JUMBO GROUP LIMITED

(Company Registration Number: 201503401Z)

Condensed Interim Consolidated Financial Statements
For the six months and full year ended 30 September 2026

This announcement has been prepared by Jumbo Group Limited (the "**Company**") and has been reviewed by the Company's sponsor, United Overseas Bank Limited (the "**Sponsor**"), for compliance with Rules 226(2)(b) and 753(2) of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual Section B: Rules of Catalist. This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.

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A. CONDENSED INTERIM CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

		Group					
		6 months ended 30 September			12 months ended 30 September		
		2026	2025	Change	2026	2025	Change
	Note	$'000	$'000	%	$'000	$'000	%
Revenue	4	99,561	92,950	7.1	204,620	190,272	7.5
Cost of sales		(33,996)	(32,648)	4.1	(69,890)	(66,236)	5.5
Gross profit		65,565	60,302	8.7	134,730	124,036	8.6
Other income		3,156	3,060	3.1	5,019	4,963	1.1
Employee benefits expenses		(35,330)	(32,535)	8.6	(70,804)	(63,587)	11.3
Operating lease expenses		(3,718)	(3,112)	19.5	(6,624)	(5,551)	19.3
Utilities expenses		(3,240)	(2,618)	23.8	(6,247)	(5,095)	22.6
Depreciation and amortisation expense:							
- Property, plant and equipment		(3,099)	(3,103)	(0.1)	(6,345)	(6,308)	0.6
- Right-of-use assets		(5,963)	(6,467)	(7.8)	(12,740)	(13,437)	(5.2)
- Intangible assets		(56)	(57)	(1.8)	(111)	(115)	(3.5)
Interest expense:							
- Leases		(1,258)	(1,188)	5.9	(2,518)	(2,121)	18.7
- Bank borrowings		(143)	(181)	(21.0)	(160)	(261)	(38.7)
Impairment loss recognised on:							
- Property, plant and equipment, net		(226)	10	N.M.	(226)	-	N.M.
- Right-of use assets		(104)	-	N.M.	(104)	-	N.M.
- Intangible assets		-	(100)	N.M.	-	(100)	N.M.
Other operating expenses		(12,996)	(12,296)	5.7	(24,136)	(22,356)	8.0
Share of results of associates		112	(208)	N.M.	75	418	(82.1)
Profit before taxation	6	2,700	1,507	79.2	9,809	10,486	(6.5)
Tax expense	7	(1,361)	(1,388)	(1.9)	(2,408)	(2,751)	(12.5)
Profit for the period/year		1,339	119	N.M.	7,401	7,735	(4.3)
Other comprehensive loss for the period/year:							
Items that may be reclassified to profit or loss:							
Exchange differences arising on translation of foreign operations		(287)	(75)	N.M.	(399)	(121)	N.M.
Items that will not be reclassified subsequently to profit or loss:							
Exchange differences arising on translation of foreign operations		(4)	(50)	(92.0)	43	(50)	N.M.
Other comprehensive loss for the period/year, net of tax		(291)	(125)	N.M.	(356)	(171)	N.M.
Total comprehensive income/(loss) for the period/year		1,048	(6)	N.M.	7,045	7,564	(6.9)

A. CONDENSED INTERIM CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (CONT'D)

		Group					
		6 months ended 30 September			12 months ended 30 September		
		2026	2025	Change	2026	2025	Change
	Note	$'000	$'000	%	$'000	$'000	%
Profit/(loss) for the period/year, attributable to:							
Owners of the Company		1,249	719	73.7	7,417	8,659	(14.3)
Non-controlling interests		90	(600)	N.M.	(16)	(924)	N.M.
		1,339	119	N.M.	7,401	7,735	(4.3)
Total comprehensive income/(loss) for the period/year, attributable to:							
Owners of the Company		962	644	49.4	7,018	8,538	(17.8)
Non-controlling interests		86	(650)	N.M.	27	(974)	N.M.
		1,048	(6)	N.M.	7,045	7,564	(6.9)
Earnings per share (cents)							
Basic and diluted	19	0.2	0.1	N.M.	1.2	1.4	(14.3)

B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		As at 30 September		As at 30 September	
		2026	2025	2026	2025
		$'000	$'000	$'000	$'000
ASSETS					
Current assets					
Cash and bank balances		30,401	37,541	199	2,123
Trade and other receivables		9,156	10,779	3,039	7,861
Other investments	10	11,631	8,112	7,339	5,242
Finance lease receivables		298	-	-	-
Inventories		3,583	3,640	-	-
		55,069	60,072	10,577	15,226
Non-current assets					
Due from subsidiaries		-	-	27,975	30,210
Investment in subsidiary		-	-	5,424	5,424
Investment in associates		939	1,116	-	-
Goodwill	11	2,596	2,596	-	-
Intangible assets	12	757	831	-	-
Right-of-use assets		47,492	48,615	-	-
Property, plant and equipment		27,475	31,220	-	-
Investment properties	13	9,092	-	-	-
Other investments	10	260	260	-	-
Finance lease receivables	14	1,550	-	-	-
Club memberships		238	238	-	-
Deferred tax assets	15	2,227	2,270	-	-
		92,626	87,146	33,399	35,634
Total assets		147,695	147,218	43,976	50,860
LIABILITIES AND EQUITY					
Current liabilities					
Trade and other payables		27,455	25,248	294	225
Provision for reinstatement costs	16	6,684	4,697	-	-
Lease liabilities	17	11,961	9,357	-	-
Bank borrowings	18	454	3,264	-	1,040
Income tax payable		2,184	3,271	23	-
		48,738	45,837	317	1,265
Non-current liabilities					
Lease liabilities	17	41,782	43,534	-	-
Bank borrowings	18	3,857	4,311	-	-
Deferred tax liabilities		688	472	-	-
		46,327	48,317	-	-
Capital and reserves					
Share capital	19	41,642	41,642	41,642	41,642
Capital reserves		(465)	-	-	-
Treasury shares	20	(3,242)	(3,336)	(3,242)	(3,336)
Currency translation reserve		(992)	(593)	-	-
Merger reserve		(2,828)	(2,828)	-	-
Share-based payment reserve		74	30	74	30
Retained earnings		19,504	19,606	5,185	11,259
Equity attributable to owners of the Company		53,693	54,521	43,659	49,595
Non-controlling interests		(1,063)	(1,457)	-	-
Total equity		52,630	53,064	43,659	49,595
Total liabilities and equity		147,695	147,218	43,976	50,860

C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

Group ($'000)	Share capital	Capital reserve	Treasury shares	Currency translation reserve	Merger reserve	Share-based payment reserve	Retained earnings	Equity attributable to owners of the Company	Non-controlling interests	Total
Balance at 1 October 2024	**41,642**	**-**	**(2,994)**	**(472)**	**(2,828)**	**-**	**16,964**	**52,312**	**(664)**	**51,648**
Total comprehensive income/(loss) for the year:										
Profit for the year	-	-	-	-	-	-	8,659	8,659	(924)	7,735
Other comprehensive loss	-	-	-	(121)	-	-	-	(121)	(50)	(171)
Transactions with owners, recognised directly in equity:										
Purchase of treasury shares	-	-	(383)	-	-	-	-	(383)	-	(383)
Recognition of share-based payments	-	-		-	-	71		71	-	71
Vesting of share awards	-	-	41	-	-	(41)	-	-	-	-
Dividends paid	-	-	-	-	-	-	(6,017)	(6,017)	-	(6,017)
Dividend declared to non-controlling interests	-	-	-	-	-	-	-	-	(50)	(50)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	231	231
Balance at 30 September 2025	**41,642**	**-**	**(3,336)**	**(593)**	**(2,828)**	**30**	**19,606**	**54,521**	**(1,457)**	**53,064**
Total comprehensive income/(loss) for the year:										
Profit for the year	-	-	-	-	-	-	7,417	7,417	(16)	7,401
Other comprehensive loss	-	-	-	(399)	-	-	-	(399)	43	(356)
Transactions with owners, recognised directly in equity:										
Recognition of share-based payments	-	-	-	-	-	138	-	138	-	138
Vesting of share awards	-	-	94	-	-	(94)	-	-	-	-
Dividends paid	-	-	-	-	-	-	(7,519)	(7,519)	-	(7,519)
Dividend declared to non-controlling interests	-	-	-	-	-	-	-	-	(100)	(100)
Adjustment arising from changes in ownership interests in subsidiaries	-	(465)	-	-	-	-	-	(465)	465	-
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	2	2
Balance at 30 September 2026	**41,642**	**(465)**	**(3,242)**	**(992)**	**(2,828)**	**74**	**19,504**	**53,693**	**(1,063)**	**52,630**

C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY (CONT'D)

Company ($'000)	Share capital	Treasury shares	Share-based payment reserve	Retained earnings	Total
Balance at 1 October 2024	41,642	(2,994)	-	17,026	55,674
Total comprehensive income for the year:					
Profit for the year	-	-	-	250	250
Transactions with owners, recognised directly in equity:					
Purchase of treasury shares	-	(383)	-	-	(383)
Recognition of share-based payments	-	-	71	-	71
Vesting of share awards	-	41	(41)	-	-
Dividends paid	-	-	-	(6,017)	(6,017)
Balance at 30 September 2025	**41,642**	**(3,336)**	**30**	**11,259**	**49,595**
Total comprehensive loss for the year:					
Profit for the year	-	-	-	1,445	1,445
Transactions with owners, recognised directly in equity:					
Recognition of share-based payments	-	-	138	-	138
Vesting of share awards	-	94	(94)	-	-
Dividends paid	-	-	-	(7,519)	(7,519)
Balance at 30 September 2026	**41,642**	**(3,242)**	**74**	**5,185**	**43,659**

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Group	
	12 months ended 30 September	
	2026	2025
	$'000	$'000
Cash Flows from Operating Activities		
Profit before taxation	9,809	10,486
Adjustments for:		
Amortisation of intangible assets	111	115
Depreciation of right-of-use assets	12,740	13,437
Depreciation of property, plant and equipment	6,345	6,308
Impairment loss on intangible assets	-	100
Impairment loss on right-of-use assets	104	-
Impairment loss on property, plant and equipment	226	-
Interest expense: leases	2,518	2,121
Interest expense: bank borrowings	160	261
Dividend income	(106)	-
Interest income	(354)	(540)
Write-back of reinstatement costs	-	(283)
Loss on disposal and write-off of property, plant and equipment	658	1,191
Loss on disposal of investments in associates	-	155
Fair value gains on other investments	(421)	(173)
Gain on termination of leases	(533)	(1,373)
Gain on sublease arrangement	(337)	-
Share-based payments	138	71
Share of results of associates	(75)	(418)
Operating profit before working capital changes	30,983	31,458
Changes in inventories	57	(1,165)
Changes in trade and other receivables	(5)	133
Changes in trade and other payables	2,864	(1,929)
Cash generated from operations	33,899	28,497
Interest income received	321	527
Interest paid	(2,678)	(2,382)
Income tax paid	(3,232)	(4,555)
Net cash generated from operating activities	28,310	22,087
Cash Flows from Investing Activities		
Acquisition of property, plant and equipment	(9,751)	(10,165)
Acquisition of other investments	(7,212)	(1,919)
Acquisition of intangible assets	(49)	(170)
Incorporation of an associated company	(57)	-
Proceeds from disposal of other investments	4,187	2,943
Proceeds from disposal of investments in associates	-	166
Dividends received from other investments	106	-
Dividends received from an associate	-	280
Changes in restricted cash	(93)	(219)
Reinstatement cost paid	(71)	(105)
Proceeds from disposal of property, plant and equipment	5	251
Net cash (used in)/generated from investing activities	(12,935)	(8,938)

D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)

	Group	
	12 months ended 30 September	
	2026	2025
	$'000	$'000
Cash Flows from Financing Activities		
Purchase of treasury shares	-	(383)
Dividends paid to owners of the Company	(7,519)	(6,017)
Dividend paid to non-controlling interest	(100)	(50)
Capital contribution in a subsidiary by non-controlling interest	2	231
Repayment of bank borrowings	(3,264)	(5,223)
Repayment of lease obligations	(11,775)	(10,689)
Proceeds from loan from non-controlling interests	46	-
Net cash used in financing activities	(22,610)	(22,131)
Net decrease in cash and cash equivalents	(7,235)	(8,982)
Cash and cash equivalents at beginning of the year	36,982	46,043
Effect of foreign exchange rate changes	2	(79)
Cash and cash equivalents at end of the year	29,749	36,982

	Group	
	12 months ended 30 September	
	2026	2025
	$'000	$'000
Cash and bank balances	30,401	37,541
Restricted cash [(1)]	(652)	(559)
Cash and cash equivalents in the statement of cash flows	29,749	36,982

[(1)] As at 30 September 2026, comprises cash and bank balances amounting to RMB 3.4 million (2025: RMB 3.1 million) placed as security as required by the Shanghai Municipal Commission of Commerce for the Group's customer membership stored value cards.

E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate information

Jumbo Group Limited (Registration No. 201503401Z) (the "**Company**" and, together with its subsidiaries, the "**Group**") is incorporated in Singapore with its principal place of business and registered office at 26 Tai Seng Street, #08-01, Singapore 534057. The Company is listed on the Singapore Exchange Securities Trading Limited ("**SGX-ST**").

The principal activity of the Company is that of investment holding.

The principal activities of the Group are:
(a) operation and management of restaurants;
(b) manufacturer of food stuff; and
(c) investment holding.

2. Basis of preparation

The condensed interim consolidated financial statements for the six months and full year ended 30 September 2026 have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the last annual financial statements for the financial year ended 30 September ("FY") 2025.

The accounting policies adopted are consistent with those of the latest audited financial statements for the financial year ended 30 September 2025 which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards set out in Note 2.1.

The condensed interim consolidated financial statements are presented in Singapore dollars which is the Company's functional currency.

2.1 New and amended standards adopted by the Group

The Group has adopted the same accounting policies and methods of computation in the condensed interim financial statements as compared to the most recently audited financial statements for FY2025, as well as applicable new and revised SFRS(I) which became effective for financial years beginning on or after 1 October 2025. The adoption of these new and amended SFRS(I)s and interpretations did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial periods.

2.2 Use of judgements and estimates

In preparing the condensed interim consolidated financial statements, the management has made judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The significant judgements made by the management in applying the Group's accounting policies and key sources of estimation uncertainty were the same as those that applied to the audited consolidated financial statements as at and for FY2025.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in material adjustment to the carrying amounts of assets and liabilities within the next financial period are as follows:

a) Impairment test of intangible assets and goodwill: key assumptions underlying recoverable amounts.
b) Deferred income tax assets are recognised to the extent that realisation of the related tax benefits through future taxable profits is probable.
c) Impairment of property, plant and equipment and right-of-use asset of non-performing outlets.

3. Seasonal operations

The Group's businesses are not affected significantly by seasonal or cyclical factors during the financial period/year.

4. Segment and revenue information

4.1 Disaggregation of revenue

	Group			
	6 months ended 30 September		12 months ended 30 September	
	2026	2025	2026	2025
	$'000	$'000	$'000	$'000
At a point in time:				
Sale of food and beverages	99,399	92,668	204,215	189,649
Franchise income	-	50	50	50
Over time:				
Royalty income	162	232	355	573
Total Revenue	99,561	92,950	204,620	190,272
Geographical information:				
Singapore	86,703	80,993	179,432	165,400
People's Republic of China ("PRC")	9,866	8,696	20,591	18,311
Taiwan	-	1,570	-	3,421
Korea	1,527	1,691	3,132	3,140
Indonesia	1,465	-	1,465	-
	99,561	92,950	204,620	190,272

4.2 A breakdown of sales

	Group		
	12 months ended 30 September		Increase/
	2026	2025	(Decrease)
	$'000	$'000	%
Sales reported for:			
(a) First half of the financial year	105,059	97,322	7.9
(b) Second half of the financial year	99,561	92,950	7.1
	204,620	190,272	7.5
Profit reported for:			
(a) First half of the financial year	6,062	7,616	(20.4)
(b) Second half of the financial year	1,339	119	N.M.
	7,401	7,735	(4.3)

5. Financial assets and financial liabilities

The following table sets out the financial instruments as at 30 September 2026 and 2025:

	Group		Company	
	As at 30 September		As at 30 September	
	2026	2025	2026	2025
	$'000	$'000	$'000	$'000
Financial assets				
Financial assets at amortised cost:				
- Cash and cash equivalents	30,401	37,541	199	2,123
- Trade and other receivables	7,813	8,008	32,053	38,071
- Investments at amortised Cost	3,201	493	2,093	-
- Finance lease receivables	1,848	-	-	-
	43,263	46,042	34,345	40,194
Financial assets measured at FVTPL:				
- Quoted debt investments	5,246	6,927	5,246	5,242
- Quoted equity securities	3,184	692	-	-
	8,430	7,619	5,246	5,242
Financial assets measured at FVTOCI:				
- Unquoted equity investment	260	260	-	-
	260	260	-	-
Financial liabilities at amortised cost				
Trade and other payables	25,020	23,262	359	225
Lease liabilities	53,743	52,891	-	-
Bank borrowings	4,311	7,575	-	1,040
	83,074	83,728	359	1,265

6. Profit before tax

	Group			
	6 months ended 30 September		12 months ended 30 September	
	2026	2025	2026	2025
	$'000	$'000	$'000	$'000
Other income				
Government grants	108	309	648	1,173
Interest income	237	117	354	540
Shared service income received from an associate	84	-	226	-
Management fees received from associates	198	165	385	297
Management fees	96	-	207	-
Fair value gain on other investments	327	101	421	173
Sponsorships	587	249	886	427
Gain on lease termination	533	1,373	533	1,373
Gain on sublease arrangement	337	-	337	-
Gain on waiver of loan from non-controlling interest	73	-	73	-
Writeback of provision for reinstatement	-	283	-	283
Others	576	463	949	697
	3,156	3,060	5,019	4,963
Expenses				
Cleaning services, repairs and maintenance	2,963	2,042	5,409	4,111
Credit card commission	2,053	1,707	4,077	3,442
Donation expenses	376	124	515	161
General supplies	1,831	1,575	3,561	3,128
Professional fees	814	771	1,527	1,844
Transportation fees	513	663	978	1,029
Marketing expenses	1,490	1,383	2,621	2,347
Loss on associates struck off	-	155	-	155
Loss on disposal and write-off of property, plant and equipment	660	1,191	658	1,191
License fees	64	30	117	75
Insurance expenses	82	504	838	833
IT general expenses	843	924	1,449	1,431
Entertainment expenses	46	55	102	150
Foreign exchange (gain)/loss, net	10	98	(27)	121
Other expenses	1,251	1,074	2,311	2,338
	12,996	12,296	24,136	22,356

7. Tax expense

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the condensed consolidated statement of profit or loss are:

	Group	
	30 September	
	2026	2025
	$'000	$'000
Tax expense comprises:		
Current tax expense		
- Current year tax expense	2,352	3,366
- Withholding tax	8	35
- Over provision of current tax expense in respect of prior years	(215)	(12)
Deferred tax expense/(income)		
- Current year tax expense/(income)	263	(234)
- Deferred tax assets over/(under)stated in prior years	-	(404)
	2,408	2,751

8. Net asset value ("NAV")

	Group		Company	
	As at 30 September		As at 30 September	
	2026	2025	2026	2025
NAV attributable to owners of the Company ($'000)	53,693	54,521	43,659	49,595
Number of shares ('000)	601,566	601,214	601,566	601,214
NAV per share (cents)	8.9	9.1	7.3	8.2

9. Financial assets measured at fair value

The Group classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

(a) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
(b) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e as prices) or indirectly (i.e derived from prices) (Level 2); and
(c) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

	Level 1	Level 2	Level 3	Total
	$'000	$'000	$'000	$'000
Group				
30 September 2026				
Financial assets measured at FVTPL:				
- Quoted debt investments	5,246	-	-	5,246
- Quoted equity securities	3,184	-	-	3,184
Financial assets measured at FVTOCI:				
- Unquoted equity investment	-	-	260	260
30 September 2025				
Financial assets measured at FVTPL:				
- Quoted debt investments	6,927	-	-	6,927
- Quoted equity securities	692	-	-	692
Financial assets measured at FVTOCI:				
- Unquoted equity investment	-	-	260	260

10. Other investments

	Group	
	30 September	
	2026	2025
	$'000	$'000
Current		
Investments at amortised cost	3,201	493
Investments at FVTPL:		
- Quoted debt investments	5,246	6,927
- Quoted equity securities	3,184	692
	8,430	7,619
Non-Current		
Unquoted equity investment at FVTOCI	260	260
	260	260
	11,891	8,372

11. Goodwill

Goodwill acquired in a business combination is allocated, at acquisition, to the cash generating units ("CGU") that are expected to benefit from that business combination. The Group tests goodwill annually for impairment, or more frequently if there are indications that goodwill might be impaired.

	Group $'000
Cost:	
At 1 October 2024 / 30 September 2025 and 2026	2,596

The carrying amount of goodwill is allocated to the respective CGUs:

	Group	
	30 September	
	2026	2025
	$'000	$'000
CGUs:		
Ng Ah Sio Bak Kut Teh business in Singapore	782	782
Kok Kee Wanton Noodle Pte Ltd	1,814	1,814
Total	2,596	2,596

The recoverable amount of each CGU is determined from a value in use calculation. Management estimates discount rates using pre-tax rates that reflect current market assessments of the time value of money and the risks specific to the CGU. The revenue growth rates are based on past experience adjusted for industry growth forecasts and expectations of future changes in the market.

Cash flow projections used in the value-in-use calculations were based on the most recent financial budgets approved by the management for the next five years.

For FY2026, the management has assessed goodwill for impairment and determined that no impairment loss was required (FY2025: NIL).

12. Intangible assets

Group	Franchise rights $'000	Trademark $'000	Total $'000
Cost:			
At 1 October 2024	217	857	1,074
Addition	-	170	170
Exchange differences	10	-	10
At 30 September 2025	227	1,027	1,254
Addition	12	37	49
Exchange differences	(21)	-	(21)
At 30 September 2026	218	1,064	1,282
Amortisation:			
At 1 October 2024	106	95	201
Amortisation for the year	14	101	115
Exchange differences	7	-	7
At 30 September 2025	127	196	323
Amortisation for the year	-	111	111
Exchange differences	(9)	-	(9)
At 30 September 2026	118	307	425
Impairment:			
At 1 October 2024	-	-	-
Impairment for the year	100	-	100
Exchange differences	-	-	-
At 30 September 2025 and 2026	100	-	100
Carrying amount:			
At 30 September 2026	-	757	757
At 30 September 2025	-	831	831

13. Investment properties

Following the relocation of the Group's central kitchen operations to Tai Seng in July 2026, the leasehold properties formerly occupied by the central kitchen are being marketed for lease or sale. Accordingly, the properties were reclassified from property, plant and equipment to investment properties in accordance with SFRS(I) 1-40 Investment Property and continue to be measured at cost less accumulated depreciation and impairment losses, if any.

14. Finance lease receivables

During the financial year, the Group subleased a portion of its outlet premises to an associated company. As the sublease is classified as a finance lease under SFRS(I) 16 *Leases*, the Group recognised a finance lease receivable in relation to the sublease.

15. Deferred tax assets

Deferred tax assets are recognised to the extent that realisation of the related tax benefits through future taxable profits is probable.

16. Provision for reinstatement costs

	Group	
	30 September	
	2026	2025
	$'000	$'000
Balance at beginning of year	4,697	3,710
Additions during the year	2,029	1,385
Amount paid and utilised	(71)	(105)
Write-back during the year	-	(283)
Exchange differences	29	(10)
Balance at end of year	6,684	4,697

17. Lease liabilities

	Group	
	30 September	
	2026	2025
	$'000	$'000
Maturity analysis:		
Year 1	14,207	11,448
Year 2	11,292	9,900
Year 3	8,365	7,519
Year 4	4,975	5,473
Year 5	4,726	4,762
Year 6 onwards	19,258	24,376
	62,823	63,478
Less: Future interest costs	(9,080)	(10,587)
	53,743	52,891
Analysed as:		
Current	11,961	9,357
Non-current	41,782	43,534
	53,743	52,891

18. Bank borrowings

	Group		Company	
	30 September		30 September	
	2026	2025	2026	2025
	$'000	$'000	$'000	$'000
Fixed rate bank loans, secured	3,986	4,112	-	-
Fixed rate bank loans, unsecured	325	3,463	-	1,040
	4,311	7,575	-	1,040
Presented as:				
Current	454	3,264	-	1,040
Non-current	3,857	4,311	-	-
	4,311	7,575	-	1,040

As at 30 September 2026, the Group's secured borrowing which amounted to $3,986,000 (30 September 2025 – $4,112,000) is secured by a charge on the freehold property of a subsidiary located at 208 Rangoon Road, Hong Building, Singapore 218453 and bore fixed interest rate of 3.45% (30 September 2025 - 3.45%) per annum.

The Group's and the Company's unsecured bank borrowings amounted to $325,000 (30 September 2025 – $3,463,000) and NIL (30 September 2025 – $1,040,000), respectively, and bore fixed interest rate at 2% (30 September 2025 – 2% and 3.14%) per annum for a tenure of 5 years.

19. Share capital

	Group and Company			
	30 September			
	2026	2025	2026	2025
	Number of shares		$'000	$'000
Issued and paid-up:				
At the beginning and end of the year	613,682,743	613,682,743	41,642	41,642

There were no outstanding convertibles and subsidiary holdings held by the Company as at 30 September 2026 and 30 September 2025.

20. Treasury shares

	Number of ordinary shares	Amount $'000
At 1 October 2024	11,166,000	2,994
On-market repurchase during the year	1,455,600	383
Treasury shares transferred on vesting of performance share grant	(152,500)	(41)
At 30 September 2025	12,469,100	3,336
Treasury shares transferred on vesting of performance share grant	(352,010)	(94)
At 30 September 2026	12,117,090	3,242

During FY2026, the Company reissued 352,010 (FY2025: 152,500) treasury shares pursuant to the vesting of the awards granted pursuant to its performance share plan at a weighted average share price of approximately $0.27 (FY2025: $0.27) each.

The number of shares held as treasury shares by the Company as at 30 September 2026 and 30 September 2025 were 12,117,090 and 12,469,100 respectively, representing 2.01% and 2.07% of the total number of issued shares excluding treasury shares that are listed as at the respective dates.

	Group and Company	
	As at 30 September	
	2026	2025
Total number of issued shares excluding treasury shares	601,565,653	601,213,643

21. Earnings per share

Basic earnings per share are calculated by dividing the Group's profit for the year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year.

Diluted earnings per share are calculated by dividing the Group's profit for the year attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

	Group			
	6 months ended 30 September		12 months ended 30 September	
	2026	2025	2026	2025
	$'000	$'000	$'000	$'000
Profit attributable to owners of the Company ($'000)	1,249	719	7,417	8,659
Weighted average number of ordinary shares ('000)	601,534	601,209	601,421	601,671
(a) Earnings per share – Basic (cents)	0.2	0.1	1.2	1.4
Adjusted weighted average number of ordinary shares ('000)	602,080	601,581	601,913	601,858
(b) Earnings per share – Fully diluted basis (cents)	0.2	0.1	1.2	1.4

The weighted average number of shares used for the calculation of earnings per share for the comparatives have been adjusted for the weighted average effect of changes in treasury shares transactions during the financial period/year.

22. Subsequent events

There are no known subsequent events after the financial period which have led to adjustments to this set of condensed interim financial statements.

F. OTHER INFORMATION REQUIRED BY APPENDIX 7C OF THE CATALIST RULES

1. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The condensed interim consolidated statement of financial position of the Group as at 30 September 2026 and the related condensed interim consolidated profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the financial year ended 30 September 2026 ("FY2026") and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Revenue

The Group's revenue increased by 7.1%, or $6.6 million, from $93.0 million for the six months ended 30 September 2025 ("2H2025") to $99.6 million for the six months ended 30 September 2026 ("2H2026"). On a full-year basis, revenue increased by 7.5%, or $14.3 million, from $190.3 million in FY2025 to $204.6 million in FY2026. The increase was supported by higher revenue from the Group's Singapore and PRC operations, together with revenue contribution from a new market, Indonesia, and partially offset by the absence of revenue contribution from Taiwan.

Revenue from the Group's Singapore operations increased by 8.5%, or $14.0 million, from $165.4 million in FY2025 to $179.4 million in FY2026. The increase was driven by contributions from new outlets opened in FY2026 and the full-year contribution of two outlets opened towards the end of FY2025.

Revenue from the People's Republic of China ("PRC") increased by 12.5%, or $2.3 million, from $18.3 million in FY2025 to $20.6 million in FY2026, reflecting improved performance across the Group's PRC operations. Revenue from Indonesia amounted to $1.5 million in FY2026 following the commencement of operations of a new outlet in Jakarta during the year. These increases were partially offset by the absence of revenue contribution from Taiwan following the cessation of the Group's Taiwan operations.

Cost of sales

Cost of sales, which comprised raw materials and consumables, increased by 4.1%, or $1.4 million, from $32.6 million in 2H2025 to $34.0 million in 2H2026. For FY2026, cost of sales increased by 5.5%, or $3.7 million, from $66.2 million in FY2025 to $69.9 million, broadly in line with the increase in revenue.

Gross profit

Gross profit increased by 8.7%, or $5.3 million, from $60.3 million in 2H2025 to $65.6 million in 2H2026. Gross profit margin improved from 64.9% in 2H2025 to 65.9% in 2H2026. For FY2026, gross profit increased by 8.6%, or $10.7 million, from $124.0 million in FY2025 to $134.7 million. Gross profit margin improved from 65.2% to 65.8%. The improvement in gross profit margin was mainly attributable to the contribution from newer outlets, including outlets opened towards the end of FY2025, which achieved higher gross profit margins.

Other income

Other income increased by 3.1%, or $0.1 million, from $3.1 million in 2H2025 to $3.2 million in 2H2026. For FY2026, other income increased by 1.1%, or $0.1 million, from $4.9 million in FY2025 to $5.0 million. Increase was mainly attributable to higher sponsorship income and fair value gains on other investments, together with gains from the sublease arrangement and waiver of loan, partially offset by lower government grants and the absence of a write-back of provision for reinstatement costs.

Employee benefits expenses

Employee benefits expenses increased by 8.6%, or $2.8 million, from $32.5 million in 2H2025 to $35.3 million in 2H2026. For FY2026, employee benefits expenses increased by 11.3%, or $7.2 million, from $63.6 million in FY2025 to $70.8 million. The increases were mainly due to the increase in manpower headcount required to support the Group's new business operations, as well as corresponding annual salary adjustments and bonuses.

Operating lease expenses

Operating lease expenses increased by 19.5%, or $0.6 million, from $3.1 million in 2H2025 to $3.7 million in 2H2026. For FY2026, operating lease expenses increased by 19.3%, or $1.0 million, from $5.6 million in FY2025 to $6.6 million, mainly because one outlet was renewed on a shorter one-year lease term which is accounted for as fixed rental expense instead of right-of-use depreciation and interest.

Utilities

Utilities expenses increased by 23.8%, or $0.6 million, from $2.6 million in 2H2025 to $3.2 million in 2H2026. For FY2026, utilities expenses increased by 22.6%, or $1.1 million, from $5.1 million in FY2025 to $6.2 million. The increase was mainly attributable to the addition of new outlets in Singapore and higher utilities usage from the Group's new office, central kitchen and retail premises.

Depreciation and amortisation

Depreciation expenses for property, plant and equipment ("PP&E") remained relatively stable at $3.1 million in 2H2026 and 2H2025. Depreciation expenses for PP&E also remained relatively stable at $6.3 million in FY2026 and FY2025.

Depreciation expenses for right-of-use ("ROU") assets decreased by 7.8%, or $0.5 million, from $6.5 million in 2H2025 to $6.0 million in 2H2026. For FY2026, ROU depreciation decreased by 5.2%, or $0.7 million, from $13.4 million in FY2025 to $12.7 million, mainly due to certain lease-related ROU assets reaching the end of their depreciation period, partially offset by depreciation arising from new and renewed leases.

Interest expense

Interest expense remained relatively stable at $1.4 million in 2H2026 and 2H2025. For FY2026, interest expense increased by 12.4%, or $0.3 million, from $2.4 million in FY2025 to $2.7 million. The increase was mainly due to higher lease interest expense, partially offset by lower interest expense on bank borrowings following loan repayments.

Other operating expenses

Other operating expenses, which include cleaning services, repairs and maintenance, credit card and delivery service commissions, general supplies, professional fees and marketing expenses, increased by 5.7%, or $0.7 million, from $12.3 million in 2H2025 to $13.0 million in 2H2026. For FY2026, other operating expenses increased by 8.0%, or $1.7 million, from $22.4 million in FY2025 to $24.1 million. The increase was mainly due to higher cleaning, repairs and maintenance costs, higher credit card and delivery service commissions and an increase in donations, partially offset by lower professional fees and a lower loss on disposal and write-off of PP&E.

Share of results of associates

Share of results of associates increased from a loss of $0.2 million in 2H2025 to a gain of $0.1 million in 2H2026, mainly due to improvement in contribution from an associate in Singapore. Share of results of associates decreased by $0.3 million, from a gain of $0.4 million in FY2025 to a gain of $0.1 million in FY2026, mainly due to lower contributions from the Group's associated companies during the year.

Tax expense

Tax expense remained relatively stable at $1.4 million in 2H2025 and 2H2026. Income tax expense decreased by 12.5%, or $0.4 million, from $2.8 million in FY2025 to $2.4 million in FY2026, notwithstanding the increase in revenue. The decrease was mainly attributable to the recognition of deferred tax benefits and differences in the mix of taxable profits across the Group's operations.

Profit attributable to owners of the Company

Profit attributable to the owners of the Company was $1.2 million for 2H2026, compared to $0.7 million in 2H2025. For FY2026, profit attributable to owners of the Company decreased by 14.3%, or $1.3 million, from $8.7 million in FY2025 to $7.4 million.

2.2. Review of the financial position of the Group

Current assets

The Group's current assets decreased by $5.0 million to $55.1 million as at 30 September 2026, largely due to:

i. a decrease in cash and bank balances of $7.1 million;
ii. a decrease in trade and other receivables of $1.6 million, mainly due to a decrease in prepayments for capital expenditure as renovation works have been completed; and partially offset by
iii. an increase in other investments of $3.5 million, mainly due to increased investments in quoted securities; and
iv. the recognition of current finance lease receivables of $0.3 million due to subleasing arrangements.

Non-current assets

The Group's non-current assets increased by $5.5 million to $92.6 million as at 30 September 2026, largely due to:

i. the recognition of investment properties of $9.1 million following the reclassification of certain properties from PP&E;
ii. the recognition of non-current finance lease receivables of $1.6 million, arising from lease arrangements entered into during the financial year; partially offset by
iii. a decrease in PP&E of $3.7 million, mainly due to the reclassification of certain properties to investment properties;
iv. a decrease in ROU assets of $1.1 million; and
v. a decrease in investments in associates of $0.2 million.

Current liabilities

The Group's current liabilities increased by $2.9 million to $48.7 million as at 30 September 2026 mainly due to:

i. an increase in lease liabilities of $2.6 million primarily due to renewal of expiring leases and a lease of a new outlet;
ii. an increase in trade and other payables of $2.2 million, mainly due to an increase in other payables of $1.8 million and accrued operating expenses of $0.5 million, partially offset by a decrease in accrued capital expenditures of $0.7 million;
iii. an increase in provision for reinstatement costs of $2.0 million from the new outlets and the Group's expanded operating premises; partially offset by
iv. a decrease in bank borrowings of $2.8 million due to repayment of bank loans; and
v. a decrease in income tax payable of $1.1 million, mainly due to higher tax deductions from capital allowances on increased capital expenditure, and from donations which qualify for a 2.5 times tax deduction.

Non-current liabilities

The Group's non-current liabilities decreased by $2.0 million to $46.3 million as at 30 September 2026 mainly due to:

i. a decrease in lease liabilities of $1.8 million;
ii. a decrease in bank borrowings of $0.5 million; and partially offset by
iii. an increase in deferred tax liabilities of $0.2 million.

2.3. Review of the cash flow statement of the Group

The Group generated net cash from operating activities before movements in working capital of $31.0 million in FY2026. Cash generated from operations amounted to $33.9 million, after considering an increase in inventories of $0.1 million, a decrease in trade and other receivables of less than $0.1 million, and an increase in trade and other payables of $2.9 million. Including interest income received of $0.4 million, offset by interest paid of $2.7 million and income tax paid of $3.2 million, net cash generated from operating activities amounted to $28.3 million in FY2026.

Net cash used in investing activities for FY2026 amounted to $12.9 million, mainly due to:

i. acquisition of PP&E of $9.8 million, mainly due to the additional PP&E items invested in connection with the new outlets and the Group's expanded operations premises;
ii. acquisitions of other investments of $7.2 million; and partially offset by
iii. proceeds from disposal of other investments of $4.2 million.

Net cash used in financing activities for FY2026 amounted to $22.6 million, mainly due to repayment of lease obligations of $11.8 million, dividends paid to owners of the Company and non-controlling interests of $7.6 million, and repayment of bank borrowings of $3.3 million.

As a result, cash and cash equivalents decreased by $7.2 million during the financial year to $29.7 million as at 30 September 2026.

3. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

Not applicable.

4. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months

The operating environment for the food and beverage ("F&B") industry is expected to remain challenging, amid cautious consumer sentiment, persistent cost pressures and macroeconomic uncertainties. The Group will focus on pursuing growth, strengthening its core operations and raising productivity, while maintaining prudent cost and cash flow management.

In Singapore, JUMBO will optimise the performance of its existing outlets by deepening customer engagement and refining its offerings to cater to evolving consumer preferences. With its central kitchen and headquarters now consolidated at the new premises in Tai Seng, the Group is integrating production, logistics, training and support functions to improve operational efficiency and scalability. The Group is also widening its brand portfolio through a joint venture with Laoxiangji Holdings to bring the Lausanjee (老乡鸡), Chinese-style quick-service restaurant brand to Singapore.

In the PRC, the operating environment is expected to remain competitive. The Group will work to optimise the performance of its existing outlets through targeted marketing initiatives, menu and product adjustments, and disciplined cost management. Moving forward, the Group will consolidate its efforts in the PRC, with expansion focused primarily in Shanghai, where it seeks to deepen its market presence through selective opportunities and a measured approach to growth.

Across its markets, the Group will be disciplined in pursuing expansion opportunities and keep investing in its people, systems and infrastructure. Its priorities are to strengthen operating resilience, improve productivity and position its brands for sustainable growth.

Barring any unforeseen circumstances, the Group remains cautiously optimistic about its performance over the next 12 months and is committed to delivering sustainable growth and long-term value to its stakeholders.

5. Dividend information

5.1 Whether an interim (final) ordinary dividend has been declared (recommended)

Yes

5.2 Amount per share and corresponding period of the immediate preceding financial year

(i) Amount per share

Name of dividend	Final	Special
Dividend type	Cash	Cash
Dividend amount per ordinary share	0.15 cent	0.50 cent
Tax rate	Tax-exempt (one-tier)	Tax-exempt (one-tier)

(ii) Previous corresponding period

Name of dividend	Final	Special
Dividend type	Cash	Cash
Dividend amount per ordinary share	0.25 cent	0.50 cent
Tax rate	Tax-exempt (one-tier)	Tax-exempt (one-tier)

5.3 Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived

Tax-exempt (one-tier)

5.4 The date the dividend is payable

Subject to shareholders' approval of the Final and Special dividend at the forthcoming annual general meeting ("AGM"), the date payable is to be advised.

5.5 If no dividend has been declared/recommended, a statement to the effect and the reason(s) for the decision

Not applicable as the Company has recommended the Final and Special dividend for FY2026.

6. A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follows:

	FY2026 $'000	FY2025 $'000
Ordinary – Interim dividend	3,008	3,004
Ordinary – Final dividend*	902	1,503
Special dividend*	3,008	3,008
Total	6,918	7,515

* The Final and Special dividend in respect of FY2026 is recommended by the board of directors of the Company and is subject to the approval of the Company's shareholders at the AGM.

7. Interested person transactions

The Group has not obtained a general mandate from shareholders for interested person transactions. There are no interested person transactions of $100,000 or more in FY2026.

8. Disclosure pursuant to Rule 706A

Save as disclosed below, there was no acquisition and/or sale of shares by the Company in 2H2026 which requires disclosure pursuant to Rule 706A of the Catalist Rules.

Dissolution of subsidiary

In 2H2026, the Group liquidated the following subsidiary:

Name of company	Date of liquidation	Paid-up share capital	Principal activities	Place of incorporation and principal place of business	Proportion of ownership
JLL F&B Services Pte. Ltd.	30 June 2026	SGD 10,000	Operation and management of restaurant	Singapore	60%

The aforementioned transaction is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for FY2026.

Incorporation of new associates

In 2H2026, the Group incorporated the following associates:

Name of company	Date of incorporation	Paid-up share capital	Principal activities	Place of incorporation and principal place of business	Proportion of ownership
Associate held by Jumbo Group of Restaurants Pte Ltd					
26TS Property LLP	20 July 2026	SGD 10	Real estate developers	Singapore	30%
Associate held by Jumbo F&B Services Pte Ltd					
JLXJ Devco Pte Ltd	5 August 2026	SGD 100	Operation and management of restaurants	Singapore	49%
Ng Ah Sio Bak Kut Teh (China) Pte Ltd	10 September 2026	SGD 200,000	Operation and management of restaurants	Singapore	20%

The aforementioned transactions are not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for FY2026.

9. Confirmation that the issuer has procured undertaking from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1)

The Company has procured the undertakings from all its directors and executive officers as required under Rule 720(1) of the Catalist Rules.

10. Negative confirmation by the board pursuant to Rule 705(5)

Not required for full year financial results.

11. Disclosure of persons occupying managerial positions in the Company or any of its principal subsidiaries who are related to a director, CEO or substantial shareholder

Name	Age	Family relationship with any director and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Mr. Ang Kiam Lian	54	Brother of Mr. Ang Kiam Meng and Mrs. Christina Kong Chwee Huan	Year 2017: Chief Executive Officer (China) Responsible for PRC business operations.	No change
Mdm. Wendy Ang Chui Yong	57	Sister of Mr. Ang Kiam Meng and Mrs. Christina Kong Chwee Huan	Year 2017: Chief Quality Assurance Officer Responsible for quality assurance and central kitchen operations.	No change
Mdm. Tan Yong Chuan Jacqueline	64	Wife of Mr. Ang Kiam Meng	Year 2024: Chief Procurement Officer Responsible for procurement and supply chain management	No change

BY ORDER OF THE BOARD

Ang Kiam Meng
Executive Chairman and Group CEO
24 November 2026