AEON CO. (M) BHD.

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

QUARTERLY REPORT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2026

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 third quarter ended 30 September 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 September		Period ended 30 September	
	2026	2025	2026	2025
	RM'm	RM'm	RM'm	RM'm
Revenue	1,011.0	995.2	3,248.7	3,239.6
Total operating expenses	(974.1)	(963.5)	(3,016.1)	(3,046.6)
Other operating income	13.3	10.8	22.8	23.6
Profit from operations	50.2	42.5	255.4	216.6
Finance costs				
- Lease interest	(16.5)	(18.2)	(51.2)	(56.2)
- Interest charges	(6.7)	(8.0)	(21.2)	(22.1)
	(23.2)	(26.2)	(72.4)	(78.3)
Finance income	2.1	2.3	9.5	9.0
Share of results of associates	(2.5)	-	(6.8)	0.6
Profit before tax	26.6	18.6	185.7	147.9
Tax expense	(17.3)	(4.0)	(78.5)	(52.9)
Profit for the period	9.3	14.6	107.2	95.0
Basic earnings per ordinary share (sen) (Note B11)	0.66	1.04	7.64	6.77

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Period	
	Quarter ended 30 September		Period ended 30 September	
	2026 RM'm	2025 RM'm	2026 RM'm	2025 RM'm
Profit for the period	9.3	14.6	107.2	95.0
Other comprehensive income:				
Loss on fair value of other investments	(7.4)	(2.5)	(6.7)	(6.8)
Total comprehensive income for the period	1.9	12.1	100.5	88.2

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	30 September 2026 RM'm	31 December 2025 RM'm
ASSETS		
Non-current assets		
Property, plant and equipment	3,385.3	3,287.5
Intangible assets	10.9	17.0
Right-of-use assets	1,004.5	1,108.0
Investments in associates	18.9	25.8
Other investments	47.6	54.3
Other assets	17.2	17.0
Deferred tax assets	190.2	198.3
	4,674.6	4,707.9
Current assets		
Inventories	639.0	658.6
Contract assets	21.6	19.2
Receivables, deposits and prepayments	70.6	60.2
Cash and cash equivalents	210.8	353.5
	942.0	1,091.5
TOTAL ASSETS	5,616.6	5,799.4

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

	30 September 2026 RM'm	31 December 2025 RM'm
EQUITY AND LIABILITIES		
Share capital	702.0	702.0
Reserves	1,338.4	1,301.1
TOTAL EQUITY	2,040.4	2,003.1
LIABILITIES		
Non-current liabilities		
Borrowings	810.0	560.0
Lease liabilities	1,287.4	1,423.5
Other liabilities	80.5	78.5
	2,177.9	2,062.0
Current liabilities		
Contract liabilities	77.3	86.9
Borrowings	-	230.0
Lease liabilities	214.7	200.9
Payables and accruals	1,090.7	1,216.3
Current tax liability	15.6	0.2
	1,398.3	1,734.3
TOTAL LIABILITIES	3,576.2	3,796.3
TOTAL EQUITY AND LIABILITIES	5,616.6	5,799.4

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

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 2026	702.0	52.3	1,248.8	2,003.1
Total comprehensive income for the period	-	(6.7)	107.2	100.5
Final dividend in respect of year ended 31 December 2025	-	-	(63.2)	(63.2)
At 30 September 2026	702.0	45.6	1,292.8	2,040.4
At 1 January 2025	702.0	57.1	1,178.2	1,937.3
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	702.0	50.3	1,210.0	1,962.3

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

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

	Cumulative Period Ended	
	30 September 2026 RM'm	**30 September 2025 RM'm**
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	185.7	147.9
Adjustments for:		
Depreciation and amortisation	328.9	326.7
Other non-cash items	10.0	3.4
Finance costs	72.4	78.3
Finance income	(9.5)	(9.0)
Dividend income	(1.6)	(1.3)
Operating profit before changes in working capital	585.9	546.0
Changes in working capital	(129.6)	(191.2)
Cash generated from operations	456.3	354.8
Tax paid	(55.0)	(48.2)
Net cash generated from operating activities	401.3	306.6
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment and intangible assets	(283.6)	(191.9)
Acquisition of right-of-use assets	(0.2)	-
Investment in other investments	-	(1.0)
Proceeds from disposal of property, plant and equipment	0.1	-
Dividend received	1.6	1.3
Interest received	9.9	9.0
Net cash used in investing activities	(272.2)	(182.6)
CASH FLOWS FROM FINANCING ACTIVITIES		
Payment of lease liabilities	(150.8)	(148.3)
Net drawdown of borrowings	20.0	170.0
Interest paid	(77.8)	(81.3)
Dividend paid	(63.2)	(63.2)
Net cash used in financing activities	(271.8)	(122.8)
Net change in cash and cash equivalents	(142.7)	1.2
Cash and cash equivalents at 1 January	353.5	371.4
Cash and cash equivalents at 30 September	210.8	372.6

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 September 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 and Amendments to 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*
- Amendments to MFRS 128 Investments in Associates and Joint Ventures, *Amendments to the Fair Value Option for Investments in Associates and Joint Ventures*

(ii) Financial year beginning on or after 1 January 2029:

- MFRS 20, *Regulatory Assets and Regulatory Liabilities*

(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*

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

2 Significant Accounting Policies (continued)

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.

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 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 September 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 September 2026, other than as disclosed in this quarterly report.

7 Dividends Paid

During the financial period ended 30 September 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 September 2026.

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 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 September 2026	30 September 2025	30 September 2026	30 September 2025	30 September 2026	30 September 2025
	RM'm	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue	2,636.2	2,648.5	612.5	591.1	3,248.7	3,239.6
Segmental (loss)/profit	(5.3)	3.7	292.0	245.9	286.7	249.6
Less: Unallocated expenses					(31.3)	(33.0)
Profit from operations					255.4	216.6
Finance costs						
- Lease interest					(51.2)	(56.2)
- Interest charges					(21.2)	(22.1)
Finance income					9.5	9.0
Share of results of associates					(6.8)	0.6
Profit before tax					185.7	147.9
Tax expense					(78.5)	(52.9)
Profit for the period					107.2	95.0

11 Revenue

	Quarter ended		Period ended	
	30 September 2026	30 September 2025	30 September 2026	30 September 2025
	RM'm	RM'm	RM'm	RM'm
Sale of goods	729.5	712.5	2,331.3	2,326.2
Net commission from concessionaire sales	69.5	73.3	262.1	274.2
Property management services	201.0	193.5	616.0	596.8
Others	11.0	15.9	39.3	42.4
	1,011.0	995.2	3,248.7	3,239.6

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 September 2026 RM'm	31 December 2025 RM'm
Property, plant and equipment		
Contracted but not provided for and not payable	210.9	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 September 2026							
Financial Assets							
Investment in quoted equities	46.6	-	-	-	-	-	46.6
Other investment	-	-	-	-	-	1.0	1.0
Financial Liabilities							
Borrowings	-	-	-	-	-	(808.3)	(810.0)

	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 (Third Quarter FY26) against the corresponding quarter (Third Quarter FY25)

	Quarter Ended 30 September 2026	Quarter Ended 30 September 2025	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	811.0	802.7	1.0%
Property management services	200.0	192.5	3.9%
Total revenue	1,011.0	995.2	1.6%
Profit from operations	50.2	42.5	18.1%
Profit before tax	26.6	18.6	43.0%

For the current quarter, the Company recorded total revenue of RM1,011.0 million, representing an increase of 1.6% from RM995.2 million in the corresponding quarter.

Revenue from retail business segment increased by 1.0% to RM811.0 million from RM802.7 million in the corresponding quarter. Consumer spending remained focused on essential purchases with discretionary spending continuing to be subdued, supporting stable retail performance.

Revenue from property management services segment increased by 3.9% to RM200.0 million from RM192.5 million in the corresponding quarter. The growth mainly driven by sustained occupancy rate and successful tenancy renewals.

Profit before tax increased by 43.0% to RM26.6 million from RM18.6 million in the corresponding quarter, primarily attributable to effective cost management and improved operational efficiency.

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

	Current Quarter 30 September 2026	Preceding Quarter 30 June 2026	Changes %
	RM'm	RM'm	
Revenue by segment:			
Retail business	811.0	795.4	2.0%
Property management services	200.0	200.0	0.0%
Total revenue	1,011.0	995.4	1.6%
Profit from operations	50.2	46.3	8.4%
Profit before tax	26.6	23.7	12.2%

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

The Company's revenue increased by 1.6% to RM1,011.0 million from RM995.4 million in the preceding quarter.

Revenue from retail business segment increased by 2.0% to RM811.0 million from RM795.4 million in the preceding quarter. The increase was mainly attributable to improvement in consumer spending following the post-festive moderation spend in the preceding quarter.

Revenue from property management services segment remained stable at RM200.0 million, consistent with the preceding quarter. This was supported by stable tenant sales and recurring property management income.

Profit before tax increased by 12.2% to RM26.6 million from RM23.7 million in the preceding quarter, mainly attributable to higher revenue contribution and effective cost management.

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

	Period Ended 30 September 2026	**Period Ended 30 September 2025**	**Changes %**
	RM'm	**RM'm**	
Revenue by segment:			
Retail business	2,636.2	2,648.5	-0.5%
Property management services	612.5	591.1	3.6%
Total revenue	3,248.7	3,239.6	0.3%
Profit from operations	255.4	216.6	17.9%
Profit before tax	185.7	147.9	25.6%

For the current period, the Company recorded total revenue of RM3,248.7 million, representing a marginal increase of 0.3% from RM3,239.6 million in the corresponding period.

Revenue from retail business segment decreased by 0.5% to RM2,636.2 million from RM2,648.5 million in the corresponding period. Retail demand continued to be affected by cautious consumer sentiment and softer spending on non-essential products amid the prevailing economic environment.

Revenue from property management services segment increased by 3.6% to RM612.5 million from RM591.1 million in the corresponding period. The growth was supported by sustained occupancy rate and successful tenancy renewals.

Profit before tax increased by 25.6% to RM185.7 million from RM147.9 million in the corresponding period. The improvement was mainly attributable to stronger contributions from property management services segment, coupled with 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 deepen customer engagement. The Company also continues to invest in asset enhancement and retail infrastructure to strengthen the competitiveness of its assets.

In the final quarter of the year, the opening of the new AEON Mall KL Midtown is expected to further expand the Company's property management services portfolio and contribute to its growth momentum. The Company will also leverage the upcoming festive shopping season through targeted promotional activities and enhanced customer engagement to capture seasonal demand. These initiatives will be complemented by continued focus on productivity improvements, cost discipline and sustainability efforts 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 challenging operating environment 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 September 2026	30 September 2025	30 September 2026	30 September 2025
	RM'm	RM'm	RM'm	RM'm
Current tax expense	0.6	3.0	70.4	59.2
Deferred tax expense	16.7	1.0	8.1	(6.3)
	17.3	4.0	78.5	52.9

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 September 2026	30 September 2025	30 September 2026	30 September 2025
	RM'm	RM'm	RM'm	RM'm
Profit before tax is arrived at after charging/(crediting):				
Depreciation and amortisation	63.9	66.1	196.7	197.6
Depreciation of right of use assets	44.4	43.0	132.2	129.1
Finance costs				
- lease interest	16.5	18.2	51.2	56.2
- interest charges	6.7	8.0	21.2	22.1
Impairment on trade receivables	2.8	4.4	3.4	5.5
Reversal of impairment loss on property, plant and equipment	-	(5.3)	-	(5.3)
Fixed assets written off	0.5	3.3	0.8	3.8
Finance income	(2.1)	(2.3)	(9.5)	(9.0)
Dividend income	(1.6)	(1.3)	(1.6)	(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.

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

7 Borrowings and Debt Securities

	As at 30 September 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	-	810.0
	810.0	-	810.0

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

(i) The unsecured Islamic Medium Term Notes bear interest ranging from 3.79% to 4.41% (2025: 3.79% 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 contended 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 RM18,678,255.27 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 an application for a stay of execution. On 7 January 2025, the High Court granted the Company a conditional stay. Subsequently, on 22 January 2025, the Company paid the judgement sum of RM18,678,255.27 together with interest of RM3,643,539.11 into an interest-bearing stakeholder account maintained by 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%.

On 11 August 2026, the Company filed an application for stay of execution and an application for leave to appeal to the Federal Court. On 21 September 2026, the Court of Appeal dismissed the stay application but granted a conditional stay, subject to payment of an interest shortfall of RM756,946.24 on the judgement sum, calculated up to 22 July 2026. The Court also ordered the Company to pay legal costs of RM20,000 to Betanaz and RM10,000 to AZRB. The Company paid the interest shortfall into an interest-bearing account maintained by Betanaz's solicitors on 20 October 2026. The Federal Court has fixed the hearing date for leave to appeal on 7 January 2027.

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 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 September 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.

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 2026	**30 September 2025**	**30 September 2026**	**30 September 2025**
Profit attributable to the owners for the period (RM'm)	9.3	14.6	107.2	95.0
Weighted average number of ordinary shares in issue ('m)	1,404	1,404	1,404	1,404
Basic earnings per ordinary share (sen)	0.66	1.04	7.64	6.77

Diluted earnings per share is not applicable for the Company.