

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

Date : 19 NOVEMBER 2025

**Subject: UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED
30 SEPTEMBER 2025**

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025
CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 months ended		9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000	RM'000	RM'000
Revenue	795,854	744,045	2,356,722	2,180,056
Cost of sales	(559,476)	(515,386)	(1,636,504)	(1,503,424)
Gross profit	236,378	228,659	720,218	676,632
Other operating income	46,989	43,640	134,199	136,824
Selling and distribution expenses	(229,064)	(205,391)	(674,457)	(594,416)
Administrative and other operating expenses	(34,226)	(34,990)	(92,373)	(103,374)
Profit from operations	20,077	31,918	87,587	115,666
Finance costs	(15,721)	(15,943)	(49,839)	(49,669)
Share of results of associates	(67)	-	(67)	-
Share of results of joint ventures	-	(868)	-	(2,088)
Profit before tax	4,289	15,107	37,681	63,909
Income tax expense	(1,130)	(4,884)	(4,807)	(21,859)
Profit after tax	3,159	10,223	32,874	42,050
Other comprehensive income not to be reclassified to profit or loss in subsequent year:				
Net changes in fair value reserve of investments classified as fair value through other comprehensive income ("FVTOCI")	-	-	1,768	-
Total other comprehensive income (net of taxation):	-	-	1,768	-
Total comprehensive income for the financial period	3,159	10,223	34,642	42,050
Profit after tax attributable to:				
Equity holders of the Company	2,130	10,932	32,719	44,265
Non-controlling interest	1,029	(709)	155	(2,215)
	3,159	10,223	32,874	42,050
Total comprehensive income for the financial period				
Equity holders of the Company	2,130	10,932	34,487	44,265
Non-controlling interest	1,029	(709)	155	(2,215)
	3,159	10,223	34,642	42,050
Basic/diluted earnings per ordinary share (sen) (Note B12)	0.19	0.99	2.95	3.99

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025
CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	The Group	
	Unaudited As at 30.09.2025 RM'000	Audited As at 31.12.2024 RM'000
Assets		
Non-current assets		
Property, plant and equipment	656,470	568,290
Right of use assets	772,712	744,639
Intangible assets	3,389	6,719
Investment in associates	3,670	3,287
Other investments	158,798	157,526
Sundry receivables	32,092	31,916
Deferred tax assets	11,794	10,291
	<u>1,638,925</u>	<u>1,522,668</u>
Current assets		
Inventories	466,478	420,030
Sundry receivables	150,472	231,634
Tax recoverable	31,182	20,417
Other investments	8,442	43,330
Cash and bank balances	179,908	217,947
	<u>836,482</u>	<u>933,358</u>
Total assets	<u>2,475,407</u>	<u>2,456,026</u>
Equity and liabilities		
Equity attributable to equity holders of the Company		
Share capital	1,410,881	1,410,881
Treasury shares	(99,108)	(99,108)
Capital reorganisation deficit	(1,343,248)	(1,343,248)
Reserves	75,418	77,388
Retained profits	301,326	298,552
	<u>345,269</u>	<u>344,465</u>
Non-controlling interest	1,370	(2,065)
Total equity	<u>346,639</u>	<u>342,400</u>
Non-current liabilities		
Provisions	16,642	15,197
Borrowings	99,802	349,687
Lease liabilities	713,009	677,846
Contract liabilities	7,944	9,793
Deferred tax liabilities	6,530	5,258
	<u>843,927</u>	<u>1,057,781</u>
Current liabilities		
Provisions	1,048	1,445
Borrowings	381,389	215,895
Trade payables	562,255	494,428
Other payables	217,586	220,735
Lease liabilities	110,464	113,816
Contract liabilities	10,027	8,593
Tax payable	2,072	933
	<u>1,284,841</u>	<u>1,055,845</u>
Total liabilities	<u>2,128,768</u>	<u>2,113,626</u>
Total equity and liabilities	<u>2,475,407</u>	<u>2,456,026</u>
Net assets per share attributable to ordinary equity holders of the Company, based on number of outstanding shares in issue with voting rights (sen)	<u>31.13</u>	<u>31.06</u>

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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	Foreign currency translation 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
Foreign currency translation	-	-	-	-	-	(202)	-	(202)	-	(202)
Total comprehensive income	-	-	-	(1,768)	-	-	32,719	30,951	155	31,106
Transaction with owners:										
Dividends on ordinary shares, representing total transaction with owners	-	-	-	-	-	-	(29,945)	(29,945)	-	(29,945)
At 30 September 2025	1,410,881	(99,108)	(1,343,248)	28,309	47,311	(202)	301,326	345,269	1,370	346,639
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 THIRD QUARTER ENDED 30 SEPTEMBER 2025
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	CUMULATIVE QUARTER	
	9 months ended	
	30.09.2025	30.09.2024
	RM'000	RM'000
Cash flows from operating activities		
Cash receipts from customers and other receivables	2,658,125	2,363,276
Cash paid to suppliers and employees	(2,255,929)	(2,175,873)
Cash generated from operations	402,196	187,403
Interest paid	(18,172)	(17,065)
Tax paid	(13,350)	(26,221)
Tax refund	579	-
Net cash generated from operating activities	371,253	144,117
Cash flows from investing activities		
Acquisition of subsidiaries	(6,659)	-
Investment in joint ventures	-	(5,131)
Investment in associates	(450)	(3,287)
Equity contributions from non-controlling interests	-	400
Additional subscription of shares by non-controlling interest	3,280	-
Purchase of property, plant and equipment	(168,866)	(173,235)
Proceeds from disposal of property, plant and equipment	349	305
Interest received	3,246	8,083
Placement with broker under a Discretionary Investment Fund, net	(6,614)	(102,656)
Net cash used in investing activities	(175,714)	(275,521)
Cash flows from financing activities		
Dividends paid on ordinary shares	(29,945)	(29,945)
Proceeds from bankers' acceptances	266,698	185,100
Payment of principal & interest portion of lease liabilities	(119,242)	(104,460)
Repayment of bankers' acceptances	(255,093)	(201,300)
Repayment of medium term notes	(95,996)	(150,000)
Repayment of hire purchase and finance lease liabilities	-	(56)
Net cash used in financing activities	(233,578)	(300,661)
Net decrease in cash and cash equivalents	(38,039)	(432,065)
Cash and cash equivalents at beginning of the financial period	217,947	799,474
Cash and cash equivalents at end of the financial period	179,908	367,409
Cash and cash equivalents at the end of the financial period comprises the following:-		
Cash and bank balances	179,809	367,310
Fixed deposits with licensed banks	99	99
	179,908	367,409

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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, pharmaceutical operation in Indonesia 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:

Description	Effective for annual financial periods beginning on or after
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:

Description	Effective for annual financial periods beginning on or after
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 (Amendments to MFRS 19)	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 THIRD QUARTER ENDED 30 SEPTEMBER 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 except for the following:-

1. On 31 July 2025, Indo Ventures Sdn Bhd ("IVSB"), a wholly-owned subsidiary of the Group, acquired remaining 49.9% equity interests in PT Era Caring Indonesia ("ECI") for a cash consideration of IDR20,283,048,055 (equivalent to approximately RM5.56 million). Upon completion of the share subscription, the Group's equity interest in ECI increased from 50.1% to 100% and hence, ECI became a subsidiary company of the Group.

2. On 31 July 2025, PT Nusantara Sehat Lestari ("NSL"), a wholly-owned subsidiary of the Group, acquire 100% equity interests in PT Era Farma Indonesia and its subsidiaries ("EFI Group") for a cash consideration of IDR5,294,393,203 (equivalent to approximately RM1.41 million). Upon completion of the share subscription, ECI Group became subsidiary companies of the Group.

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 September 2025 and period up to the date of this announcement.

A9. DIVIDEND PAID

During the financial period ended 30 September 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 THIRD QUARTER ENDED 30 SEPTEMBER 2025
NOTES TO THE INTERIM FINANCIAL REPORT

A10. SEGMENT REPORT

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

Revenue	External RM'000	Inter- segment RM'000	Total RM'000
For the nine months ended 30 September 2025			
Convenience stores	2,356,314	-	2,356,314
Others	408	340	748
Inter-segment elimination	-	(340)	(340)
	<u>2,356,722</u>	<u>-</u>	<u>2,356,722</u>
For the nine months ended 30 September 2024			
Convenience stores	2,179,674	-	2,179,674
Others	382	340	722
Inter-segment elimination	-	(340)	(340)
	<u>2,180,056</u>	<u>-</u>	<u>2,180,056</u>

	CUMULATIVE QUARTER	
	9 months ended	
	30.09.2025	30.09.2024
Results	RM'000	RM'000
Convenience stores	87,457	108,959
Others	(3,119)	(1,393)
	<u>84,338</u>	<u>107,566</u>
Interest income	3,249	8,100
Profit from operations	87,587	115,666
Finance costs	(49,839)	(49,669)
Share of results of associates	(67)	-
Share of results of joint ventures	-	(2,088)
Profit before tax	37,681	63,909
Income tax expense	(4,807)	(21,859)
Net profit for the year	32,874	42,050

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025
NOTES TO THE INTERIM FINANCIAL REPORT

A11. PROPERTY, PLANT AND EQUIPMENT

During the 9 months ended 30 September, the Group acquired assets at costs of RM168.9million (2024 : RM173.2million). The assets acquired comprise mainly of renovation, furniture, fittings, equipment and computer equipment.

A12. SIGNIFICANT RELATED PARTY TRANSACTIONS

		CUMULATIVE QUARTER	
		9 months ended	
Transacting party	Type of transaction	30.09.2025 RM'000	30.09.2024 RM'000
With subsidiaries company			
7-Eleven Malaysia Sdn Bhd ("7-Eleven Malaysia" or "7EMSB")	Advances from 7EMSB	43,987	195,544
	Interest income on advances to 7EMSB	-	1,274
	Interest expense on advances from 7EMSB	(3,649)	(1,803)
Convenience Shopping (Sabah) Sdn Bhd ("CSSSB")	Repayment from CSSSB	110,100	-
	Interest income on advances to CSSSB	15,281	16,217
Indo Ventures Sdn Bhd ("IVSB")	Advances to IVSB	(6,960)	-
	Interest income on advances to IVSB	26	-
With companies in which TSVT is deemed interested*			
U Mobile Sdn. Bhd. ("U Mobile")	Receipts of payment from U Mobile for commission for sale of mobile phone reloads	5,921	6,719
	Payments to U Mobile for reload transaction values for in-store services for sale of mobile phone reloads	(115,789)	(131,003)
	Receipts of payment from U Mobile for advertisement placement fees	9,609	8,901
	Prepaid incentive receivable for sale of mobile phone reloads	785	866
Securexpress Services Sdn. Bhd. ("Securexpress")	Payments to Securexpress for fees relating to the delivery of merchandise to stores	(10,037)	(6,814)
Bestari Food Trading Sdn Bhd ("BFT")	Payment to BFT for purchase of beverages	(755)	(228)
	Receipts of payment from BFT for advertising service income	326	168

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2025
NOTES TO THE INTERIM FINANCIAL REPORT

A12. SIGNIFICANT RELATED PARTY TRANSACTIONS (CONT'D)

		CUMULATIVE QUARTER	
		9 months ended	
		30.09.2025	30.09.2024
Transacting party	Type of transaction	RM'000	RM'000
With companies in which TSVT is deemed interested*			
Berjaya Times Square Sdn. Bhd. ("Berjaya Times Square")	Payment to BTSB for rental of property	(2,766)	(1,197)
Nural Enterprise Sdn Bhd ("Nural")	Payments to Nural for rental of property	(73)	(571)
Sun Media Corporation Sdn Bhd ("Sun Media")	Advertising fees on placement of advertisement in The Sun newspaper	(3)	(1)
Razer Fintech Holdings Pte. Ltd. and its subsidiary companies ("Razer")	Receipts of commission from Razer for in-store services	30,602	29,504
	Payments to Razer for transaction values for in-store services	(4,433,518)	(3,787,272)
	Commission paid for e-wallet transactions (Merchant Discount Rate)	(6,677)	(2,760)
	Receipts of transaction values from Razer for e-wallet transactions	1,016,587	623,285

A13. CONTINGENT LIABILITIES

The Group has bank guarantees amounting to RM21.4million (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 30.09.2025 RM'000	Audited As at 31.12.2024 RM'000
Property, plant and equipment		
- approved and contracted for	23,652	7,296
- approved but not contracted for	151,671	119,436
	<u>175,323</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 3Q-2025, recorded a Revenue of RM795.9m, an increase of RM51.8m or +7.0% as compared to RM744.0m achieved in the same quarter last year. The increase in Revenue is primarily attributed to the net addition of 67 new stores as compared to the corresponding quarter last year, complemented by public holidays in the current quarter, leading to a higher APSD.

As compared to the same quarter last year, we had successfully added 277 of our CAFé by 7-Eleven store formats, bringing the total count to 748 CAFé by 7-Eleven stores in 3Q-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 RM22.9m or +9.5%, primarily due to higher store operation-related expenses driven by the net addition of 67 new stores, bringing the total number of stores to 2,678. The increase was also partly driven by a strategic expansion in our workforce to meet the anticipated business demand.

Profit after tax was RM3.2m for 3Q-2025 as compared to RM10.2m in 3Q-2024. This was mainly due to our focus on CAFé by 7-Eleven expansion. These investments, focused on network growth and operational capacity, are expected to yield long-term benefits and strengthen our overall financial performance. In addition, revenue softened against the first-half trend due to the absence of festive-driven demand, missed opportunity from government social assistance schemes and internal supply chain planning challenges.

Review of 9 Months Period Performance versus Corresponding Period Last Year

The Convenience Stores recorded revenue of RM2,356.7m for the period ended 30 September 2025, an increase of RM176.7m or +8.1% compared to RM2,180.1m in the same period last year. This Revenue growth was accompanied by a Gross Profit of RM720.2m, up RM43.6m or +6.4%, maintaining a stable Gross Profit margin of 30.6%.

Operating Expenses for the Convenience Stores increased by RM69.0m or +9.9%. 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 RM32.9m for the period ended 30 September 2025, representing a decrease of RM9.2 million or -21.8% 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 lower Profit before Tax for the third quarter by -RM16.8m or -79.7% against the immediate preceding quarter mainly due to lower revenue & gross profit in current quarter.

B3. PROSPECTS

Malaysia's economy expanded by 5.2% in 3Q-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 price of RON95 petrol has been reduced to RM1.99 per litre. 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.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 THIRD QUARTER ENDED 30 SEPTEMBER 2025
ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

B5. PROFIT FROM OPERATIONS

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

	CURRENT QUARTER		CUMULATIVE QUARTER	
	3 months ended		9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000	RM'000	RM'000
Amortisation of intangible assets	1,119	1,119	3,356	3,356
Amortisation of right of use	31,363	27,227	93,483	81,348
Depreciation of property, plant and equipment	28,484	24,475	80,924	68,616
Loss/(Gain) on foreign exchange translation differences	4	(1)	(12)	16
Interest income	(572)	(1,295)	(3,249)	(8,100)
Interest expense	5,275	6,592	18,172	22,205
Loss on disposal of property, plant and equipment	543	358	1,589	1,037
Property, plant and equipment written off	1,613	1,491	5,384	3,307
Provision for and write off of inventories	18,940	12,543	49,121	33,532

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 September 2025.

B6. TAXATION

	CURRENT QUARTER		CUMULATIVE QUARTER	
	3 months ended		9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000	RM'000	RM'000
Income tax:				
Current period provision	1,348	6,812	8,157	23,692
Overprovision in prior year	(621)	(1,617)	(4,621)	(1,617)
	727	5,195	3,536	22,075
Deferred tax:				
Relating to reversal of temporary differences	403	(311)	1,271	(216)
	1,130	4,884	4,807	21,859

Income tax expense is recognised based on management's best estimation. The Group's consolidated effective tax rates for the financial period ended 30 September 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 THIRD QUARTER ENDED 30 SEPTEMBER 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 September 2025 are as follows:

Purpose	Proposed utilisation RM'000	Actual utilisation on 30 September 2025 RM'000	Balance RM'000	Estimated time frame for utilisation
Repayment of borrowings	250,000	(250,000)	-	within 12 months
CAFé by 7-Eleven expansion	407,442	(319,192)	88,250	Within 24 months
Estimated expenses in relation to the Proposed Disposal	8,806	(8,806)	-	Within 6 months
Total gross proceeds	666,248	(577,998)	88,250	

UNAUDITED INTERIM FINANCIAL REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 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 September 2025 are as follows: -

	Unaudited As at 30.09.2025 RM'000	Audited As at 31.12.2024 RM'000
Short term borrowings		
Unsecured:		
Bankers' acceptances	67,500	55,895
Medium term notes	253,889	100,000
Revolving credit	60,000	60,000
	<u>381,389</u>	<u>215,895</u>
Long term borrowings		
Unsecured:		
Medium term notes	99,802	349,687
	<u>99,802</u>	<u>349,687</u>
Total borrowings		
Bankers' acceptances	67,500	55,895
Medium term notes	353,691	449,687
Revolving credit	60,000	60,000
	<u>481,191</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

	CURRENT QUARTER 3 months ended		CUMULATIVE QUARTER 9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
Net profit attributable to equity holders of the company (RM'000)	2,130	10,932	32,719	44,265
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>0.19</u>	<u>0.99</u>	<u>2.95</u>	<u>3.99</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.