

# OUR VALUE CREATION IN PRACTICE:

## 5-YEAR FINANCIAL HIGHLIGHTS

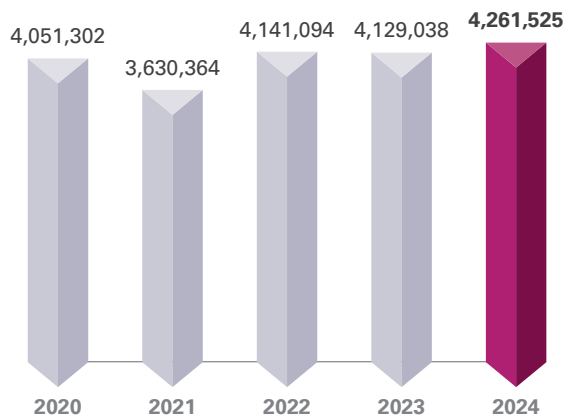
| YEAR ENDED 31 DECEMBER                                            | 2020<br>RM'000   | 2021<br>RM'000   | 2022<br>RM'000   | 2023<br>RM'000   | 2024<br>RM'000   |
|-------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|
| <b>FINANCIAL PERFORMANCE</b>                                      |                  |                  |                  |                  |                  |
| Revenue                                                           | 4,051,302        | 3,630,364        | 4,141,094        | 4,129,038        | 4,261,525        |
| Retail                                                            | 3,444,661        | 3,099,107        | 3,525,563        | 3,454,311        | 3,524,570        |
| Property management services                                      | 606,641          | 531,257          | 615,531          | 674,727          | 736,955          |
| EBITDA                                                            | 746,127          | 724,652          | 759,931          | 711,077          | 715,799          |
| Profit before tax                                                 | 101,756          | 131,014          | 211,468          | 193,938          | 207,781          |
| Profit after tax                                                  | 41,423           | 85,287           | 111,232          | 114,832          | 128,032          |
| Net dividend                                                      | 21,060           | 42,120           | 56,160           | 56,160           | 63,180           |
| <b>FINANCIAL POSITION</b>                                         |                  |                  |                  |                  |                  |
| <b>ASSETS</b>                                                     |                  |                  |                  |                  |                  |
| Property, plant and equipment and intangible assets               | 3,376,593        | 3,171,171        | 3,003,477        | 3,129,532        | 3,130,896        |
| Right-of-use assets                                               | 1,689,636        | 1,501,217        | 1,211,173        | 1,071,108        | 1,163,129        |
| Investment                                                        | 57,848           | 63,927           | 59,098           | 52,647           | 60,160           |
| Deferred tax assets                                               | 147,071          | 168,264          | 180,639          | 183,148          | 187,229          |
| Other non-current assets                                          | 18,424           | 18,101           | 18,238           | 17,915           | 26,003           |
| Current assets                                                    | 803,819          | 940,115          | 953,698          | 769,193          | 1,067,342        |
| <b>TOTAL ASSETS</b>                                               | <b>6,093,391</b> | <b>5,862,795</b> | <b>5,426,323</b> | <b>5,223,543</b> | <b>5,634,759</b> |
| <b>EQUITY</b>                                                     |                  |                  |                  |                  |                  |
| Share capital                                                     | 702,000          | 702,000          | 702,000          | 702,000          | 702,000          |
| Non-distributable reserves                                        | 54,698           | 62,221           | 57,392           | 50,704           | 57,113           |
| Retained earnings                                                 | 914,297          | 978,524          | 1,047,636        | 1,106,308        | 1,178,180        |
| <b>TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</b> | <b>1,670,995</b> | <b>1,742,745</b> | <b>1,807,028</b> | <b>1,859,012</b> | <b>1,937,293</b> |
| <b>LIABILITIES</b>                                                |                  |                  |                  |                  |                  |
| Borrowings                                                        | 933,580          | 728,333          | 497,776          | 419,995          | 620,000          |
| Lease liabilities                                                 | 2,230,339        | 2,064,988        | 1,779,411        | 1,623,904        | 1,686,737        |
| Other liabilities                                                 | 1,258,477        | 1,326,729        | 1,342,108        | 1,320,632        | 1,390,729        |
| <b>TOTAL EQUITY AND LIABILITIES</b>                               | <b>6,093,391</b> | <b>5,862,795</b> | <b>5,426,323</b> | <b>5,223,543</b> | <b>5,634,759</b> |
| <b>FINANCIAL INDICATORS</b>                                       |                  |                  |                  |                  |                  |
| Earnings per share (sen)                                          | 2.95             | 6.07             | 7.92             | 8.18             | 9.12             |
| Net dividend per share (sen)                                      | 1.50             | 3.00             | 4.00             | 4.00             | 4.50             |
| Net assets per share (RM)                                         | 1.19             | 1.24             | 1.29             | 1.32             | 1.38             |
| Net debt to equity (%)*                                           | 51.60            | 30.69            | 14.41            | 17.22            | 12.83            |
| Return on equity (%)                                              | 2.48             | 4.89             | 6.16             | 6.18             | 6.61             |
| Price earning ratio                                               | 36.27            | 23.23            | 17.30            | 13.33            | 17.21            |
| Share price as at 31 December (RM)                                | 1.07             | 1.41             | 1.37             | 1.09             | 1.57             |

**Note:**

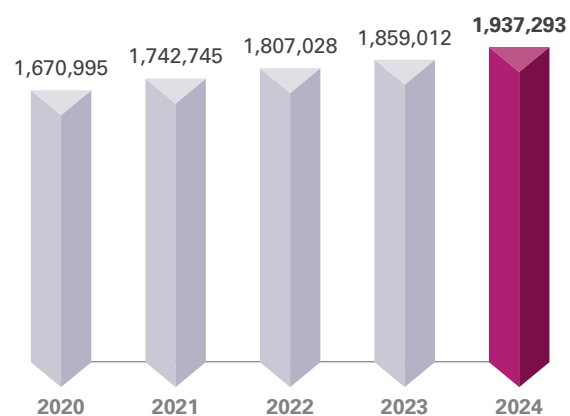
\* Net debt to equity excludes lease liabilities.

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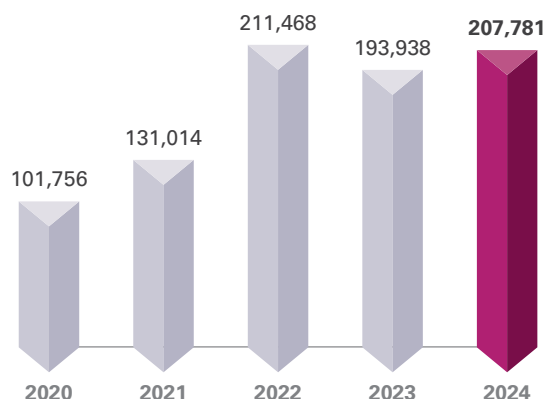
### REVENUE (RM'000)



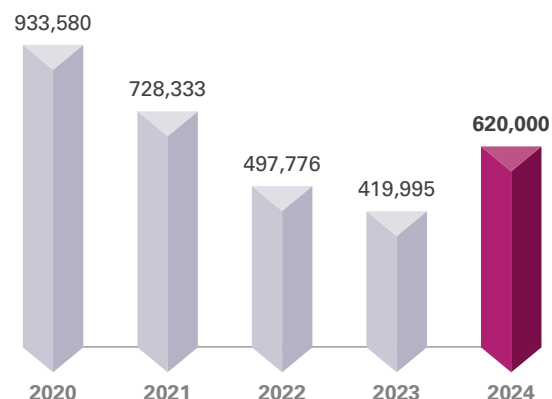
### NET ASSETS (RM'000)



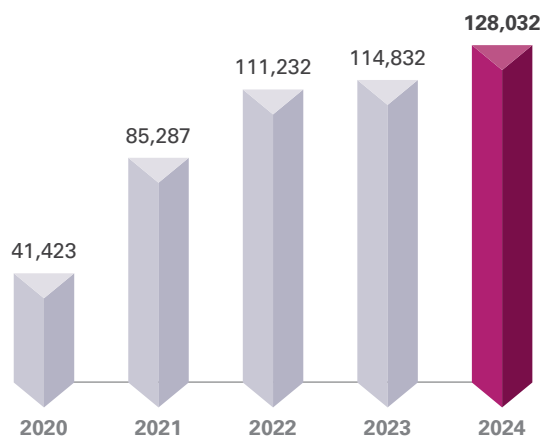
### PROFIT BEFORE TAX (RM'000)



### BORROWINGS (RM'000)



### PROFIT AFTER TAX (RM'000)



### EARNINGS PER SHARE (SEN)

