RM'm
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	3,102.2	3,090.2
Intangible assets	28.6	39.3
Right-of-use assets	1,163.1	1,071.2
Investments in associates	2.0	0.9
Other investment	58.1	51.7
Other assets	26.0	17.9
Deferred tax assets	187.2	183.1
	4,567.2	4,454.3
<b>Current assets</b>		
Inventories	614.1	553.4
Contract assets	18.5	16.4
Receivables, deposits and prepayments	60.2	98.1
Tax recoverable	3.2	1.5
Cash and cash equivalents	371.4	99.8
	1,067.4	769.2
<b>TOTAL ASSETS</b>	<b>5,634.6</b>	<b>5,223.5</b>

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

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

	31 December 2024 RM'm	31 December 2023 RM'm
<b>EQUITY AND LIABILITIES</b>		
Share capital	702.0	702.0
Reserves	1,235.1	1,156.9
<b>TOTAL EQUITY</b>	1,937.1	1,858.9
<b>LIABILITIES</b>		
<b>Non-current liabilities</b>		
Borrowings	590.0	370.0
Lease liabilities	1,494.1	1,441.7
Payables and accruals	-	4.9
Other liabilities	77.8	48.5
	2,161.9	1,865.1
<b>Current liabilities</b>		
Contract liabilities	84.5	81.7
Borrowings	30.0	50.0
Lease liabilities	192.6	182.2
Payables and accruals	1,228.5	1,185.6
	1,535.6	1,499.5
<b>TOTAL LIABILITIES</b>	3,697.5	3,364.6
<b>TOTAL EQUITY AND LIABILITIES</b>	5,634.6	5,223.5

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 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>
<b>At 1 January 2023</b>	702.0	57.4	1,047.6	1,807.0
Total comprehensive income for the period	-	(6.7)	114.8	108.1
Final dividend in respect of year ended 31 December 2022	-	-	(56.2)	(56.2)
<b>At 31 December 2023</b>	<u>702.0</u>	<u>50.7</u>	<u>1,106.2</u>	<u>1,858.9</u>

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW**

	Cumulative Period Ended	
	31 December 2024 RM'm	31 December 2023 RM'm
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	207.7	193.9
Adjustments for:		
Depreciation and amortisation	420.1	420.5
Other non-cash items	6.8	12.9
Interest expense	95.7	105.6
Finance income	(7.7)	(9.0)
Dividend income	(2.6)	(2.3)
Operating profit before changes in working capital	720.0	721.6
Changes in working capital	5.3	(1.7)
Cash generated from operations	725.3	719.9
Tax paid	(85.5)	(90.0)
<b>Net cash generated from operating activities</b>	639.8	629.9
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition of property, plant and equipment and intangible assets	(242.6)	(380.5)
Proceeds from disposal of property, plant and equipment	1.9	1.3
Proceeds from liquidation of an associate	-	0.6
Dividend received	2.6	2.3
Finance income received	7.3	9.0
<b>Net cash used in investing activities</b>	(230.8)	(367.3)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Payment of lease liabilities	(190.4)	(166.0)
Net drawdown/(repayment) of borrowings	200.0	(77.8)
Interest paid	(90.6)	(100.5)
Dividend paid <sup>^</sup>	(56.4)	(56.0)
<b>Net cash used in financing activities</b>	(137.4)	(400.3)
<b>Net change in cash and cash equivalents</b>	271.6	(137.7)
<b>Cash and cash equivalents at 1 January</b>	99.8	237.5
<b>Cash and cash equivalents at 31 December</b>	371.4	99.8

<sup>^</sup> As at 31 December 2023, there is dividend payable amounting RM0.2 million in relation to final dividend declared for financial year ended 31 December 2022. The dividend payable has been paid as at 31 December 2024.

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 2023.

**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 2023 except for the adoption of the following Amendments to Standards during the current financial period:

- Amendments to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 107, *Statement of Cash Flows* and MFRS 7, *Financial Instruments: Disclosures – Supplier Finance Arrangements*

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 2025:

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

(ii) 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*

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

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

(iv) 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 2024

**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 31 December 2024.

**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 31 December 2024.

**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 December 2024, other than as disclosed in this quarterly report.

**7 Dividends Paid**

During the financial period ended 31 December 2024, the final single-tier dividend of 4.0 sen per ordinary share in respect of the financial year ended 31 December 2023 amounting to RM56,160,000 was paid on 20 June 2024.

**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 31 December 2024, 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 31 December 2024.

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 2024	31 December 2023	31 December 2024	31 December 2023	31 December 2024	31 December 2023
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue	3,524.5	3,454.3	737.0	674.7	4,261.5	4,129.0
Segmental profit	75.8	68.9	282.4	255.8	358.2	324.7
Less: Unallocated expenses					(63.6)	(35.1)
Profit from operations					294.6	289.6
Interest expense						
- Lease interest					(73.2)	(85.3)
- Interest charges					(22.5)	(20.3)
Finance income					7.7	9.0
Share of results of associate					1.1	0.9
Profit before tax					207.7	193.9
Tax expense					(79.7)	(79.1)
Profit for the period					128.0	114.8

**11 Revenue**

	Quarter ended		Period ended	
	31 December 2024	31 December 2023	31 December 2024	31 December 2023
	RM'm	RM'm	RM'm	RM'm
Sale of goods	768.5	737.2	3,070.0	2,982.3
Net commission from concessionaire sales	102.2	106.9	397.2	413.8
Property management services	187.1	176.5	745.1	682.9
Others	12.4	12.7	49.2	50.0
	1,070.2	1,033.3	4,261.5	4,129.0

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 23 May 2024.

**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 2023.

**14 Capital Commitments**

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

	31 December 2024	31 December 2023
	RM'm	RM'm
Property, plant and equipment		
Contracted but not provided for and not payable	115.4	20.9

**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).

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 RM'm
	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)

	Fair value of financial instruments carried at fair value			Fair value of financial instruments not carried at fair value			Carrying amount RM'm
	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 2023</b>							
<b>Financial Asset</b>							
Investment in quoted equities	51.7	-	-	-	-	-	51.7
<b>Financial Liabilities</b>							
Borrowings	-	-	-	-	-	(429.7)	(420.0)

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 FY24) against the corresponding quarter (Fourth Quarter FY23)

	Quarter Ended 31 December 2024	Quarter Ended 31 December 2023	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	885.1	859.0	3.0%
Property management services	185.1	174.3	6.2%
Total Revenue	1,070.2	1,033.3	3.6%
Profit from operations	61.8	77.4	-20.2%
Profit before tax	41.5	53.8	-22.9%

For the current quarter, the Company registered a total revenue of RM1,070.2 million, 3.6% higher as compared to corresponding quarter of RM1,033.3 million.

Retail business recorded revenue at RM885.1 million, 3.0% higher compared to corresponding quarter of RM859.0 million, supported by higher consumer spending.

Property management services recorded revenue at RM185.1 million, 6.2% higher compared to corresponding quarter of RM174.3 million. The growth was contributed by improvement in occupancy rate and effective rental renewals.

Profit before tax declined by 22.9% from corresponding quarter of RM53.8 million to current quarter of RM41.5 million as the current quarter included one-off accrual for litigation claims and its interest amounting RM22.6 million. Normalising the one-off cost, current quarter's profit before tax would have been RM64.1 million, which grew by RM10.3 million, mainly contributed by higher revenue.

- b. Performance of the current quarter (Fourth Quarter FY24) against the preceding quarter (Third Quarter FY24)

	Current Quarter 31 December 2024	Preceding Quarter 30 September 2024	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	885.1	822.1	7.7%
Property management services	185.1	180.9	2.3%
Total Revenue	1,070.2	1,003.0	6.7%
Profit from operations	61.8	49.0	26.1%
Profit before tax	41.5	25.9	60.2%

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 FY24) against the preceding quarter (Third Quarter FY24) (continued)

For the current quarter, the Company registered a total revenue of RM1,070.2 million, 6.7% higher as compared to preceding quarter of RM1,003.0 million.

Retail business recorded revenue at RM885.1 million, 7.7% higher compared to preceding quarter of RM822.1 million. The increase in revenue is mainly due to higher consumer spending during festive and year-end sales.

Property management services recorded revenue at RM185.1 million, 2.3% higher compared to preceding quarter of RM180.9 million. The growth was contributed by improvement in occupancy rate and effective rental renewals.

The Company's profit before tax for the current quarter of RM41.5 million, 60.2% higher compared to preceding quarter of RM25.9 million, mainly driven by higher revenue.

- c. Performance of the current period (YTD December 2024) against the corresponding period (YTD December 2023)

	Period Ended 31 December 2024	Period Ended 31 December 2023	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	3,524.5	3,454.3	2.0%
Property management services	737.0	674.7	9.2%
Total Revenue	4,261.5	4,129.0	3.2%
Profit from operations	294.6	289.6	1.7%
Profit before tax	207.7	193.9	7.1%

For the current period, the Company registered a total revenue of RM4,261.5 million, 3.2% higher as compared to corresponding period of RM4,129.0 million.

Retail business recorded revenue at RM3,524.5 million, 2.0% higher compared to corresponding period of RM3,454.3 million, supported by higher customer spending.

Property management services recorded revenue at RM737.0 million, 9.2% higher compared to corresponding period of RM674.7 million. The growth was contributed by improvement in occupancy rate and effective rental renewals.

The Company registered a profit before tax of RM207.7 million for the period compared to corresponding period of RM193.9 million, which recorded 7.1% increase, contributed by higher revenue and gross margin. Normalising the one-off cost, current year's profit before tax would have been RM230.3 million, which increased by RM36.4m, with 18.8% growth compared to corresponding period.

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 Central Bank of Malaysia forecasts the country economy to grow between 4.5% and 5.5% in 2025, driven by positive labour market conditions, resilient household spending, and the continued implementation of approved investment projects. However, downside risks remain, including potential trade and investment restrictions, geopolitical tensions, rising operating costs, and evolving consumer behaviours.

AEON is dedicated to strengthening its position as one of Malaysia’s leading retailers by expanding its presence and enhancing customer service nationwide. AEON is committed to strengthen the AEON Living Zone ecosystem to enhance its customer loyalty programme while driving growth by deepening its focus into its strategic priorities of growing customer base, increasing foot traffic to AEON stores and malls, and accelerating sustainability initiatives. These efforts will be supported by product innovation and technology development to deliver a more seamless and enjoyable shopping experience.

With festive-filled months to kick start FY2025, the Company welcomes customers with attractive promotions, diverse product assortments as well as engaging events and activities. AEON also plans to broaden its retail product assortments, especially its private brands’ as well as upgrade its existing malls and stores. These will include better tenant management through effective tenancy renewals and optimising tenant mix to ensure continued success of the property management services business. Besides that, AEON will also prioritise operational efficiencies while staying vigilant and agile in adapting to market shifts and macroeconomic changes.

**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 2024	31 December 2023	31 December 2024	31 December 2023
	RM'm	RM'm	RM'm	RM'm
Current tax expense	19.4	16.0	83.8	81.6
Deferred tax expense	(1.9)	5.2	(4.1)	(2.5)
	17.5	21.2	79.7	79.1

The Company’s effective tax rate is higher than the statutory tax rate mainly due to expenses not deductible for tax purposes. Current period included over-provision adjustment upon finalisation of prior year tax filing, meanwhile corresponding period included under-provision adjustment of earlier year.

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 2024	31 December 2023	31 December 2024	31 December 2023
	RM'm	RM'm	RM'm	RM'm
Profit before tax is arrived at after charging/(crediting):				
Depreciation and amortisation	66.6	65.8	262.8	273.9
Depreciation of right of use assets	40.5	38.3	157.3	146.6
Interest expense				
- lease interest	15.0	20.2	73.2	85.3
- interest charges	7.7	5.4	22.5	20.3
Impairment loss/(Reversal of impairment) on trade receivables	0.3	2.3	(0.6)	3.0
Impairment loss on property, plant and equipment	3.0	1.7	3.0	1.7
Fixed assets written off	0.5	1.0	2.3	5.0
Impairment loss on right-of-use assets	10.9	19.2	10.9	19.2
Finance income:				
- interest income	(2.5)	(0.8)	(7.7)	(6.1)
- gain on disposal of unit trusts	-	(0.3)	-	(2.9)
Dividend income	(1.3)	(1.3)	(2.6)	(2.3)
Litigation related expenses	22.6	-	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 was no corporate proposal announced but not completed as at the date of this report.

**7 Borrowings and Debt Securities**

	As at 31 December 2024		
	Long term RM denomination	Short term RM denomination	Total borrowings RM denomination
	RM'm	RM'm	RM'm
<b>Unsecured</b>			
Islamic Medium Term Notes/ Islamic Commercial Papers	590.0	30.0	620.0
	590.0	30.0	620.0



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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

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

**7 Borrowings and Debt Securities (continued)**

	As at 31 December 2023		
	Long term	Short term	Total borrowings
	RM denomination	RM denomination	RM denomination
	RM'm	RM'm	RM'm
<b>Unsecured</b>			
Term loan	-	50.0	50.0
Islamic Medium Term Notes	370.0	-	370.0
	370.0	50.0	420.0

- (i) There was no outstanding term loan as at 31 December 2024. Outstanding term loans as at 31 December 2023 amounted to RM50.0 million which bear interest ranging from 2.99% to 3.03% per annum and repayable on a quarterly basis.
- (ii) The unsecured Islamic Medium Term Notes (“IMTN”) and Islamic Commercial Papers (“ICP”) bear interest rate ranging from 3.88% to 4.41% (2023: 4.28% 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.

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.

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

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

**8 Changes in Material Litigation (continued)**

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.

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.

As at 31 December 2024, the Company has accrued for the sums remitted on 22 January 2025, while awaiting the outcome of Appeal at the Court of Appeal.

**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 2024, 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 2023.

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

QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2024

**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 2024	31 December 2023	31 December 2024	31 December 2023
Profit attributable to the owners for the period (RM'm)	24.0	32.6	128.0	114.8
Weighted average number of ordinary shares in issue ('m)	1,404	1,404	1,404	1,404
Basic earnings per ordinary share (sen)	1.71	2.32	9.12	8.18

Diluted earnings per share is not applicable for the Company.