



1st Quarter FY2026 Results

18 May 2026

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1. Financial Highlights

Financial Performance Snapshot for Q1 FY2026



▼ 0.2%

Revenue

RM1,242.3m

Q1 FY2025: RM1,244.8m



▲ 22.3%

Profit Before Tax

RM135.4m

Q1 FY2025: RM110.7m

| Margin: 10.9%

| Margin: 8.9%



▲ 22.9%

Profit After Tax

RM83.7m

Q1 FY2025: RM68.1m

| Margin: 6.7%

| Margin: 5.5%

Financial Position as at 31 March 2026



▲ 4.0%

Net Assets

RM2,083.7m

As at 31 Dec 2025: RM2,003.1m



= -%

Borrowings

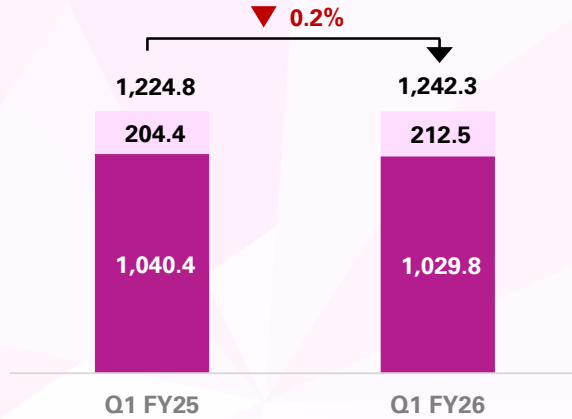
RM790.0m

As at 31 Dec 2025: RM790.0m

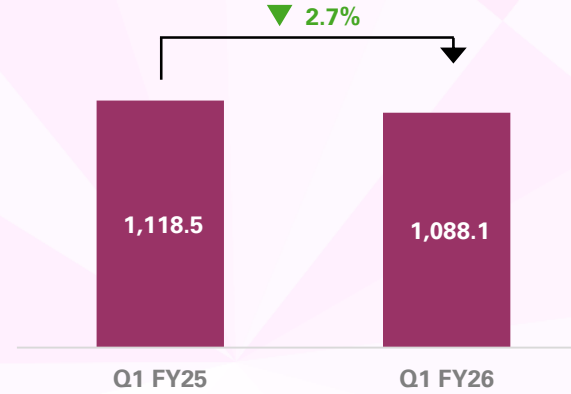
1. Segmental Financial Performance

Segmental Revenue (RM million)

- Property Management Services
- Retail Business

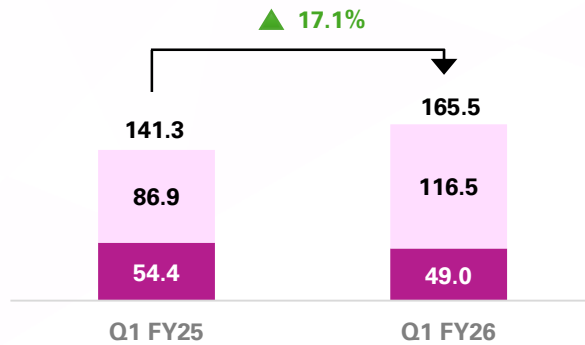


Operating Expenses (RM million)

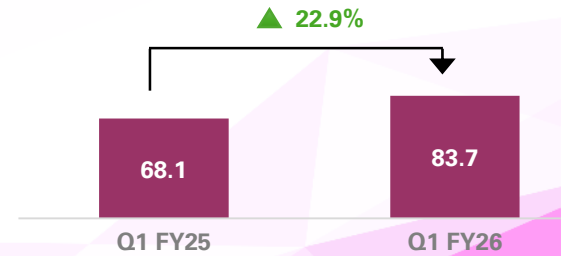


Segmental Profit (RM million)

- Property Management Services
- Retail Business

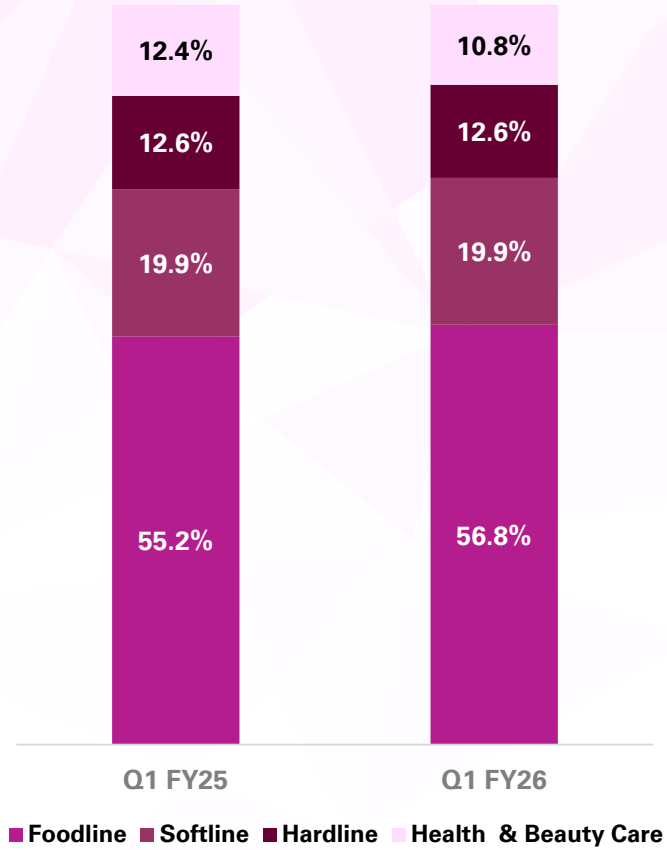


Profit After Tax (RM million)

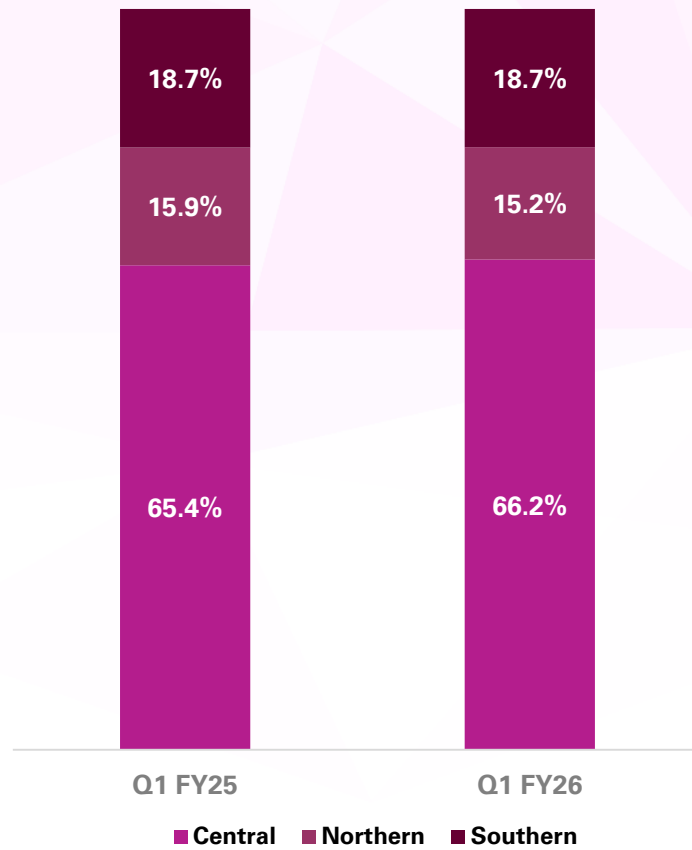


2. Business Highlights: Retail Business

Revenue Contribution (By Categories)



Revenue Contribution (By Region)



Average Basket Size (RM)

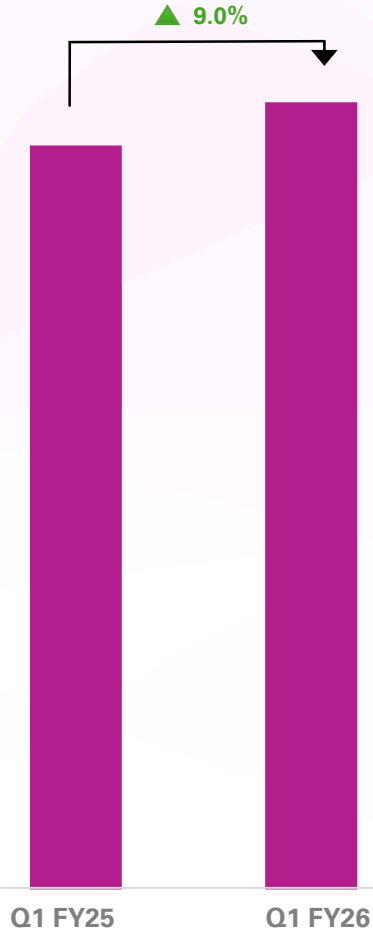


2. Business Highlights: Property Management Services

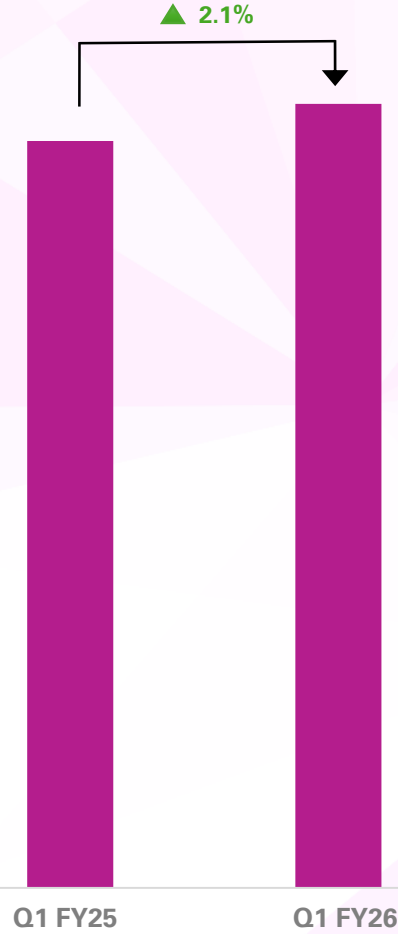
Occupancy Rate



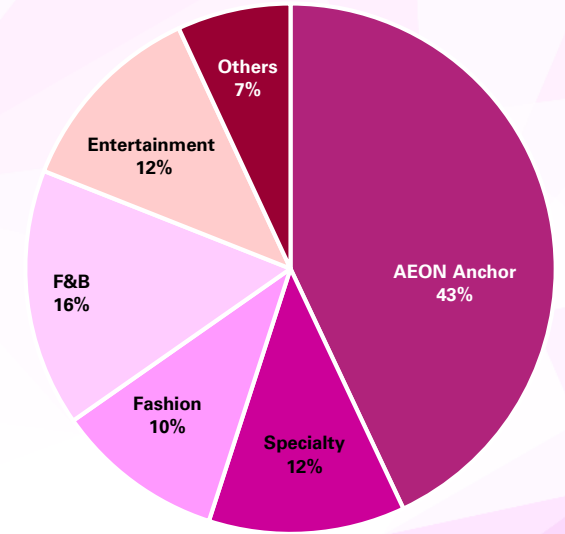
Tenant Sales



Car Count



Tenant Mix (by NLA)



3. Customer Engagement: Targeted Campaigns to Drive Foot Traffic

THURSDAY
is better than Friday
EVERY WED & THURS

EARN 4X
AEON POINTS*
OR MORE

EXCLUSIVELY FOR AEON MEMBERS

When you pay using AEON Cards or AEON Wallet

*Terms and Conditions apply

AEON THANK YOU DAY

SAVE THE DATES

EVERY LAST SATURDAY OF THE MONTH
APRIL - OCTOBER 2026

APR 25	MAY 30	JUN 27
JUL 25	AUG 29	SEP 26
OCT 31		

*Terms and conditions apply

ELECTRIFYING SAVINGS

25 - 26 April 2026

EXCLUSIVELY FOR AEON MEMBERS

GET RM5 voucher

with every RM100 spent in a single receipt on electrical items*

(Must be collected on the same day of purchase at Customer Service Counter or AEON Electrical Shop Counter)

*Terms and Conditions apply. *This promotion is not applicable at AEON Farm and AEON Kuantan

MIDNIGHT SALE

14 MARCH 2026

WE'RE OPEN UNTIL 12 MIDNIGHT

Don't miss out the special deals just for you!

WEEKDAY BOOST

EXCLUSIVELY FOR AEON MEMBERS

16 - 20 March 2026

3 DAYS LEFT

5X POINTS

FOR EVERY RM1 SPENT

*Terms and Conditions apply.

AEON myAEON 2go

EVERYDAY FRESH EVERYDAY LOW PRICE

Now until 31 Dec 2024

*T&C Apply

myAEON 2go

TUESDAY HAPPY HOUR 2PM-10PM

10X AEON POINTS with no minimum spend

Every Tuesday . Until 31 December 2026

*Terms and conditions apply.

AEON MALL CARNIVAL EXTRAVAGANZA 1 Apr - 31 May 2026

25 APRIL 2026

NATIONAL BLOOD DONATION BY UM & PDN

BE A HERO. DONATE BLOOD. SAVE LIVES.

LOCATION: KICKERS WALKWAY

10AM - 4PM

BE A HERO. DONATE BLOOD. SAVE LIVES.

HEALTH COUNTER: FREE HEALTH SCREENING & WELLNESS CHECK.

PING PONG DROP GAMES

DROP IT TO WIN BIG!

3:00PM - 4:00PM

DROP, BOUNCE & WIN EXCITING PRIZES!

SPEND & REDEEM!

SPEND RM200 IN A SINGLE RECEIPT COLLECT 200 POINTS REDEEM FROM TENANTS.

REDEMPTION AT INFORMATION COUNTERS

LUCKY TOY EGG!

LIMITED REDEMPTION!

BALLOON DROP!

5:30PM - 6:30PM IN FRONT OF POH KANG CENTRE COURT

AEON CARNIVAL EXTRAVAGANZA 24 APRIL - 7 JUNE 2026

A WELCOME REWARD FOR NEW AEON MEMBERS

Sign up now and enjoy a **FREE RM10 Cash Coupon***

*Terms and conditions apply

PERKS OF BEING AN AEON MEMBER:

- Special Price for AEON Members
- Earn Up To 2X AEON Points For Every RM1 Spent
- 200 Points = RM1
- Quick & Easy Top Up via AEON Wallet

AEON CARNIVAL EXTRAVAGANZA EXCLUSIVELY FOR AEON MEMBERS 24 APRIL - 7 JUNE 2026

WEEKDAY SHOPPING TREATS

Every Monday & Tuesday: **RM1 CRAZY DEAL**

Every Friday: **FRI-YAY GIFT WITH PURCHASE**

Every Wednesday & Thursday: **EARN 4X AEON POINTS OR MORE**

*Terms and conditions apply.

3. Customer Engagement: Growing Private Brands

Supermarket



General Merchandise Store



Private Brands Account for

c.20%

of Retail Sales

4. Expanding Our Footprint

AEON Malls



AEON MALL

27
AEON Malls

1 planned for FY26

AEON Stores (Supermarket and Departmental Store)



AEON

35
AEON Stores

1 planned for FY26
1 addition YTD FY26

Specialty Outlets



126
Specialty Outlets

5 additions YTD FY26
with more to come

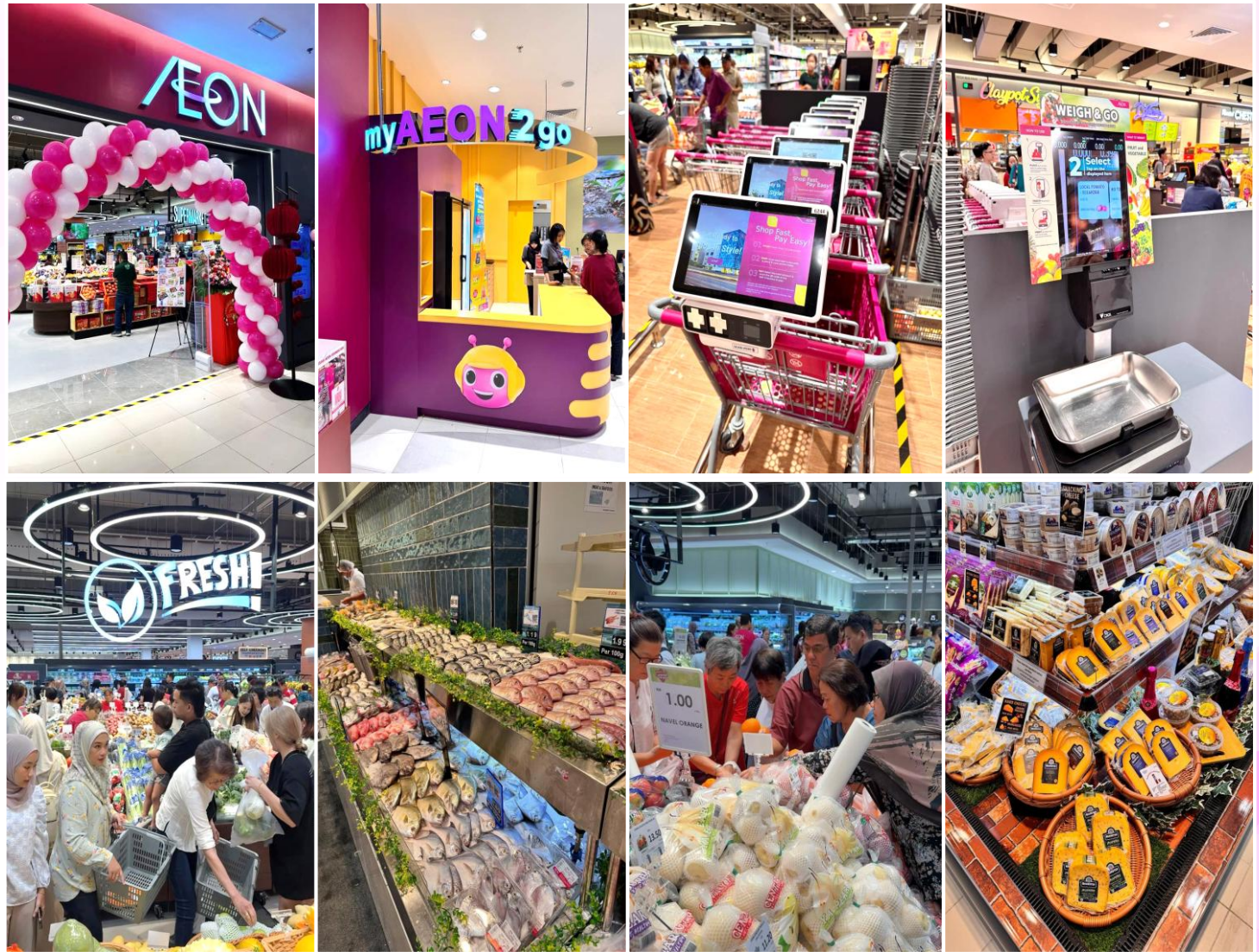
4. Expanding Our Footprint: AEON Kuantan Now Open

Mohh Pakat Mari
AEON Kuantan
@ EAST COAST MALL
DIBUKA 15 JANUARI 2026

ANC02, ARAS 2
WAKTU OPERASI: 10PAGI - 10MALAM

The banner features a smiling family of three—a man, a woman in a blue hijab, and a young girl—standing behind a pink shopping cart filled with groceries like frozen mixed vegetables and french fries.

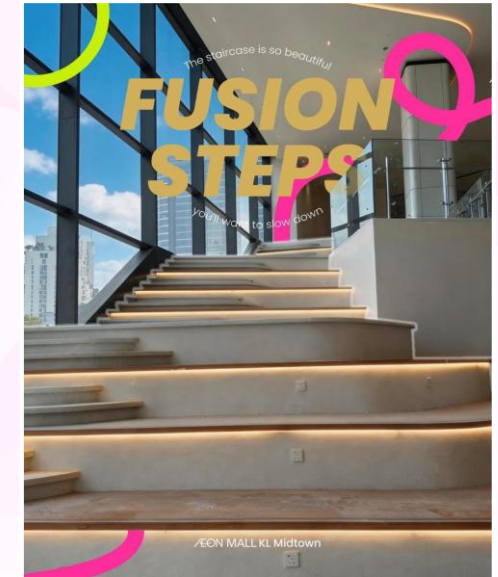
AEON Kuantan Store – First AEON Store in the State of Pahang



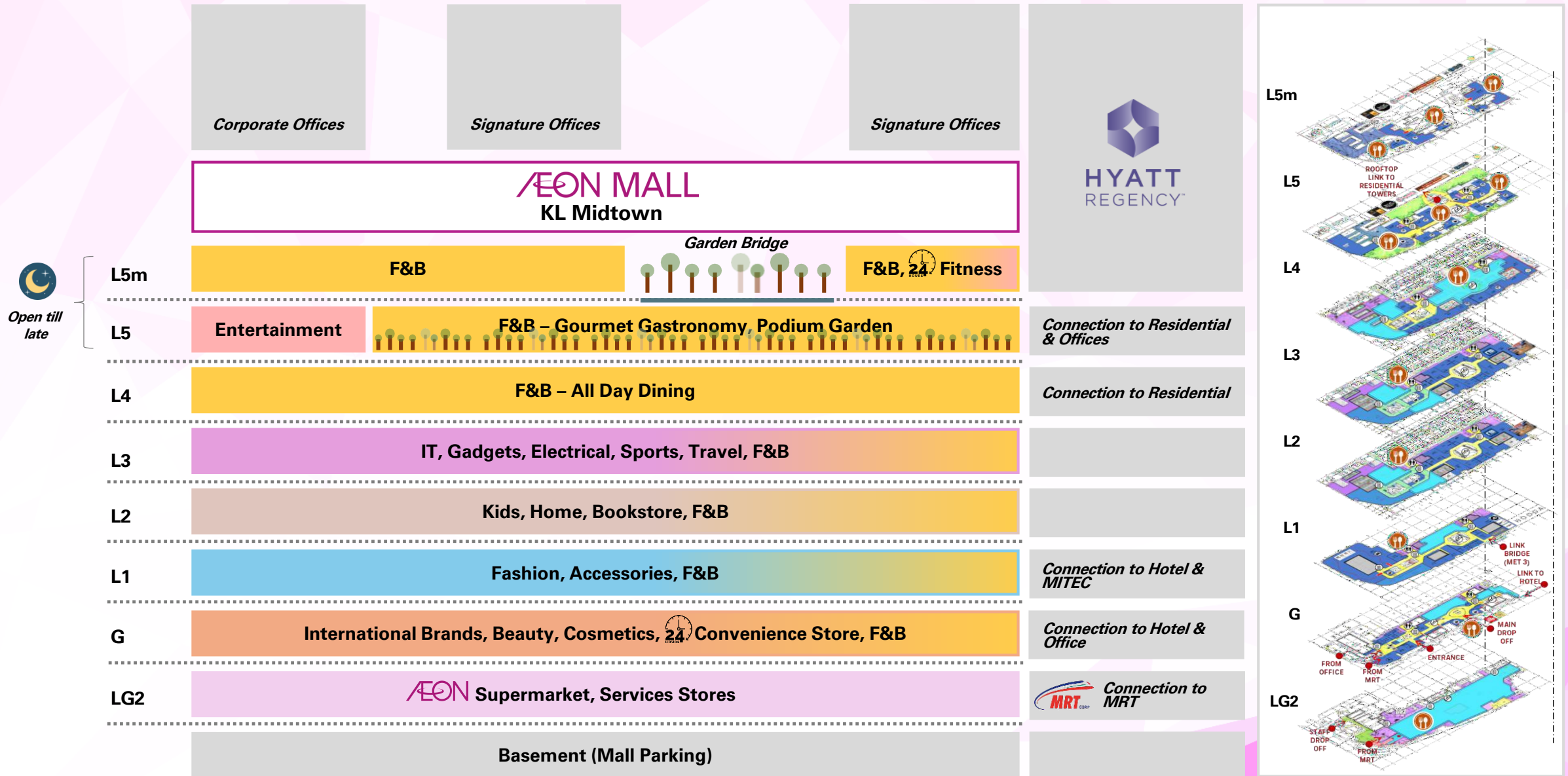
4. Expanding Our Footprint: More Specialty Outlets



5. Development Plans: AEON Mall KL Midtown



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5. Development Plans: AEON Mall KL Midtown



5. Development Plans: AEON Mall Seremban 2 and Kinta City Expansion



AEON MALL Seremban 2

Artist's impression



AEON MALL Kinta City



5. Development Plans: Renovations Earmarked for FY2026



AEON
Permas Jaya



AEON
Taman Universiti

6. ESG: Reducing Carbon Footprint

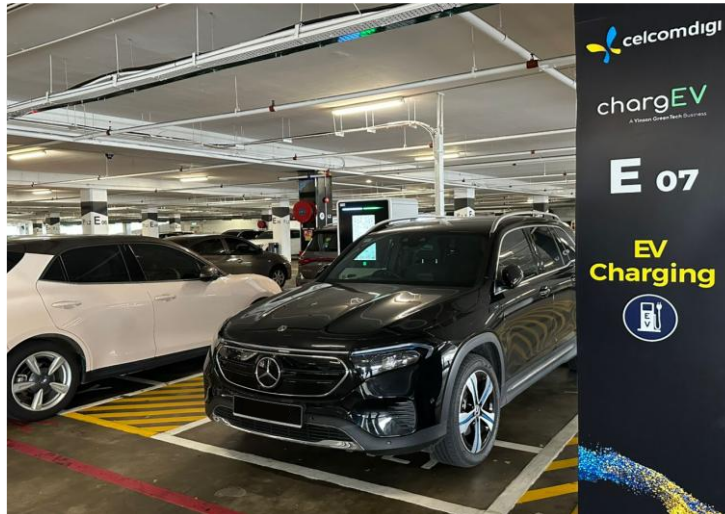


12
Malls with energised Solar PV

2 malls pending energisation & 4 malls commenced installations



30%
Renewable energy contribution
(Q1FY2026)



118
EV charging bays across 21 Malls

... and continue expanding to other malls



12%
Waste diverted from Landfill

Target: To achieve 15% by 2030

6. ESG: Sort & Drop – Nationwide Rollout with AEON



NEW STRAITS TIMES BUSINESS TIMES

Tetra Pak, Aeon Mall partner for nationwide carton recycling drive
By Faiqah Kamaruddin March 18, 2026 @ 3:21pm

Tetra Pak has launched its Sort & Drop – Recycle the Cartons programme, with plans to roll it out to 27 Aeon malls over the next three years. NSTP/ AHMAD UKASYAH

SHAH ALAM: Global food processing and packaging solutions provider Tetra Pak has launched its Sort & Drop – Recycle the Cartons programme, with plans to roll it out to 27 Aeon malls over the next three years.

The initiative is carried out in collaboration with KPT Recycle Sdn Bhd, with support from the urban sustainability division of the Housing and Local Government Ministry.

Its Asean sustainability director Terryzn Tan said the programme marks its first phase with Aeon as the pioneering mall partner.

She said while the initiative will expand to 27 Aeon malls, the model will also be opened to other malls following the launch.

"We have not set a fixed target at this stage. For example, Aeon involves 27 malls over three years, which averages about nine malls annually. Our expansion will depend on capacity and how effectively we can scale.

"At the same time, we want to gauge the response from other malls. Our priority is to ensure that the rollout with Aeon runs smoothly and is well-executed before expanding further," Terryzn told reporters after the launch.

Extract from New Straits Times

BH ONLINE MEDIA RUJUKAN MASSA:
Portal berita dan akhbar BM No. 1 di Malaysia

Tetra Pak perluas program kitar semula ke 27 pusat beli-belah AEON
Oleh Hazwan Faisal Mohamad - Mac 18, 2026 @ 2:28pm

Kor Ming memasukkan bekas kotak minuman ke dalam tong kitar semula sebagai simbolik pelancaran Program Sort & Drop – Kitar Semula Kotak Minuman di Shah Alam, hari ini - NSTP/ AHMAD UKASYAH

SHAH ALAM: Tetra Pak merancang untuk memperluaskan 'Program Sort & Drop – Kitar Semula Kotak Minuman' ke semua 27 pusat beli-belah AEON di Malaysia dalam tempoh tiga tahun.

Pengarah Kelestarian ASEAN Tetra Pak, Terryzn Tan, berkata langkah itu susulan kejayaan projek perintis yang dilaksanakan di AEON Ipoh, sekali gus membuka jalan kepada pelaksanaan lebih meluas di seluruh negara.

Beliau berkata, AEON tampil sebagai pusat beli-belah perintis sebelum program itu diperluaskan secara berperingkat ke semua rangkaian pusat beli-belah syarikat berkenaan.

"Program ini pada asalnya dibangunkan untuk semua pusat beli-belah di Malaysia. Kita bermula dengan projek perintis bersama AEON di Ipoh dan hasilnya sangat menggalakkan.

"Susulan itu, AEON bersetuju untuk memperluaskan pelaksanaan program ini ke semua 27 pusat beli-belah mereka dalam tempoh tiga tahun," katanya ketika ditemui selepas majlis pemeteraian memorandum persefahaman (MoU) dengan KPT Recycle Sdn Bhd di sini, hari ini.

Extract from BH Online



AEON Ipoh Station 18

AEON conducted a 3-month Used Beverage Carton (UBC) recycling pilot at AEON Mall Ipoh Station 18 in FY2025 by improving recycling facilities in the mall for F&B tenants

3
Months

311 kg
Collected
~22,064 packs of UBC

3-Year Target starting from FY2026

27
AEON Malls
Nationwide target

~9
Malls / Year
Over 3 years

6. ESG: Sustainability Focus in FY2026



E	Sustainable Economics	<ul style="list-style-type: none"> • Advance sustainable packaging and sustainable product initiatives. • Strengthen supplier ESG engagement initiatives through #AEONResponsible Suppliers Program. • Promote sustainable practices for tenants at AEON Malls.
E	Environmentally Focused	<ul style="list-style-type: none"> • Expand decarbonisation initiatives and renewable energy adoption through solar PV installation. • Energy management system planning across 27 AEON Malls. • Expand waste management initiatives across AEON Malls and Stores. • Tree planting programme
S	Empowering People	<ul style="list-style-type: none"> • Continue to promote Diversity, Equity & Inclusivity in workplace. • Enhance sustainability awareness and Community engagement. • Stakeholder engagements (AEON People, Industry & Regulators).
G	Efficiency and Integrity	<ul style="list-style-type: none"> • Enhance sustainability disclosures aligned with National Sustainability Reporting Framework (NSRF). • Improve ESG Ratings.

THANK YOU

www.aeonretail.com.my



AEON MALL

AEON STYLE
SUPERMARKET



myAEON 2go



SUSTAINABLE
DEVELOPMENT GOALS