

ZHONGMIN BAIHUI RETAIL GROUP LTD.
(Incorporated in the Republic of Singapore)
(Company Registration No. 200411929C)

**MATERIAL VARIANCES BETWEEN THE UNAUDITED AND AUDITED
FINANCIAL STATEMENTS OF THE GROUP FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026**

The Board of Directors (the "**Board**") of Zhongmin Baihui Retail Group Ltd. (the "**Company**" and together with its subsidiaries, collectively, the "**Group**") refers to the Company's announcement on the condensed consolidated interim financial statements and dividend announcement for the twelve-month period ended 30 June 2026 dated 28 August 2026 ("**Unaudited Financial Statements**"). Further reference is made to the audited consolidated financial statements of the Group for the financial year ended 30 June 2026 ("**FY2026**") ("**Audited Financial Statements**") and the report thereon by the Company's independent auditor ("**Independent Auditor's Report**") included in the Company's annual report for FY2026 ("**2026 Annual Report**") which is released separately on the SGXNet.

Pursuant to Rule 704(6) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), the Board wishes to highlight that subsequent to the release of the Unaudited Financial Statements, the Company's independent auditor has proposed certain adjustments which the management of the Company has adopted accordingly in respect of the consolidated statement of cash flows in the Audited Financial Statements.

These adjustments are largely presentational in nature and do not have a material impact on the Group's underlying business operations, financial position or cash flows.

Details of the material variances are set out in the Appendix to this announcement.

Shareholders and potential investors of the Company are advised to read this announcement in conjunction with the Independent Auditor's Report and the Audited Financial Statements which will form part of the 2026 Annual Report, which is released separately on the SGXNet.

By Order of the Board

Lee Swee Keng
Executive Chairman
14 October 2026

APPENDIX

ZHONGMIN BAIHUI RETAIL GROUP LTD. Consolidated statement of cash flows for the financial year ended 30 June 2026

	Group			Note
	Audited	Unaudited	Variances	
	Financial Statements	Financial Statements		
The Group	RMB'000	RMB'000	RMB'000	
Cash Flows from Operating Activities				
Profit before taxation	50,530	50,530	-	
Adjustments for:				
Depreciation of property, plant and equipment	12,213	12,213	-	
Depreciation of right-of-use assets	55,074	55,074	-	
Impairment loss on other receivables	4,000	4,000	-	
Net gain on leases modification	(13,832)	(13,832)	-	
Amortisation of step rental income	324	324	-	
Inventories written off	575	575	-	
Interest income	(2,892)	(2,892)	-	
Finance costs	14,859	14,859	-	
Share of results of joint ventures	(20,650)	(20,650)	-	
Share of results of associates	(33,963)	(33,963)	-	
Operating profit before working capital changes	66,238	66,238		
Change in inventories	56,533	56,533	-	
Change in prepayments	(541)	13,666	(14,207)	1
Change in trade and other receivables	(1,521)	(1,521)	-	
Change in trade and other payables	14,740	7,927	6,813	1, 2
Cash generated from operations	135,449	142,843		
Interest received	4,915	4,915	-	
Tax paid	(5,104)	(4,437)	(667)	1
Net cash generated from operating activities	135,260	143,321		
Cash Flows from Investing Activities				
Dividend received	5,355	5,355	-	
Purchase of property, plant and equipment	(7,971)	(7,971)	-	
Capital injection into a joint venture	(5,100)	(5,100)	-	
Repayment of advances by a joint venture	7,000	7,000	-	
Advances to related parties (non-trade)	(516)	(516)	-	
Maturity of fixed deposits	3,673	3,673	-	
Net cash generated from investing activities	2,441	2,441		
Cash Flows from Financing Activities				
Dividends paid	(10,474)	(10,474)	-	
Interest paid on lease liabilities	(8,235)	(9,124)	889	1
Interest paid on loans and bonds	(8,554)	(4,261)	(4,293)	2
Purchase of treasury shares	(8)	(8)	-	
Proceeds from loans and borrowings	193,033	193,033	-	
Redemption of bond	(41,979)	(41,979)	-	
Repayment of bank loans	(272,377)	(272,377)	-	
Repayment of lease liabilities	(42,000)	(51,306)	9,306	1
Advance from related parties	11	11	-	
Decrease in restricted cash at bank and bank deposit pledged	50,000	50,000	-	
Net cash used in financing activities	(140,583)	(146,485)		
Net decrease in cash and cash equivalents	(2,882)	(723)		
Cash and cash equivalents at beginning of year	83,522	83,522		
Effect of exchange rate changes on cash and cash equivalents	(149)	(2,308)	2,159	2
Cash and cash equivalents at end of year	80,491	80,491		

APPENDIX

Notes:-

- 1 The variance was primarily due to the misclassification of current year prepaid rent and tax payments in the local books. As a result, these amounts were recorded as prepayments rather than under the respective categories of payables, lease and tax payments in the statement of cash flows. Subsequent adjustments were made to correct the classification errors made in the current year.
- 2 SGD-denominated fund movements for payables and loan interest payment between entities within the Group were incorrectly included in foreign exchange translation. The necessary adjustments have been made to rectify these inaccuracies.