

**7-Eleven Malaysia Holdings Berhad**  
[Registration No: 201301028701 (1058531-W)]

**Date : 21 AUGUST 2025**

**Subject: UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER  
ENDED 30 JUNE 2025**

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**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>3 months ended</b>		<b>6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>	<b>30.06.2025</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Revenue	805,590	751,797	1,560,869	1,436,010
Cost of sales	(553,594)	(514,557)	(1,077,029)	(988,038)
<b>Gross profit</b>	<b>251,996</b>	<b>237,240</b>	<b>483,840</b>	<b>447,972</b>
Other operating income	44,149	44,751	87,470	93,185
Selling and distribution expenses	(228,297)	(200,060)	(445,395)	(389,022)
Administrative and other operating expenses	(29,789)	(33,323)	(58,148)	(68,384)
<b>Profit from operations</b>	<b>38,059</b>	<b>48,608</b>	<b>67,767</b>	<b>83,751</b>
Finance costs	(16,670)	(16,971)	(34,118)	(33,726)
Share of results of associates/joint ventures	(261)	(905)	(261)	(1,220)
<b>Profit before tax</b>	<b>21,128</b>	<b>30,732</b>	<b>33,388</b>	<b>48,805</b>
Income tax expense	(1,477)	(10,973)	(3,677)	(16,976)
<b>Profit after tax</b>	<b>19,651</b>	<b>19,759</b>	<b>29,711</b>	<b>31,829</b>
<b>Other comprehensive income not to be reclassified to profit or loss in subsequent year:</b>				
Net changes in fair value reserve of investments classified as fair value through other comprehensive income ("FVTOCI")	-	-	1,768	-
<b>Total other comprehensive income (net of taxation):</b>	<b>-</b>	<b>-</b>	<b>1,768</b>	<b>-</b>
<b>Total comprehensive income for the financial period</b>	<b>19,651</b>	<b>19,759</b>	<b>31,479</b>	<b>31,829</b>
<b>Profit after tax attributable to:</b>				
Equity holders of the Company	19,955	20,497	30,585	33,334
Non-controlling interest	(304)	(738)	(874)	(1,505)
	<b>19,651</b>	<b>19,759</b>	<b>29,711</b>	<b>31,829</b>
<b>Total comprehensive income for the financial period</b>				
Equity holders of the Company	19,955	20,497	32,353	33,334
Non-controlling interest	(304)	(738)	(874)	(1,505)
	<b>19,651</b>	<b>19,759</b>	<b>31,479</b>	<b>31,829</b>
<b>Basic/diluted earnings per ordinary share (sen) (Note B12)</b>				
	<b>1.80</b>	<b>1.85</b>	<b>2.76</b>	<b>3.01</b>

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	<b>The Group</b>	
	<b>Unaudited As at 30.06.2025 RM'000</b>	<b>Audited As at 31.12.2024 RM'000</b>
<b>Assets</b>		
<b>Non-current assets</b>		
Property, plant and equipment	614,927	568,290
Right of use assets	754,736	744,639
Intangible assets	4,482	6,719
Investment in associates	3,476	3,287
Other investments	188,013	157,526
Sundry receivables	31,917	31,916
Deferred tax assets	11,161	10,291
	<u>1,608,712</u>	<u>1,522,668</u>
<b>Current assets</b>		
Inventories	521,921	420,030
Sundry receivables	114,724	231,634
Tax recoverable	29,876	20,417
Other investment	10,296	43,330
Cash and bank balances	238,794	217,947
	<u>915,611</u>	<u>933,358</u>
<b>Total assets</b>	<u>2,524,323</u>	<u>2,456,026</u>
<b>Equity and liabilities</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share capital	1,410,881	1,410,881
Treasury shares	(99,108)	(99,108)
Capital reorganisation deficit	(1,343,248)	(1,343,248)
Reserves	75,620	77,388
Retained profits	299,192	298,552
	<u>343,337</u>	<u>344,465</u>
Non-controlling interest	341	(2,065)
<b>Total equity</b>	<u>343,678</u>	<u>342,400</u>
<b>Non-current liabilities</b>		
Provisions	15,772	15,197
Borrowings	99,764	349,687
Lease liabilities	695,465	677,846
Contract liabilities	8,603	9,793
Deferred tax liabilities	6,127	5,258
	<u>825,731</u>	<u>1,057,781</u>
<b>Current liabilities</b>		
Provisions	1,025	1,445
Borrowings	373,289	215,895
Trade payables	547,663	494,428
Other payables	314,686	220,735
Lease liabilities	110,122	113,816
Contract liabilities	8,114	8,593
Tax payable	15	933
	<u>1,354,914</u>	<u>1,055,845</u>
<b>Total liabilities</b>	<u>2,180,645</u>	<u>2,113,626</u>
<b>Total equity and liabilities</b>	<u>2,524,323</u>	<u>2,456,026</u>
<b>Net assets per share attributable to ordinary equity holders of the Company, based on number of outstanding shares in issue with voting rights (sen)</b>	<u>30.96</u>	<u>31.06</u>

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	Attributable to Equity Holders of the Company								
	Share capital RM'000	Treasury shares RM'000	Capital reorganisation deficit RM'000	Fair value adjustment reserve RM'000	Asset revaluation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interest RM'000	Total equity RM'000
At 1 January 2025	1,410,881	(99,108)	(1,343,248)	30,077	47,311	298,552	344,465	(2,065)	342,400
Additional subscription of shares by non-controlling interests	-	-	-	-	-	-	-	3,280	3,280
Total comprehensive income	-	-	-	(1,768)	-	30,585	28,817	(874)	27,943
Transaction with owners:									
Dividends on ordinary shares, representing total transaction with owners	-	-	-	-	-	(29,945)	(29,945)	-	(29,945)
At 30 June 2025	1,410,881	(99,108)	(1,343,248)	28,309	47,311	299,192	343,337	341	343,678
At 1 January 2024	1,410,881	(99,108)	(1,343,248)	58,524	46,351	286,886	360,286	(2,990)	357,296
Additional subscription of shares by non-controlling interests	-	-	-	-	-	-	-	4,004	4,004
Total comprehensive income for the year	-	-	-	(28,447)	960	41,611	14,124	(3,079)	11,045
Transaction with owners:									
Dividends on ordinary shares, representing total transaction with owners	-	-	-	-	-	(29,945)	(29,945)	-	(29,945)
At 31 December 2024	1,410,881	(99,108)	(1,343,248)	30,077	47,311	298,552	344,465	(2,065)	342,400

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	<b>CUMULATIVE QUARTER</b>	
	<b>6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash flows from operating activities</b>		
Cash receipts from customers and other receivables	1,794,418	1,574,137
Cash paid to suppliers and employees	(1,454,824)	(1,462,393)
Cash generated from operations	339,594	111,744
Interest paid	(12,897)	(15,613)
Tax paid	(14,629)	(16,931)
Tax refund	574	-
Net cash generated from operating activities	312,642	79,200
<b>Cash flows from investing activities</b>		
Investment in joint ventures	-	(5,131)
Investment in associate	(450)	-
Additional subscription of shares by non-controlling interest	3,280	-
Purchase of property, plant and equipment	(99,727)	(106,290)
Proceeds from disposal of property, plant and equipment	257	211
Interest received	2,676	6,794
Withdrawal/(Placement) with broker under a Discretionary Investment Fund, net	3,871	(376,000)
Net cash used in investing activities	(90,093)	(480,416)
<b>Cash flows from financing activities</b>		
Dividends paid on ordinary shares	(29,945)	(29,945)
Proceeds from bankers' acceptances	168,820	112,300
Payment of principal & interest portion of lease liabilities	(79,228)	(69,343)
Repayment of bankers' acceptances	(161,426)	(121,200)
Repayment of medium term notes	(99,923)	(149,888)
Repayment of hire purchase and finance lease liabilities	-	(43)
Net cash used in financing activities	(201,702)	(258,119)
<b>Net increase/(decrease) in cash and cash equivalents</b>	20,847	(659,335)
<b>Cash and cash equivalents at beginning of the financial period</b>	217,947	799,474
<b>Cash and cash equivalents at end of the financial period</b>	238,794	140,139
Cash and cash equivalents at the end of the financial period comprises the following:-		
Cash and bank balances	238,695	140,040
Fixed deposits with licensed banks	99	99
	238,794	140,139

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**NOTES TO THE INTERIM FINANCIAL REPORT**

**A1. CORPORATE INFORMATION**

7-Eleven Malaysia Holdings Berhad ("SEM" or "the Company") is a public limited liability company, incorporated and domiciled in Malaysia.

The principal activity of the Company is investment holding.

The principal activities of its subsidiaries are in the operating and franchising of convenience stores under the "7-Eleven" brand name and investment holdings.

The Company and its subsidiaries are collectively referred to as the Group.

**A2. BASIS OF PREPARATION**

The interim financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134 Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. It should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2024.

The interim financial report is presented in Ringgit Malaysia ("RM") and all values are rounded to the nearest thousand ("RM'000") except when otherwise indicated.

**A3. CHANGES IN ACCOUNTING POLICIES**

The accounting policies and methods of computation adopted in the preparation of the interim financial report are consistent with those adopted in the audited financial statements for the year ended 31 December 2024 except as follows:

On 1 January 2025, the Group adopted the following amended MFRSs mandatory for annual financial period beginning on or after 1 January 2025:

<b>Description</b>	<b>Effective for annual financial periods beginning on or after</b>
MFRS 121: Lack of Exchangeability (Amendments to MFRS 121)	1 January 2025

Adoption of the above standards and interpretations did not have any significant impact on the financial performance or position of the Group.

The standards, amendments to standards and IC Interpretation that are issued but not yet effective up to the date of issuance of the Group's financial statements are disclosed below:

<b>Description</b>	<b>Effective for annual financial periods beginning on or after</b>
MFRS 1, MFRS 7, MFRS 9, MFRS 10 & MFRS 107: Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026
MFRS 7 & MFRS 9: Amendments to the Classification and Measurement of Financial Instruments (Amendments to MFRS 9 and MFRS 7)	1 January 2026
MFRS 7 & MFRS 9: Contracts Referencing Nature-dependent Electricity (Amendments to MFRS 9 and MFRS 7)	1 January 2026
MFRS 18: Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19: Subsidiaries without Public Accountability: Disclosures	1 January 2027
MFRS 128: Sales or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to MFRS 10 and MFRS 128)	Deferred

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**NOTES TO THE INTERIM FINANCIAL REPORT**

The Group has not early adopted any of the new or revised standards and amendments to standards that have been issued but not yet effective for the Group's accounting period beginning on or after 1 January 2024. The Group intend to adopt these standards, if applicable, when they become effective. The initial application of the new or revised MFRSs and Amendments to MFRSs, which will be applied prospectively or which requires extended disclosures, is not expected to have any significant financial impacts to the financial statements of the Group upon their initial adoption.

**A4. SEASONALITY OR CYCLICALITY OF OPERATIONS**

The business of the Group typically experience higher customer count, transaction value and sales during weekends, public holidays, school holidays and festive periods such as Chinese New Year, Hari Raya, Deepavali and Christmas.

**A5. ITEMS OF UNUSUAL NATURE**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

**A6. CHANGES IN ESTIMATES**

There were no changes in estimates of amounts reported in prior financial year that have had a material effect in the current financial period.

**A7. CHANGES IN COMPOSITION OF THE GROUP**

There were no changes in composition of the Group during the financial period under review.

**A8. DEBT AND EQUITY SECURITIES**

There were no issuances and repayments of debt and equity securities, share buy-backs, share cancellations and resales of treasury shares for the current financial period ended 30 June 2025 and period up to the date of this announcement.

**A9. DIVIDEND PAID**

During the financial period ended 30 June 2025, the Company paid a single tier cash dividend of 2.7 sen per ordinary share in 1,109,066,500 ordinary shares with voting rights. The entitlement date was fixed on 13 May 2025 and the cash dividend was paid on 27 May 2025.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**NOTES TO THE INTERIM FINANCIAL REPORT**

**A10. SEGMENT REPORT**

Segmental analysis for the financial period ended 30 June 2025 is as follows:

	<b>External RM'000</b>	<b>Inter- segment RM'000</b>	<b>Total RM'000</b>
<b>Revenue</b>			
<b>For the six months ended 30 June 2025</b>			
Convenience stores	1,560,628	-	1,560,628
Others	241	262	503
Inter-segment elimination	-	(262)	(262)
	<u>1,560,869</u>	<u>-</u>	<u>1,560,869</u>
<b>For the six months ended 30 June 2024</b>			
Convenience stores	1,435,757	-	1,435,757
Others	253	227	480
Inter-segment elimination	-	(227)	(227)
	<u>1,436,010</u>	<u>-</u>	<u>1,436,010</u>

	<b>CUMULATIVE QUARTER</b>	
	<b>6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>
<b>Results</b>	<b>RM'000</b>	<b>RM'000</b>
Convenience stores	65,289	78,112
Others	(199)	(1,167)
	<u>65,090</u>	<u>76,945</u>
Interest income	2,677	6,806
<b>Profit from operations</b>	<b>67,767</b>	<b>83,751</b>
Finance costs	(34,118)	(33,726)
Share of results of associates/joint ventures	(261)	(1,220)
<b>Profit before tax</b>	<b>33,388</b>	<b>48,805</b>
Income tax expense	(3,677)	(16,976)
<b>Net profit for the year</b>	<b>29,711</b>	<b>31,829</b>



**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**NOTES TO THE INTERIM FINANCIAL REPORT**

**A11. PROPERTY, PLANT AND EQUIPMENT**

During the 6 months ended 30 June, the Group acquired assets at costs of RM99.7million (2024 : RM106.3million). The assets acquired comprise mainly of renovation, furniture, fittings, equipment and computer equipment.

**A12. SIGNIFICANT RELATED PARTY TRANSACTIONS**

		CUMULATIVE QUARTER	
		6 months ended	
Transacting party	Type of transaction	30.06.2025 RM'000	30.06.2024 RM'000
<b>With subsidiaries company</b>			
7-Eleven Malaysia Sdn Bhd ("7-Eleven Malaysia" or "7EMSB")	Advances from 7EMSB	35,925	195,185
	Interest income on advances to 7EMSB	-	834
	Interest expense on advances from 7EMSB	(2,185)	-
Convenience Shopping (Sabah) Sdn Bhd ("CSSSB")	Repayment from CSSSB	110,100	-
	Interest income on advances to CSSSB	10,764	10,711
<b>With companies in which TSVT is deemed interested*</b>			
U Mobile Sdn. Bhd. ("U Mobile")	Receipts of payment from U Mobile for commission for sale of mobile phone reloads	4,024	4,571
	Payments to U Mobile for reload transaction values for in-store services for sale of mobile phone reloads	(78,681)	(89,111)
	Receipts of payment from U Mobile for advertisement placement fees	6,407	5,935
	Prepaid incentive receivable for sale of mobile phone reloads	524	575
Securexpress Services Sdn. Bhd. ("Securexpress")	Payments to Securexpress for fees relating to the delivery of merchandise to stores	(6,242)	(2,971)
Bestari Food Trading Sdn Bhd ("BFT")	Payment to BFT for purchase of beverages	(198)	(196)
	Receipts of payment from BFT for advertising service income	293	129
Berjaya Times Square Sdn. Bhd. ("Berjaya Times Square")	Payment to BTSB for rental of property	(1,829)	(939)
Nural Enterprise Sdn Bhd ("Nural")	Payments to Nural for rental of property	(48)	(546)

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**NOTES TO THE INTERIM FINANCIAL REPORT**

**A12. SIGNIFICANT RELATED PARTY TRANSACTIONS (CONT'D)**

		CUMULATIVE QUARTER	
		6 months ended	
		30.06.2025	30.06.2024
Transacting party	Type of transaction	RM'000	RM'000
<b>With companies in which TSVT is deemed interested*</b>			
Sun Media Corporation Sdn Bhd ("Sun Media")	Advertising fees on placement of advertisement in The Sun newspaper	(2)	(1)
Razer Fintech Holdings Pte. Ltd. and its subsidiary companies ("Razer")	Receipts of commission from Razer for in-store services	20,508	19,571
	Payments to Razer for transaction values for in-store services	(2,930,508)	(2,412,312)
	Commission paid for e-wallet transactions (Merchant Discount Rate)	(4,211)	(1,232)
	Receipts of transaction values from Razer for e-wallet transactions	646,884	370,305

**A13. CONTINGENT LIABILITIES**

The Group has bank guarantees amounting to RM16.6million (31 December 2024: RM15.9million) as security deposits in favour of various government and statutory bodies, and private companies.

The bank guarantee facility is granted to 7-Eleven Malaysia Sdn. Bhd. on a clean basis.

**A14. CAPITAL COMMITMENTS**

	The Group	
	Unaudited As at 30.06.2025 RM'000	Audited As at 31.12.2024 RM'000
Property, plant and equipment		
- approved and contracted for	16,820	7,296
- approved but not contracted for	227,643	119,436
	<u>244,463</u>	<u>126,732</u>

**A15. SUBSEQUENT EVENT**

There were no significant events since the end of this current quarter up to the date of this announcement.

**B1. REVIEW OF THE PERFORMANCE OF THE GROUP**

**Review of Current Quarter Performance versus Corresponding Quarter Last Year**

The Convenience Stores had in 2Q-2025, recorded a Revenue of RM805.6m, an increase of RM53.8m or +7.2% as compared to RM751.8m achieved in the same quarter last year. The increase in Revenue is primarily attributed to the net addition of 58 new stores as compared to the corresponding quarter last year, complemented by the festive trade of Hari Raya which spurred consumer spending.

As compared to the same quarter last year, we had successfully added 272 of our CAFé by 7-Eleven store formats, bringing the total count to 655 CAFé by 7-Eleven stores in 2Q-2025. It is encouraging to note that these CAFé by 7-Eleven have proven to be more productive with improved fresh food product and coffee offerings compared to classic stores.

Operating Expenses increased by RM24.7m or +10.6%, primarily due to higher store operation-related expenses driven by longer operating hours and the net addition of 58 new stores, bringing the total number of stores to 2,651. The increase was also partly driven by a strategic expansion in our workforce to meet the anticipated business demand. Despite higher operating expenses, Profit After Tax for 2Q-2025 stood at RM19.7 million, remained largely unchanged compared to the same quarter last year.

**Review of 6 Months Period Performance versus Corresponding Period Last Year**

The Convenience Stores recorded revenue of RM1,560.9m for the period ended 30 June 2025, an increase of RM124.9m or +8.7% compared to RM1,436.0m in the same period last year. This Revenue growth was accompanied by a Gross Profit of RM483.8m, up RM35.8m or +8.0%, maintaining a stable Gross Profit margin of 31.0%.

Operating Expenses for the Convenience Stores increased by RM46.1m or +10.1%. This rise is attributed to higher store rental costs and utilities due to an expanded store network, increase in store depreciation, and including non-IT maintenance expenses.

Profit after tax was RM29.7m for the period ended 30 June 2025, representing a decrease of RM2.1 million or -6.7% compared to the corresponding period last year. The decline was mainly due to higher costs incurred in support of our CAFé by 7-Eleven expansion efforts. These investments, focused on network growth and operational capacity, are expected to yield long-term benefits and strengthen our overall financial performance.

**B2. MATERIAL CHANGES IN THE PROFIT BEFORE TAXATION FOR THE CURRENT QUARTER AS COMPARED WITH THE IMMEDIATE PRECEDING QUARTER**

The Group recorded a higher Profit before Tax for the second quarter by RM8.9m or 72.3% against the immediate preceding quarter mainly due to higher gross profit in current quarter.

**B3. PROSPECTS**

Malaysia's economy expanded by 4.5% in Q2 2025, underpinned by resilient household spending, favourable labour market conditions, supportive policy measures, steady investment growth, and robust exports. The retail sector outlook is bolstered by planned increases in civil servant salaries and the minimum wage, both expected to lift consumer spending. Further support comes from Bank Negara Malaysia's 25-basis-point cut to the Overnight Policy Rate, lowering it to 2.75%, and the upcoming targeted RON95 fuel subsidy which will reduce the pump price to RM1.99 per litre by end of September. Nonetheless, challenges persist, including higher base electricity tariffs in Peninsular Malaysia from July 2025 to December 2027 and the widened scope of the Service Tax, now covering additional sectors such as property rentals, construction, financial services, private healthcare, education, and beauty services, with most taxed at 8% and essentials at 6%. These developments may exert inflationary pressure and weigh on the disposable incomes of lower- and middle-income households. Externally, the implementation of reciprocal U.S. tariffs, coupled with ongoing geopolitical conflicts, has heightened market risks and volatility. Despite these challenges, the Group remains focused on its strategic initiatives that align with prevailing market trends. With an expected increase in overall consumer spending, the Group remains optimistic about delivering a stronger performance in 2025.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR**

Our focus for the Convenience Stores segment continues to be on the expansion of our new CAFé by 7-Eleven store format across Peninsular Malaysia. In addition, we remain committed to innovating and refreshing our fresh food menus, offering ready-to-go (RTG) and made-to-go (MTG) meals with a focus on clean, healthy ingredients and enhanced nutritional value. Equally important is our ongoing effort to grow both our competitively priced premium coffee sales and our private label offerings, catering to the emerging group of modern consumers who are increasingly prioritizing product attributes over traditional brand loyalty.

As of the date of this report, our CAFé by 7-Eleven network has expanded to over 700 outlets, now present in every state across Peninsular Malaysia. We want our customers to know that every visit to CAFé by 7-Eleven offers a fresh and rewarding experience — from a berbaloi cup of coffee starting at just RM2.90, to delicious RTG and MTG meal choices with our 7 Meals & 7 Savers Combo from only RM5.90, complemented by a wide range of exclusive private label products that deliver both value and quality. With CAFé by 7-Eleven, we are redefining convenience — transforming our stores into go-to destinations where customers can discover, enjoy, and trust our offerings every day.

**B4. VARIANCE OF ACTUAL RESULTS FROM PROFIT FORECAST AND PROFIT GUARANTEE**

The Group did not issue any profit forecast or profit estimate previously in any public document.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR**

**B5. PROFIT FROM OPERATIONS**

Profit from continuing operations is arrived at after charging/(crediting):

	<b>CURRENT QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>3 months ended</b>		<b>6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>	<b>30.06.2025</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Amortisation of intangible assets	1,118	1,118	2,237	2,237
Amortisation of right of use	30,649	27,116	62,120	54,121
Depreciation of property, plant and equipment	26,793	23,005	52,440	44,141
Loss/(Gain) on foreign exchange translation differences	(6)	5	(16)	17
Interest income	(1,112)	(1,544)	(2,677)	(6,806)
Interest expense	6,492	7,807	12,897	15,613
Loss on disposal of property, plant and equipment	358	43	1,046	679
Property, plant and equipment written off	1,518	1,815	3,771	1,816
Provision for and write off of inventories	15,668	11,288	30,181	20,989

Other than as presented in the condensed consolidated statements of comprehensive income and as disclosed above, there were no gain or loss on disposal of quoted or unquoted investments or properties, impairment of other assets, gain or loss on derivatives and exceptional items included in the results of the current quarter and financial period ended 30 June 2025.

**B6. TAXATION**

	<b>CURRENT QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>3 months ended</b>		<b>6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>	<b>30.06.2025</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Income tax:				
Current period provision	4,930	10,973	6,809	16,976
Overprovision in prior year	(4,000)	-	(4,000)	-
	930	10,973	2,809	16,976
Deferred tax:				
Relating to reversal of temporary differences	547	-	868	-
	1,477	10,973	3,677	16,976

Income tax expense is recognised based on management's best estimation. The Group's consolidated effective tax rates for the current quarter and financial period ended 30 June 2025 were lower than the Malaysian's statutory tax rate mainly due to certain gains which are not taxable under tax legislation.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR**

**B7. STATUS OF CORPORATE PROPOSALS**

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

**B8. STATUS OF UTILISATION OF PROCEEDS FROM DISPOSAL OF CARING**

The status of utilisation of the proceeds from disposal of Caring on 30 June 2025 are as follows:

<b>Purpose</b>	<b>Proposed utilisation RM'000</b>	<b>Actual utilisation on 30 June 2025 RM'000</b>	<b>Balance RM'000</b>	<b>Estimated time frame for utilisation</b>
Repayment of borrowings	250,000	(250,000)	-	within 12 months
CAFé by 7-Eleven expansion	407,442	(271,861)	135,581	Within 24 months
Estimated expenses in relation to the Proposed Disposal	8,806	(8,806)	-	Within 6 months
<b>Total gross proceeds</b>	<b>666,248</b>	<b>(530,667)</b>	<b>135,581</b>	

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2025**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR**

**B9. GROUP BORROWINGS**

The Group borrowings which are denominated in Ringgit Malaysia ("RM") as at 30 June 2025 are as follows: -

	<b>Unaudited As at 30.06.2025 RM'000</b>	<b>Audited As at 31.12.2024 RM'000</b>
<b>Short term borrowings</b>		
<b>Unsecured:</b>		
Bankers' acceptances	63,289	55,895
Medium term notes	250,000	100,000
Revolving credit	60,000	60,000
	<u>373,289</u>	<u>215,895</u>
<b>Long term borrowings</b>		
<b>Unsecured:</b>		
Medium term notes	99,764	349,687
	<u>99,764</u>	<u>349,687</u>
<b>Total borrowings</b>		
Bankers' acceptances	63,289	55,895
Medium term notes	349,764	449,687
Revolving credit	60,000	60,000
	<u>473,053</u>	<u>565,582</u>

**B10. MATERIAL LITIGATION**

There was no material litigation for the current financial period to date.

**B11. DIVIDEND**

No dividend was declared or recommended for payment by the Company for the current quarter (previous corresponding quarter : Nil)

**B12. EARNINGS PER SHARE**

	<b>CURRENT QUARTER 3 months ended</b>		<b>CUMULATIVE QUARTER 6 months ended</b>	
	<b>30.06.2025</b>	<b>30.06.2024</b>	<b>30.06.2025</b>	<b>30.06.2024</b>
Net profit attributable to equity holders of the company (RM'000)	19,955	20,497	30,585	33,334
Weighted average number of ordinary shares in issue ('000)	1,109,067	1,109,067	1,109,067	1,109,067
Basic/diluted earnings per ordinary share (sen)	<u>1.80</u>	<u>1.85</u>	<u>2.76</u>	<u>3.01</u>

The Company does not have any dilutive potential ordinary shares in issue for the current quarter to date.

**B13. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS**

The auditors' report on the financial statements for the financial year ended 31 December 2024 was not qualified.