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

Unaudited results of the Group for the third quarter ended 30 September 2017.

Condensed consolidated statement of profit or loss

For the nine months ended 30 September 2017

	3 months ended 30 September		9 months ended 30 September		
	2017	2016	2017	2016	
	RM'000	RM'000	RM'000	RM'000	
Revenue	962,658	965,335	3,042,690	3,015,781	
Total operating expenses	(939,723)	(946,713)	(2,922,517)	(2,909,326)	
Other operating income	4,162	3,731	8,764	7,026	
Profit from operations	27,097	22,353	128,937	113,481	
Interest expense	(10,262)	(10,296)	(30,053)	(25,690)	
Interest income	333	449	1,013	1,479	
Share of results of associates	107	120	(234)	445	
Profit before tax	17,275	12,626	99,663	89,715	
Tax expense	(9,166)	(8,306)	(46,077)	(39,389)	
Profit for the period	8,109	4,320	53,586	50,326	
Profit attributable to:					
Owners of the Company	9,301	5,420	57,261	53,202	
Non-controlling interests	(1,192)	(1,100)	(3,675)	(2,876)	
Profit for the period	8,109	4,320	53,586	50,326	
Basic earnings per ordinary share (sen) (Note B11)	0.66	0.39	4.08	3.79	

The Condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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

Unaudited results of the Group for the third quarter ended 30 September 2017.

Condensed consolidated statement of other comprehensive income

For the nine months ended 30 September 2017

	3 months ended 30 September		9 months 30 Septe		
	2017 2016		2017	2016	
	RM'000	RM'000	RM'000	RM'000	
Profit for the period	8,109	4,320	53,586	50,326	
Other comprehensive income: Gain on fair value of					
available-for-sale investments	371	4,520	15,170	7,740	
Comprehensive income for the period	8,480	8,840	68,756	58,066	
Comprehensive income attributable to:					
Owners of the Company	9,672	9,940	72,431	60,942	
Non-controlling interests	(1,192)	(1,100)	(3,675)	(2,876)	
Comprehensive income for the period	8,480	8,840	68,756	58,066	

The Condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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

Condensed consolidated statement of financial position As at 30 September 2017

	30 September 2017 RM'000	31 December 2016 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	3,486,616	3,460,465
Intangible assets	17,664	20,649
Investment in associates	7,735	7,968
Available-for-sale investments	59,629	44,459
Other assets	17,581	17,151
	3,589,225	3,550,692
Current assets		
Inventories	587,284	614,733
Receivables, deposits and prepayments	80,329	67,287
Tax Recoverable	31,613	21,635
Cash and cash equivalents	60,855	96,012
Assets classified as held for sale	67,382	67,382
	827,463	867,049
TOTAL ASSETS	4,416,688	4,417,741
EQUITY AND LIABILITIES		
Share capital	702,000	702,000
Reserves	1,193,110	1,162,799
Equity attributable to owners of the Company	1,895,110	1,864,799
Non-controlling interests	9,982	13,657
TOTAL EQUITY	1,905,092	1,878,456
LIABILITIES		
Non-current liabilities		
Borrowings	197,761	325,070
Other liabilities	7,977	7,977
Deferred tax liabilities	27,839	27,990
	233,577	361,037
Current liabilities		
Borrowings	853,172	640,322
Payables and accruals	1,424,847	1,537,926
	2,278,019	2,178,248
TOTAL LIABILITIES	2,511,596	2,539,285
TOTAL EQUITY AND LIABILITIES	4,416,688	4,417,741

The Condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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

Condensed consolidated statement of changes in equity For the nine months ended 30 September 2017

	 Attributable to owners of the Company -> 					
	Non-dist Share capital RM'000	tributable Fair value reserve RM'000	Distributable Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2017	702,000	43,429	1,119,370	1,864,799	13,657	1,878,456
Total comprehensive income for the period	-	15,170	57,261	72,431	(3,675)	68,756
Final dividend in respect of year ended 31 December 2016	-	-	(42,120)	(42,120)	-	(42,120)
At 30 September 2017	702,000	58,599	1,134,511	1,895,110	9,982	1,905,092
At 1 January 2016	702,000	35,812	1,095,787	1,833,599	10,935	1,844,534
Total comprehensive income for the period	-	7,740	53,202	60,942	(2,876)	58,066
Issuance of shares to non- controlling interests	-	-	-	-	7,500	7,500
Final dividend in respect of year ended 31 December 2015	-	-	(56,160)	(56,160)	-	(56,160)
At 30 September 2016	702,000	43,552	1,092,829	1,838,381	15,559	1,853,940

The Condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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

Condensed consolidated statement of cash flows

For the nine months ended 30 September 2017

	30 September 2017 RM'000	30 September 2016 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	99,663	89,715
Adjustments for:		
Non-cash items	222,170	194,139
Non-operating items	25,944	23,133
Operating profit before changes in working capital	347,777	306,987
Changes in working capital:		
Net change in current assets	10,670	(37,667)
Net change in current liabilities	(113,244)	(115,102)
Cash generated from operations	245,203	154,218
Tax paid	(56,206)	(61,775)
Net cash generated from operating activities	188,997	92,443
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment and intangible assets	(245,245)	(571,432)
Deposit refunded for cancellation of acquisition of land	3,485	11,850
Proceeds from disposal of property, plant and equipment		
and intangible assets	130	545
Dividend received	3,096	1,078
Interest received	1,013	1,479
Net cash used in investing activities	(237,521)	(556,480)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of shares to non-controlling interests	-	7,500
Net proceeds from borrowings	85,540	483,163
Dividend paid	(42,120)	(56,160)
Interest paid	(30,053)	(25,690)
Net cash generated from financing activities	13,367	408,813
Net change in cash and cash equivalents	(35,157)	(55,224)
Cash and cash equivalents at 1 January	96,012	213,857
Cash and cash equivalents at 30 September	60,855	158,633

The Condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.

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

Notes to the interim financial statements for the period ended 30 September 2017

A <u>EXPLANATORY NOTES PURSUANT TO MFRS 134</u>

1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with *MFRS 134: Interim Financial Reporting* issued by the Malaysian Accounting Standards Board (MASB) and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the audited financial statements for the year ended 31 December 2016.

2 Significant Accounting Policies

The accounting policies applied by the Group in these interim financial statements are consistent with those applied by the Group in its annual financial statements for the year ended 31 December 2016 except for the adoption of the following Amendments to Standards during the current financial period:

Amendments to MFRS 12	Disclosure of Interests in Other Entities (Annual	Improvements to MFRS
	Standards 2014-2016 Cycle)	
Amendments to MFRS 107	Statement of Cash Flows – Disclosure Initiative	
Amendments to MFRS 112	Income Taxes - Recognition of Deferred Tax Asso	ets for Unrealised Losses

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 2018:

MFRS 9	Financial Instruments (2014)
MFRS 15	Revenue from Contracts with Customers
Clarifications to MFRS15	Revenue from Contracts with Customers
IC Interpretation 22	Foreign Currency Transactions and Advance Consideration
Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
	(Annual Improvements to MFRS Standards 2014-2016 Cycle)
Amendments to MFRS 2	Share-based Payment - Classification and Measurement of Share-
	Based Payment Transactions
Amendments to MFRS 4	Insurance Contracts – Applying MFRS 9 Financial Instruments with
	MFRS 4 Insurance Contracts
Amendments to MFRS	Investments in Associates and Joint Ventures (Annual Improvements
128	to MFRS Standards 2014-2016 Cycle)
Amendments to MFRS	Investment Property – Transfers of Investment Property
140	

(ii) Financial year beginning on or after 1 January 2019:

Leases

MFRS 16

(iii) Effective date yet to be confirmed:

Amendments to MFRS	Consolidated Financial Statements and MFRS 128, Investments in
10	Associates and Joint Ventures - Sale or Contribution of Assets
	between an Investor and its Associate or Joint Venture

3 Seasonality or Cyclicality of Interim Operations

The Group's revenue for the third quarter was slightly lower than the second quarter mainly due to the festive season in the second quarter.

4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

In relation to Note B6, the net book value of assets of AEON Mahkota Cheras Shopping Centre had been transferred to assets classified as held for sale as its sale is now in progress with the entering of Sale and Purchase Agreement on 29 June 2017.

Other than the above, there were no items affecting assets, liabilities, equity, net income or cash flows that were unusual because of their nature, size or incidence during the financial period.

5 Changes in Estimates

There were no changes in the nature and amount of estimates reported in prior interim period of prior financial years that have a material effect in the current interim period.

6 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial period.

7 Dividends Paid

There was no dividend paid in respect of the current financial period to date.

An ordinary dividend of 3.0 sen per share amounting to RM42,120,000 in respect of the financial year ended 31 December 2016 was approved by shareholders at the Thirty-Second Annual General Meeting and was paid to shareholders on 13 July 2017.

8 Events Subsequent to the end of reporting period

There were no material events subsequent to the balance sheet date to be disclosed in the financial statements for the current financial period.

9 Effects of Changes in the Composition of the Group

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

10 Operating Segments

The operating segments analysis is as follows:

	Retailing		Property Management Services		Total		
		9 months ended		9 months ended		9 months ended	
	30 Sep 2017	30 Sep 2016	30 Sep 2017	30 Sep 2016	30 Sep 2017	30 Sep 2016	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Revenue	2,555,028	2,573,420	487,662	442,361	3,042,690	3,015,781	
Segmental profit	(5,610)	(11,584)	163,252	155,188	157,642	143,604	
Less: Unallocated expenses					(28,705)	(30,123)	
Profit from operations					128,937	113,481	
Interest expense					(30,053)	(25,690)	
Interest income					1,013	1,479	
Share of results of associates					(234)	445	
Profit before tax					99,663	89,715	
Tax expense					(46,077)	(39,389)	
Profit for the period					53,586	50,326	
Segment assets	1,268,102	1,258,420	3,103,271	3,012,920	4,371,373	4,271,340	
Unallocated assets					45,315	148,257	
					4,416,688	4,419,597	
Segment liabilities	1,059,726	914,996	365,353	369,962	1,425,079	1,284,958	
Unallocated liabilities					1,086,517	1,280,699	
					2,511,596	2,565,657	

Total revenue registered by the retail business segment for the financial year-to-date at RM2.56 billion was marginally lower by 0.7% compared to RM2.57 billion recorded in the preceding year corresponding period mainly due to reduction of members day promotion. The segmental loss of RM5.6 million was lower as compared to RM11.6 million segmental loss recorded in the preceding year corresponding period mainly due to higher profit margin as a result of marketing and pricing strategies recorded in current period year to date.

Revenue from its property management services segment for financial year-to-date, at RM487.7 million recorded a growth of 10.2%, over the previous year corresponding period of RM442.4 million, mainly due to contributions from new shopping malls that were opened in last year. The segmental profit of RM163.3 million was higher as compared to RM155.2 million recorded in the preceding year corresponding period mainly due to the opening of these new malls.

11 Related Party Transactions

During the current quarter under review and up to the date of this announcement, the Group 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 25 May 2017.

12 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 2016.

13 Capital Commitments

Capital commitments not provided for in the financial statements as at 30 September 2017 are as follows:

	30 Sep 2017 RM'000	31 Dec 2016 RM'000	
Property, plant and equipment			
Authorised but not contracted for	806,514	920,241	
Authorised and contracted for	407,168	544,121	

B <u>ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BHD.</u> <u>MAIN MARKET LISTING REQUIREMENTS</u>

1 Review of Performance

Quarter results

	Current Year Quarter 30 Sep 2017 RM'000	Preceding Year Corresponding Quarter 30 Sep 2016 RM'000	Changes (%)
Revenue	962,658	965,335	(0.3%)
Profit from Operations	27,097	22,353	21.2%
Profit Before Tax	17,275	12,626	36.8%
Profit After Tax	8,109	4,320	87.7%
Profit Attributable to Ordinary Equity Holders	9,301	5,420	71.6%

For the quarter under review, the Group registered a total revenue of RM962.7 million, which was marginally lower by 0.3% as compared with RM965.3 million recorded in the preceding year corresponding quarter. The profit before tax of RM17.3 million was higher as compared to RM12.6 million registered in the previous year corresponding quarter mainly due to higher income and lower operating expenses in current quarter.

Retail business revenue registered RM802.5 million, which was lower by 1.7% as compared to the preceding year corresponding quarter of RM816.5 million mainly due to timing of festive season which falls in the second quarter of current year but was in third quarter of preceding year.

Revenue from its property management services segment recorded a growth of 7.6% at RM160.2 million over the previous year corresponding quarter of RM148.8 million mainly due to contributions from its shopping mall that was opened in this year's current quarter and also contributions from shopping malls that were renovated and expanded in last year.

	Current Year To-date 30 Sep 2017 RM'000	Preceding Year Corresponding Period 30 Sep 2016 RM'000	Changes (%)
Revenue	3,042,690	3,015,781	0.9%
Profit from Operations	128,937	113,481	13.6%
Profit Before Tax	99,663	89,715	11.1%
Profit After Tax	53,586	50,326	6.5%
Profit Attributable to Ordinary Equity Holders	57,261	53,202	7.6%

Financial Year-to-date results

For the period ended 30 September 2017, the Group posted a total revenue of RM3.04 billion, which represented an increase of 0.9% as compared with the previous year corresponding period of RM3.02 billion mainly due to contributions from its new stores and shopping malls that opened in last year. The profit before tax for the financial year-to-date of RM99.7 million was 11.1% higher than the previous year corresponding year-to-date of RM89.7 million due to higher revenue and margin as a result of marketing and pricing strategies.

2 Changes in the Quarterly Profit Before Tax Compared to the Results of the Preceding Quarter

	Current Quarter 30 Sep 2017 RM'000	Immediate Preceding Quarter 30 Jun 2017 RM'000	Changes (%)
Revenue	962,658	1,008,063	(4.5%)
Profit from Operations	27,097	54,933	(50.7%)
Profit Before Tax	17,275	44,599	(61.3%)
Profit After Tax	8,109	24,344	(66.7%)
Profit Attributable to Ordinary Equity Holders	9,301	25,306	(63.2%)

For the quarter under review, the Group registered a total revenue of RM0.96 billion, which was slightly lower by 4.5% from RM1.01 billion recorded in the immediate preceding quarter mainly due to festive season sales in preceding quarter. The profit before tax of RM17.3 million for the quarter was lower than the preceding quarter of RM44.6 million mainly due to higher revenue and margin as a result earlier festive season in the preceding quarter.

3 Current Year Prospects

The economic and business environment in the final quarter remains challenging with the continuous cautious consumer sentiments. The Group expects its performance for the final quarter to be equally challenging.

For retail business, the Group will continue to employ appropriate marketing and pricing strategies, merchandise assortment reformation, maintaining quality customer service and with operational efficiency efforts to ensure that its core businesses will benefit, especially in the final quarter's festive seasons and year end holidays.

For property management services, the Group will continue to leverage on its competitive strengths to draw customer traffic to its malls especially with the year end festive seasons and holidays so as to continuing maintain its positioning as a shopping destination.

4 Variance of Profit Forecast/Profit Guarantee

Not applicable as the Group did not publish any profit forecast or profit guarantee.

5 Tax expense

Tax expense comprises:

	3 months ended		9 months ended	
	30 Sep 2017 RM'000	30 Sep 2016 RM'000	30 Sep 2017 RM'000	30 Sep 2016 RM'000
Current tax expense	9,217	8,357	46,228	39,540
Deferred tax expense	(51)	(51)	(151)	(151)
	9,166	8,306	46,077	39,389

The Group's effective tax rate is higher than the statutory tax rate as certain expenses are not deductible for tax purposes.

6 Status of Corporate Proposals

As at the date of this report, the status of corporate proposal announced but not completed is as follows:

On 29 June 2017, the Company announced that it had entered into a Sale and Purchase Agreement with Foremost Wealth Management Sdn. Bhd., a company incorporated in Malaysia, for the disposal of a piece of freehold land held under H.S.(D) 142740, PT No Plot 55919, Mukim of Cheras, District of Ulu Langat and State of Selangor measuring approximately 28,328 square metres together with a 2-storey retail Shopping Centre known as AEON Mahkota Cheras Shopping Centre constructed thereon at a sale consideration of RM87.8 million. Upon the completion, the proposed disposal is expected to give rise to an estimated gain of RM17 million for the financial year ended 31 December 2017. As at the date of this announcement, the Sale and Purchase Agreement has not been completed yet.

7 Borrowings and Debt Securities

The Group's borrowings as at 30 September 2017 are as follows:

	As at 3 rd quarter ended 2017			
	Long term	Short term	Total borrowings RM denomination (RM'000)	
	RM denomination (RM'000)	RM denomination (RM'000)		
Unsecured				
Term loan	197,761	232,872	430,633	
Revolving credit facilities	-	385,300	385,300	
Islamic Medium Term				
Notes/Commercial papers		235,000	235,000	
	197,761	853,172	1,050,933	

	As at 3 rd quarter ended 2016			
	Long term	Short term	Total borrowings	
	RM denomination (RM'000)	RM denomination (RM'000)	RM denomination (RM'000)	
Unsecured				
Term loan	107,292	87,500	194,792	
Revolving credit facilities	-	708,600	708,600	
Islamic Medium Term Notes/Commercial papers	_	349,643	349,643	
	107 202		1 252 025	
	107,292	1,145,743	1,235,055	

- (i) The term loans are unsecured, bears interest ranging from 3.45% to 4.20% per annum and are repayable on quarterly basis up to 29 October 2021.
- (ii) The unsecured revolving credit bear interest rates ranging from 3.45% to 4.01% per annum.
- (iii) The unsecured Islamic Medium Term Note and Islamic Commercial Papers, bear interest rate ranging from 3.75% to 3.83% per annum.

8 Changes in Material Litigation

There was no material litigation against the Group as at the reporting date.

However, on 9 November 2017, the Company announced that it had commenced a suit against Gemilang Waras Sdn. Bhd. (496922-H) ("the Defendant") in the High Court of Malaya in Kuala Lumpur. The suit is in relation to the renewal of lease for AEON Mall Bukit Tinggi and the Company is seeking enforcement for the following reliefs:

- (i) Injunction to prevent the Defendant or its agents or its servants or its affiliate or holding company from taking action to terminate the Lease Agreement dated 23 November 2007 pending court's decision;
- (ii) Injunction to prevent the Defendant or its servants or its affiliate or holding company from taking any action to evict the Company and/or its tenants from AEON Mall Bukit Tinggi and/or having any dealing in relation to the demised premises pending court's decision;
- (iii) Interlocutory injunction to maintain the status quo of the Defendant and the Company pending court's decision;
- (iv) Declaration that the lease has been renewed or specific performance to compel the Defendant to take all necessary formal steps to renew the lease and/or damages; and
- (v) Any other reliefs that the court deems fit.

The said suit is not expected to have any material financial or operational impact on the Company for the financial year ending 31st December 2017. The Company had sought legal advice on the above matter. Any further updates or development on the above suit will be made in due course.

9 Dividend

No dividend was proposed or declared for the current financial period ended 30 September 2017.

10 Qualification of Audit Report of the Preceding Annual Financial Statements

There was no qualification on audit report of the preceding annual financial statements.

11 Earnings Per Share

	3 months ended		9 months ended	
	30 Sep 2017	30 Sep 2016	30 Sep 2017	30 Sep 2016
Profit attributable to the owners for the period (RM'000)	9,301	5,420	57,261	53,202
Weighted average number of ordinary shares in issue ('000)	1,404,000	1,404,000	1,404,000	1,404,000
Basic earnings per ordinary share (sen)	0.66	0.39	4.08	3.79

Diluted earnings per share is not applicable for the Group.

12 Disclosure of Realised and Unrealised Profits or Losses

The retained earnings as at 30 September 2017 is analysed as follows:

	30 Sep 2017 RM'000	31 Sep 2016 RM'000	
Total retained earnings of the Company and its subsidiary:			
- realised	1,124,501	1,075,663	
- unrealised	8,290	15,627	
Total share of retained earnings of associates:			
- unrealised	1,720	1,539	
	1,134,511	1,092,829	

13 Notes to the Statement of Comprehensive Income

3 months ended		9 months ended	
30 Sep 2017 BM2000	30 Sep 2016 BM'000	30 Sep 2017 BM'000	30 Sep 2016 RM'000
	KWI UUU	INVI UUU	INIT UUU
73,366	67,937	220,053	192,847
231	388	1,667	992
10,262	10,296	30,053	25,690
48	67	142	258
399	122	1,903	310
1,006	916	1,199	1,078
-	160	6	380
333	449	1,013	1,479
	30 Sep 2017 RM'000 73,366 231 10,262 48 399 1,006 -	30 Sep 2017 30 Sep 2016 RM'000 RM'000 73,366 67,937 231 388 10,262 10,296 48 67 399 122 1,006 916 - 160	30 Sep 2017 RM'000 30 Sep 2016 RM'000 30 Sep 2017 RM'000 73,366 67,937 220,053 73,366 67,937 220,053 231 388 1,667 10,262 10,296 30,053 48 67 142 399 122 1,903 1,006 916 1,199 - 160 6

Other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.