



PARKSON RETAIL ASIA LIMITED

(Co. Reg. No. 201107706H)
(Incorporated in the Republic of Singapore)

**Unaudited Condensed Interim Financial Statements for the
Third Quarter and Nine Months ended 30 September 2025**

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Parkson Retail Asia Limited
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A. Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Note	Group					
		Quarter ended			Period ended		
		30.09.2025	30.09.2024	+/(-)	30.09.2025	30.09.2024	+/(-)
		S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue	5	43,556	45,729	(4.8)	152,974	156,358	(2.2)
Other items of income							
- Finance income		674	830	(18.8)	2,924	2,837	3.1
- Other income		926	564	64.2	3,140	1,942	61.7
Items of expense							
- Changes in merchandise inventories and consumables		(15,076)	(16,156)	(6.7)	(47,458)	(49,406)	(3.9)
- Employee related expense		(9,687)	(8,823)	9.8	(29,671)	(27,455)	8.1
- Depreciation of right-of-use assets		(9,669)	(9,151)	5.7	(28,800)	(26,657)	8.0
- Depreciation of property, plant and equipment		(1,430)	(1,535)	(6.8)	(4,646)	(4,539)	2.4
- Promotional and advertising expense		(270)	(245)	10.2	(894)	(874)	2.3
- Operating lease expenses		(1,500)	(810)	85.2	(3,420)	(3,108)	10.0
- Interest expense on lease liabilities		(2,580)	(2,961)	(12.9)	(7,996)	(8,756)	(8.7)
- Finance costs		(81)	(65)	24.6	(250)	(174)	43.7
- Other expenses		(4,449)	(4,728)	(5.9)	(15,118)	(14,252)	6.1
Total expenses		(44,742)	(44,474)	0.6	(138,253)	(135,221)	2.2
Profit before tax	7	414	2,649	(84.4)	20,785	25,916	(19.8)
Income tax expense	8	(419)	(1,126)	(62.8)	(6,021)	(7,578)	(20.5)
(Loss)/profit for the period, net of tax		(5)	1,523	>(100)	14,764	18,338	(19.5)
Other comprehensive income/(loss)							
- Foreign currency translation		320	5,451	(94.1)	(656)	2,784	>(100)
Total comprehensive income		315	6,974	(95.5)	14,108	21,122	(33.2)
(Loss)/profit attributable to:							
Owners of the Company		(4)	1,524	>(100)	14,582	18,341	(20.5)
Non-controlling interests		(1)	(1)	-	182	(3)	>100
		(5)	1,523	>(100)	14,764	18,338	(19.5)
Total comprehensive (loss)/income attributable to:							
Owners of the Company		317	6,983	(95.5)	13,926	21,129	(34.1)
Non-controlling interests		(2)	(9)	(77.8)	182	(7)	>100
		315	6,974	(95.5)	14,108	21,122	(33.2)
(Loss)/earnings per share for (loss)/profit attributable to owners of the Company							
Basic and diluted (cent)		-	0.23	>(100)	2.16	2.72	(20.6)

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B. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30.09.2025	31.12.2024	30.09.2025	31.12.2024
		S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets					
Property, plant and equipment	10	19,074	20,813	-	-
Right-of-use assets	11	112,737	128,567	-	-
Investment in subsidiaries		-	-	118,170	117,580
Deferred tax assets		6,823	6,789	-	-
Other receivables	12	3,988	4,889	-	-
Prepayments		3	-	-	-
Intangible assets		58	58	-	-
Investment security	13	263	262	-	-
		142,946	161,378	118,170	117,580
Current assets					
Inventories		26,612	29,460	-	-
Trade and other receivables		7,628	8,197	4,482	4,165
Prepayments		734	457	-	-
Tax recoverable		357	50	-	-
Cash and short-term deposits	14	86,399	124,897	1,057	22
		121,730	163,061	5,539	4,187
Total assets		264,676	324,439	123,709	121,767
Current liabilities					
Trade and other payables		76,619	102,647	22,817	22,519
Other liabilities		10,992	14,367	248	247
Contract liabilities		5,865	6,439	-	-
Provisions		1,733	1,691	-	-
Tax payables		114	872	-	-
Loans and borrowings	15	1,787	1,854	-	-
Lease liabilities		34,172	36,069	-	-
		131,282	163,939	23,065	22,766
Net current liabilities		(9,552)	(878)	(17,526)	(18,579)
Non-current liabilities					
Other payables		295	348	-	-
Provisions		5,583	5,613	-	-
Lease liabilities		101,723	115,902	-	-
		107,601	121,863	-	-
Total liabilities		238,883	285,802	23,065	22,766
Net assets		25,793	38,637	100,644	99,001
Equity attributable to owners of the Company					
Share capital	16	231,676	231,676	231,676	231,676
Treasury shares	16	(549)	(549)	(549)	(549)
Other reserves		(157,372)	(156,716)	(54,421)	(54,742)
Accumulated losses		(48,043)	(35,673)	(76,062)	(77,384)
		25,712	38,738	100,644	99,001
Non-controlling interests		81	(101)	-	-
Total equity		25,793	38,637	100,644	99,001

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C. Condensed Interim Statements of Changes in Equity

	Attributable to owners of the Company					Non-controlling interests	Equity, total
	Share capital (Note 16)	Treasury shares (Note 16)	Other reserves (Note A)	Accumulated losses	Equity attributable to owners of the Company, total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Group</u>							
At 01.01.2025	231,676	(549)	(156,716)	(35,673)	38,738	(101)	38,637
Profit for the period	-	-	-	14,582	14,582	182	14,764
Foreign currency translation	-	-	(656)	-	(656)	-	(656)
Total comprehensive (loss)/income for the period	-	-	(656)	14,582	13,926	182	14,108
Dividends	-	-	-	(26,952)	(26,952)	-	(26,952)
At 30.09.2025	231,676	(549)	(157,372)	(48,043)	25,712	81	25,793
At 01.01.2024	231,676	(549)	(160,595)	(59,796)	10,736	(91)	10,645
Profit/(loss) for the period	-	-	-	18,341	18,341	(3)	18,338
Foreign currency translation	-	-	2,507	281	2,788	(4)	2,784
Total comprehensive income/(loss) for the period	-	-	2,507	18,622	21,129	(7)	21,122
At 30.09.2024	231,676	(549)	(158,088)	(41,174)	31,865	(98)	31,767

	Share capital (Note 16)	Treasury shares (Note 16)	Other reserves (Note A)	Accumulated losses	Equity, total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<u>Company</u>					
At 01.01.2025	231,676	(549)	(54,742)	(77,384)	99,001
Profit for the period	-	-	-	28,274	28,274
Foreign currency translation	-	-	321	-	321
Total comprehensive income for the period	-	-	321	28,274	28,595
Dividends	-	-	-	(26,952)	(26,952)
At 30.09.2025	231,676	(549)	(54,421)	(76,062)	100,644
At 01.01.2024	231,676	(549)	(60,396)	(82,580)	88,151
Loss for the period	-	-	-	(503)	(503)
Foreign currency translation	-	-	7,360	-	7,360
Total comprehensive income/(loss) for the period	-	-	7,360	(503)	6,857
At 30.09.2024	231,676	(549)	(53,036)	(83,083)	95,008

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C. Condensed Interim Statements of Changes in Equity (Cont'd)

Note A: Other reserves

	Group		Company	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Foreign currency translation reserve	(39,888)	(40,539)	(54,421)	(53,036)
Capital contribution from ultimate holding company	8,833	8,833	-	-
Merger reserve	(123,753)	(123,753)	-	-
Others	(2,564)	(2,629)	-	-
	(157,372)	(158,088)	(54,421)	(53,036)

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D. Condensed Interim Consolidated Statement of Cash Flows

	Group			
	Quarter ended		Period ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Operating activities</u>				
Profit before tax	414	2,649	20,785	25,916
Adjustments for:				
- Depreciation of property, plant and equipment ("PPE")	1,430	1,535	4,646	4,539
- Reversal of impairment of PPE	(101)	-	(83)	-
- PPE written off	234	12	235	21
- Loss/(gain) on disposal of PPE	22	-	22	(14)
- Depreciation of right-of-use assets	9,669	9,151	28,800	26,657
- Write-back of expected credit loss on trade and other receivables	(1)	(3)	(3)	(3)
- Amortisation of deferred lease income	(2)	-	(8)	-
- Allowance for inventory shrinkages	298	300	377	373
- Unrealised currency exchange gain	-	(3)	-	(3)
- Gain on deconsolidation of a subsidiary	-	-	(685)	-
- Interest expense on lease liabilities	2,580	2,961	7,996	8,756
- Finance costs	81	65	250	174
- Finance income	(674)	(830)	(2,924)	(2,837)
Operating cash flows before changes in working capital	13,950	15,837	59,408	63,579
Changes in working capital:				
- Inventories	(659)	(955)	2,585	(1,483)
- Receivables and prepayments	2,841	439	811	3,970
- Payables and other liabilities	6,668	(6,293)	(30,192)	(31,161)
Cash generated from operations	22,800	9,028	32,612	34,905
Interest received	624	790	2,772	2,720
Interest paid	(13)	(17)	(51)	(36)
Income tax paid	(2,500)	(3,152)	(7,081)	(8,140)
Net cash generated from operating activities	20,911	6,649	28,252	29,449
<u>Investing activities</u>				
Proceeds from disposal of PPE	22	2	22	26
Purchase of PPE	(1,305)	(1,974)	(3,269)	(4,197)
Proceeds from net investments in sublease	88	21	262	128
Net cash used in investing activities	(1,195)	(1,951)	(2,985)	(4,043)
<u>Financing activities</u>				
Dividends paid on ordinary shares	-	-	(26,952)	-
Interest paid	(2,579)	(2,962)	(7,996)	(8,757)
Proceeds from bank borrowings	682	1,483	2,273	2,271
Repayment of bank borrowings	(437)	(687)	(2,653)	(2,553)
Repayment to related companies	-	-	-	(302)
Payment of principal portion of lease liabilities	(9,757)	(8,720)	(29,133)	(25,216)
Increase/(decrease) in bank overdraft	38	(124)	151	(17)
Net cash used in financing activities	(12,053)	(11,010)	(64,310)	(34,574)
Net increase/(decrease) in cash and cash equivalents	7,663	(6,312)	(39,043)	(9,168)
Cash and cash equivalents at beginning of the quarter/period	67,236	89,678	115,059	92,585
Effects of currency translation on cash and cash equivalents	1,255	7,185	138	7,134
Cash and cash equivalents at end of the quarter/period (Note 14)	76,154	90,551	76,154	90,551

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E. Notes to the Condensed Interim Consolidated Financial Statements

1. Corporate information

Parkson Retail Asia Limited (the “**Company**”) is a public listed company incorporated in Singapore and is listed on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

These condensed interim consolidated financial statements as at and for the nine months ended 30 September 2025 comprise the financial statements of the Company and its subsidiaries (collectively, the “**Group**”).

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are:

- a. Operation of retail stores (department stores, trading of apparels and consumer products); and
- b. Investment holding and others.

2. Going concern basis

The management continues to review the appropriateness of the going concern and the Directors of the Company are of the view that it is appropriate to prepare the Group’s financial statements on a going concern on the following bases:

- i. the Group is able to generate sufficient cash flows from its operations to pay its liabilities as and when they fall due;
- ii. the management manages cashflow of the subsidiaries on overall Group basis, where necessary;
- iii. there are no changes in the credit terms granted by suppliers and the Group intends to adhere to the average trade payable turnover days consistent with prior years; and
- iv. the Group has cash and short-term deposits of S\$86,399,000 as at 30 September 2025.

3. Basis of preparation

The condensed interim financial statements for the nine months ended 30 September 2025 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 year ended 31 December 2024.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with SFRS(I)s, except for the adoption of new and amended standards as set out in Note 3.1.

The financial statements are presented in Singapore Dollar (“S\$”), rounded to the nearest thousand (“S\$’000”), unless otherwise stated.

3. Basis of preparation (cont'd)

3.1. New and amended standards adopted by the Group

The Group has considered the following standard that have been issued and effective for annual periods beginning on or after 1 January 2025, where applicable:

Amendments to SFRS(I):
SFRS(I) 1-21, SFRS(I) 1 *Lack of Exchangeability*

The adoption of the standard above will have no material impact on the financial statements for the current financial year.

3.2. Use of judgements and estimates

In preparing the condensed interim financial statements, 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 management in applying the Group's accounting policies and key sources of estimation uncertainty were the same as those that applied to the consolidated financial statements as at and for the financial year ended 31 December 2024.

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.

4. Seasonal operations

The Group's retail operations generally performed better with higher sales generated during festive and holiday seasons.

5. Segment and revenue information

The Group has two operating segments, the operation and management of (i) retail stores; and (ii) investment holding and others.

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5. Segment and revenue information (cont'd)

5.1. Reportable segments

<u>Quarter ended 30 September 2025</u>	Retail stores Malaysia S\$'000	Investment holding and others S\$'000	Total S\$'000
Revenue:			
Sales to external customers	42,857	699	43,556
Segment results:			
Depreciation of:			
- Right-of-use assets	(9,590)	(79)	(9,669)
- Property, plant and equipment	(1,428)	(2)	(1,430)
Reversal of impairment on:			
- Property, plant and equipment	101	-	101
Operating lease expenses	(1,483)	(17)	(1,500)
Finance income	663	11	674
Interest and finance costs	(2,650)	(11)	(2,661)
Income tax expense	(419)	-	(419)
Segment profit/(loss)	1,018	(1,023)	(5)
Other segment information:			
Additions to non-current assets	1,370	29	1,399
Segment assets	252,493	3,975	256,468
Segment liabilities	231,413	7,250	238,663

<u>Quarter ended 30 September 2024</u>	Retail stores Malaysia S\$'000	Investment holding and others S\$'000	Total S\$'000
Revenue:			
Sales to external customers	44,996	733	45,729
Segment results:			
Depreciation of:			
- Right-of-use assets	(9,104)	(47)	(9,151)
- Property, plant and equipment	(1,532)	(3)	(1,535)
Operating lease expenses	(803)	(7)	(810)
Finance income	830	-	830
Interest and finance costs	(3,021)	(5)	(3,026)
Income tax expense	(1,126)	-	(1,126)
Segment profit/(loss)	2,455	(932)	1,523
Other segment information:			
Additions to non-current assets	1,539	8	1,547
Segment assets	285,826	3,646	289,472
Segment liabilities	254,298	8,609	262,907

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5. Segment and revenue information (cont'd)

5.1. Reportable segments (cont'd)

<u>Period ended 30 September 2025</u>	Retail stores Malaysia S\$'000	Investment holding and others S\$'000	Total S\$'000
Revenue:			
Sales to external customers	150,889	2,085	152,974
Segment results:			
Depreciation of:			
- Right-of-use assets	(28,601)	(199)	(28,800)
- Property, plant and equipment	(4,640)	(6)	(4,646)
Reversal of impairment/(impairment) on:			
- Property, plant and equipment	101	(18)	83
Operating lease expenses	(3,353)	(67)	(3,420)
Finance income	2,758	166	2,924
Interest and finance costs	(8,216)	(30)	(8,246)
Gain on deconsolidation of a subsidiary	-	685	685
Income tax expense	(6,021)	-	(6,021)
Segment profit/(loss)	17,633	(2,869)	14,764
Other segment information:			
Additions to non-current assets	3,224	29	3,253
Segment assets	252,493	3,975	256,468
Segment liabilities	231,413	7,250	238,663

<u>Period ended 30 September 2024</u>	Retail stores Malaysia S\$'000	Investment holding and others S\$'000	Total S\$'000
Revenue:			
Sales to external customers	154,396	1,962	156,358
Segment results:			
Depreciation of:			
- Right-of-use assets	(26,519)	(138)	(26,657)
- Property, plant and equipment	(4,534)	(5)	(4,539)
Operating lease expenses	(3,094)	(14)	(3,108)
Finance income	2,836	1	2,837
Interest and finance costs	(8,895)	(35)	(8,930)
Income tax expense	(7,578)	-	(7,578)
Segment profit/(loss)	22,824	(4,486)	18,338
Other segment information:			
Additions to non-current assets	4,739	42	4,781
Segment assets	285,826	3,646	289,472
Segment liabilities	254,298	8,609	262,907

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5. Segment and revenue information (cont'd)

5.2. Disaggregation of revenue

Quarter ended	30.09.2025	30.09.2024
	S\$'000	S\$'000
Sale of goods - direct sales	19,970	21,611
Commissions from concessionaire sales	22,491	22,932
Food and beverage	699	733
Others	94	93
Revenue from contracts with customers	43,254	45,369
Rental income	302	360
Total revenue	43,556	45,729
Timing of transfer of goods or services		
Total revenue from contracts with customers		
- at point in time	43,254	45,369

Period ended	30.09.2025	30.09.2024
	S\$'000	S\$'000
Sale of goods - direct sales	65,080	68,408
Commissions from concessionaire sales	84,456	84,567
Food and beverage	2,085	1,962
Others	336	340
Revenue from contracts with customers	151,957	155,277
Rental income	1,017	1,081
Total revenue	152,974	156,358
Timing of transfer of goods or services		
Total revenue from contracts with customers		
- at point in time	151,957	155,277

6. Financial assets and financial liabilities

Set out below is an overview of the financial assets and financial liabilities of the Group and the Company as at 30 September 2025 and 31 December 2024:

	Group		Company	
	30.09.2025	31.12.2024	30.09.2025	31.12.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets				
Trade and other receivables	10,476	11,796	4,482	4,165
Cash and short-term deposits	86,399	124,897	1,057	22
Total financial assets carried at amortised cost	96,875	136,693	5,539	4,187
Financial liabilities				
Trade and other payables	76,800	102,856	22,817	22,519
Other liabilities	10,992	14,367	248	247
Loans and borrowings	1,787	1,854	-	-
Lease liabilities	135,895	151,971	-	-
Total financial liabilities carried at amortised cost	225,474	271,048	23,065	22,766

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7. Profit before tax

7.1. Significant items

	Group			
	Quarter ended		Period ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Income				
Finance income	674	830	2,924	2,837
Gain on deconsolidation of a subsidiary	-	-	685	-
Expenses				
Depreciation of:				
- right-of-use assets	9,669	9,151	28,800	26,657
- property, plant and equipment	1,430	1,535	4,646	4,539
Operating lease expenses	1,500	810	3,420	3,108
Finance costs (including interest expense on lease liabilities)	2,661	3,026	8,246	8,930
Allowance for inventory shrinkages	298	300	377	373

7.2. Related party transactions

In addition to the related party information disclosed elsewhere in the condensed interim financial statements, the following significant transactions between the Group and related parties took place on terms agreed between the parties during the financial periods:

	Group			
	Quarter ended		Period ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Sale of vouchers	7	16	50	41
Sale of goods and services	362	17	436	104
Purchase of goods and services	615	627	2,309	2,371
Income from bonus points redemption by cardholders	236	200	1,309	1,224
Marketing fee expense for bonus points issued	289	318	1,076	1,139
Rental of office and commercial space	32	50	175	146
Royalty expense	28	27	82	78
Management fee and other income	123	93	365	340

8. Income tax expense

The Group calculates the 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 interim consolidated statement of profit or loss are:

	Group			
	Quarter ended		Period ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Current and deferred income tax	419	1,126	6,021	7,578

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9. Net assets value

	Group		Company	
	30.09.2025	31.12.2024	30.09.2025	31.12.2024
Net assets value per ordinary share (S\$)	0.038	0.057	0.149	0.147

10. Property, plant and equipment

During the nine months ended 30 September 2025, the Group acquired assets amounting to S\$3,054,000 (30 September 2024: S\$3,661,000).

11. Right-of-use assets

The Group has lease contracts for retail and office premises, furniture and equipment, and motor vehicles.

During the nine months ended 30 September 2025, the Group recognised addition of right-of-use assets amounting to S\$199,000 (30 September 2024: S\$1,120,000).

12. Other receivables (non-current)

	Group	
	30.09.2025	31.12.2024
	S\$'000	S\$'000
Rental deposits	3,244	3,944
Other deposits	152	85
Deferred lease expenses	46	93
Net investments in sublease	546	767
Total other receivables (non-current)	3,988	4,889

Rental deposits, other deposits and deferred lease expenses are of long term in nature and are not bound by any credit terms.

The Group recognises net investments in sublease as a result of sublease contracts classified as finance lease.

13. Investment security

	Group	
	30.09.2025	31.12.2024
	S\$'000	S\$'000
Financial asset at fair value through other comprehensive income ("FVOCI")		
Equity security (unquoted)		
- Lion Insurance Company Limited	263	262

The Group has elected to measure this equity security at FVOCI due to the Group's intention to hold this equity instrument for long-term appreciation.

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13. Investment security (cont'd)

Fair value measurement

Financial assets measured at fair value in the interim statements of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, either directly or indirectly; and
- Level 3 – unobservable inputs for the assets or liabilities.

The following table presented the asset measured at fair value:

	Group			Total
	Level 1	Level 2	Level 3	
	S\$'000	S\$'000	S\$'000	S\$'000
At 30 September 2025				
Financial asset - FVOCI	-	-	263	263
At 31 December 2024				
Financial asset - FVOCI	-	-	262	262

14. Cash and short-term deposits

	Group		Company	
	30.09.2025	31.12.2024	30.09.2025	31.12.2024
	S\$'000	S\$'000	S\$'000	S\$'000
Cash at banks	3,438	3,836	1,057	22
Short-term bank deposits	82,961	121,061	-	-
Total cash and short-term deposits	86,399	124,897	1,057	22

	Group	
	30.09.2025	31.12.2024
	S\$'000	S\$'000
Cash and short-term deposits as above	86,399	124,897
Less:		
- pledged deposits	(10,036)	(9,780)
- bank overdraft	(209)	(58)
Cash and cash equivalents	76,154	115,059

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15. Loans and borrowings

	Group	
	30.09.2025	31.12.2024
	S\$'000	S\$'000
<u>Amount repayable within one year or on demand</u>		
Secured:		
- Bank overdraft	209	58
- Banker's acceptance	1,578	1,796
	<u>1,787</u>	<u>1,854</u>

Bank overdraft and banking facilities (including bank guarantee) are secured by short-term deposit of S\$10.0 million (31 December 2024: S\$9.8 million) and a corporate guarantee from a subsidiary.

16. Share capital and treasury shares

	Group and Company	
	No. of shares	
	'000	S\$'000
Balances as at 30.09.2024, 31.12.2024 and 30.09.2025		
Issued and fully paid with no par value	677,300	231,676
Treasury shares	(3,500)	(549)
Total excluding treasury shares	<u>673,800</u>	<u>231,127</u>

There was no movement in the issued, paid-up capital and treasury shares of the Group and the Company since the end of the previous year.

17. Subsequent events

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

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F. Other Information Required by Listing Rule Appendix 7.2

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

The condensed interim statements of financial position of Parkson Retail Asia Limited and its subsidiaries as at 30 September 2025 and the related condensed interim consolidated statement of profit or loss and other comprehensive income, condensed interim statements of changes in equity and condensed interim consolidated statement of cash flows for the period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the Group

Group Store Count

As at 30 September 2025, the Group's department store network comprised 37 (30 September 2024 : 37) stores spanning approximately 404,000 sqm of Gross Floor Area.

Operating Results

The components of Gross Sales Proceeds ("GSP") are as follows:

	Group					
	Quarter ended			Period ended		
	30.09.2025	30.09.2024	+/(-)	30.09.2025	30.09.2024	+/(-)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
GSP						
Sale of goods - direct sales	19,970	21,611	(7.6)	65,080	68,408	(4.9)
Sale of goods - concessionaire sales	81,189	83,769	(3.1)	307,098	308,253	(0.4)
Total merchandise sales	101,159	105,380	(4.0)	372,178	376,661	(1.2)
Consultancy/management service fees	94	93	1.1	336	340	(1.2)
Rental income	302	360	(16.1)	1,017	1,081	(5.9)
Food and beverage	699	733	(4.6)	2,085	1,962	6.3
	102,254	106,566	(4.0)	375,616	380,044	(1.2)

The y-o-y total merchandise sales remains relatively consistent with the corresponding period. Merchandise sales mix remained largely concessionaire at 82.5% (2024: 81.8%) while contribution from direct sales was 17.5% (2024: 18.2%).

Food and beverage operations registered a y-o-y increase in sales by 6.3% mainly due to the halal certification obtained last year which enabled higher supply of breads to other retail outlets.

Merchandise gross profit margin stood at 27.8% (2024: 27.9%).

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2. Review of performance of the Group (cont'd)

Financial Results

Revenue

The components of revenue are as follows:

	Group					
	Quarter ended			Period ended		
	30.09.2025	30.09.2024	+/(-)	30.09.2025	30.09.2024	+/(-)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Revenue						
Sale of goods - direct sales	19,970	21,611	(7.6)	65,080	68,408	(4.9)
Commissions from concessionaire sales	22,491	22,932	(1.9)	84,456	84,567	(0.1)
Consultancy/management service fees	94	93	1.1	336	340	(1.2)
Rental income	302	360	(16.1)	1,017	1,081	(5.9)
Food and beverage	699	733	(4.6)	2,085	1,962	6.3
	43,556	45,729	(4.8)	152,974	156,358	(2.2)

Other Items of Income

Other income increased y-o-y by 61.7% mainly due to gain from deconsolidation of a subsidiary.

Expenses

Total expenses of the Group increased y-o-y by 2.2% and analysis of major expenses are as follows:

Employee related expense

Employee related expense increased y-o-y by 8.1% mainly due to the increase of minimum wage and the expansion of the private label business.

Depreciation of right-of-use assets

Depreciation of right-of-use assets increased y-o-y by 8.0% mainly due to the expansion of the private label business.

Operating lease expenses

Operating lease expenses increased y-o-y by 10.0% mainly due to the expansion of service tax on rental in Malaysia.

Other expenses

Other expenses for the current year comprised mainly (a) selling and distribution expenses amounted to S\$3.4 million; (b) general and administrative expenses amounted to S\$4.8 million; and (c) other operating expenses amounted to S\$6.9 million. The increase in other expenses was mainly due to the expansion of the private label business.

2. Review of performance of the Group (cont'd)

Profit before tax

The Group recorded a lower profit before tax for the current period of S\$20.8 million compared with S\$25.9 million of the corresponding period, mainly due to lower sales and higher expenses during the period.

Group Statement of Financial Position

The Group was in a net current liabilities ("NCL") position of S\$9.6 million as at 30 September 2025 due to dividends paid to shareholders on 12 June 2025 which reduced its cash and short-term deposits. As a result, total equity of the Group decreased to S\$25.8 million as at 30 September 2025 from S\$38.6 million as at 31 December 2024.

Right-of-use assets decreased to S\$112.7 million due to amortisation.

Inventories decreased to S\$26.6 million due to inventory management for the low sale season.

Cash and short-term deposits decreased to S\$86.4 million mainly due to dividends paid and repayment to creditors during the period.

Trade and other payables (current) decreased to S\$76.6 million mainly due to repayment.

Other liabilities (current) decreased to S\$11.0 million mainly due to repayment.

Lease liabilities (current and non-current) decreased to S\$34.2 million and S\$101.7 million respectively due to repayment.

Accumulated losses increased to S\$48.0 million, after taking into account dividends paid during the period.

Company Statement of Financial Position

Cash and short-term deposits increased to S\$1.1 million due to dividend received from a subsidiary.

Group Cash Flows

For the current period, the Group recorded net cash inflow from operating activities of S\$28.3 million, net cash used in investing activities of S\$3.0 million and net cash used in financing activities of S\$64.3 million, resulting in a net decrease in cash and cash equivalents of S\$39.0 million (2024 : S\$9.2 million). The net decrease in cash and cash equivalents was mainly due to dividends paid and repayment to creditors during the period.

3. Material litigations

(the abbreviations used in this section shall have the same meaning ascribed to them in the previous announcements)

Parkson (Cambodia) Co Ltd

There has been no further update since the previous quarterly announcement made on 12 August 2025.

The Group will make further announcements as and when there are material developments to the above matters.

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

The Group's commentary on its core business as outlined in Note F5 in the preceding quarterly results announcement dated 12 August 2025 was generally in line with the operating environment encountered in the current quarter.

5. 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 reporting period and the next 12 months

In addition to the ongoing trade tensions which have dampened consumer sentiment, the inflationary pressures, rising cost of living and shifting consumer spending habits continue to weigh on the Group's operations and financial performance.

The Group remains cautious in navigating these challenges, focusing on improving and sustaining its performance in this dynamic environment while actively exploring opportunities to expand its store network.

6. Dividend

(a) Current Financial Period Reported On

None

(b) Corresponding Period of the Immediately Preceding Financial Year

None.

(c) Date payable

Not applicable.

(d) Books closure date

Not applicable.

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

No dividend has been declared by the Company for the current quarter as the Group is conserving cash for working capital and future expansion.

8. Interested person transactions for the financial period ended 30 September 2025

Name of interested person	Nature of Relationship	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920) S\$'000	Aggregate value of all interested person transactions conducted under the shareholders' mandate pursuant to Rule 920 S\$'000
Lion Corporation Berhad ⁽¹⁾	Associate of Tan Sri Cheng Heng Jem, a director and controlling shareholder of the Company ("Tan Sri Cheng")	-	2,543
Parkson Holdings Berhad Group ⁽²⁾	Associate of Tan Sri Cheng	82 ^{(i)*}	2,705 ⁽ⁱⁱ⁾
Lion Posim Berhad ⁽³⁾	Associate of Tan Sri Cheng	-	297
Visionwell Sdn Bhd ⁽⁴⁾	Associate of Tan Sri Cheng	-	175

Notes:

- (1) (a) Marketing fee payable for bonus points issued and amount received/receivable for point redemption made by cardholders totalling S\$2.385 million; and
(b) Purchase of goods and security equipment, and procurement of security service totalling S\$0.158 million.
(2) (i) Royalty expense totalling S\$0.082 million.
(ii) (a) Management fee income totalling S\$0.365 million; and
(b) Net purchase of merchandise, concessionaire sales and sale of gift vouchers totalling S\$2.340 million.
(3) Purchase of building materials and merchandise and sale of gift vouchers.
(4) Rental of office space.

* Royalty expense payable to Parkson Holdings Berhad Group had at the extraordinary general meeting held on 29 April 2022 been approved by shareholders as specific interested person transactions ("IPTs").

9. Confirmation by Directors

The Directors confirm that, to the best of their knowledge, nothing has come to the attention of the Board of Directors which may render the financial results of Parkson Retail Asia Limited for the third quarter and nine months ended 30 September 2025 to be false or misleading in any material aspects.

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10. Confirmation that the issuer has procured undertakings from all its Directors and Executive Officers

The Company confirms that it has procured undertakings from all its Directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of SGX-ST.

For and on behalf of the Board
PARKSON RETAIL ASIA LIMITED

Tan Sri Cheng Heng Jem
Executive Chairman

Singapore
14 November 2025