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 2026

Table of Contents **Page**

A. Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income 1

B. Condensed Interim Statements of Financial Position 2

C. Condensed Interim Statements of Changes in Equity 3

D. Condensed Interim Consolidated Statement of Cash Flows 5

E. Notes to the Condensed Interim Consolidated Financial Statements 6

F. Other Information Required by Listing Rule Appendix 7.2 15

Parkson Retail Asia Limited
Unaudited Condensed Interim Financial Statements
For the third quarter and nine months ended 30 September 2026

A. Condensed Interim Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Note	Group					
		Quarter ended			Period ended		
		30.09.2026	30.09.2025	+/(-)	30.09.2026	30.09.2025	+/(-)
		S$'000	S$'000	%	S$'000	S$'000	%
Revenue	5	40,731	43,556	(6.5)	150,395	152,974	(1.7)
Other items of income							
- Finance income		810	674	20.2	3,157	2,924	8.0
- Other income		520	926	(43.8)	2,127	3,140	(32.3)
Items of expense							
- Changes in merchandise inventories and consumables		(13,717)	(15,076)	(9.0)	(44,057)	(47,458)	(7.2)
- Employee related expense		(9,828)	(9,687)	1.5	(31,745)	(29,671)	7.0
- Depreciation of right-of-use assets		(9,773)	(9,669)	1.1	(30,050)	(28,800)	4.3
- Depreciation of property, plant and equipment		(1,316)	(1,430)	(8.0)	(4,112)	(4,646)	(11.5)
- Promotional and advertising expenses		(216)	(270)	(20.0)	(1,053)	(894)	17.8
- Operating lease expenses		(1,444)	(1,500)	(3.7)	(4,839)	(3,420)	41.5
- Interest expense on lease liabilities		(2,630)	(2,580)	1.9	(7,885)	(7,996)	(1.4)
- Finance costs		(69)	(81)	(14.8)	(151)	(250)	(39.6)
- Other expenses		(5,457)	(4,449)	22.7	(15,356)	(15,118)	1.6
Total expenses		(44,450)	(44,742)	(0.7)	(139,248)	(138,253)	0.7
(Loss)/profit before tax	7	(2,389)	414	>(100)	16,431	20,785	(20.9)
Income tax expense	8	(83)	(419)	(80.2)	(4,935)	(6,021)	(18.0)
(Loss)/profit for the period, net of tax		(2,472)	(5)	>100	11,496	14,764	(22.1)
Other comprehensive income/(loss)							
- Foreign currency translation		51	320	(84.1)	(1,417)	(656)	>100
Total comprehensive (loss)/income		(2,421)	315	>(100)	10,079	14,108	(28.6)
(Loss)/profit attributable to:							
Owners of the Company		(2,494)	(4)	>100	11,474	14,582	(21.3)
Non-controlling interests		22	(1)	>(100)	22	182	(87.9)
		(2,472)	**(5)**	>100	**11,496**	**14,764**	(22.1)
Total comprehensive (loss)/income attributable to:							
Owners of the Company		(2,420)	317	>(100)	10,220	13,926	(26.6)
Non-controlling interests		(1)	(2)	(50.0)	(141)	182	>(100)
		(2,421)	315	>(100)	10,079	14,108	(28.6)
(Loss)/earnings per share for (loss)/profit attributable to owners of the Company							
Basic and diluted (cent)		(0.37)	-	>(100)	1.70	2.16	(21.3)

B. Condensed Interim Statements of Financial Position

	Note	Group		Company	
		30.09.2026	31.12.2025	30.09.2026	31.12.2025
		S$'000	S$'000	S$'000	S$'000
Non-current assets					
Property, plant and equipment	10	18,272	20,037	-	-
Right-of-use assets	11	119,957	111,696	-	-
Investments in subsidiaries		-	-	120,740	122,182
Deferred tax assets		8,171	8,268	-	-
Other receivables	12	4,840	3,888	-	-
Intangible assets		300	60	-	-
Investment security	13	269	272	-	-
		151,809	144,221	120,740	122,182
Current assets					
Inventories		26,273	26,895	-	-
Trade and other receivables		6,593	9,353	323	-
Prepayments		726	892	-	-
Tax recoverable		220	114	-	-
Cash and short-term deposits	14	92,454	120,118	114	778
		126,266	157,372	437	778
Total assets		**278,075**	**301,593**	**121,177**	**122,960**
Current liabilities					
Trade and other payables		77,314	100,253	17,419	19,748
Other liabilities		11,928	14,365	128	129
Contract liabilities		5,575	6,360	-	-
Provisions		907	2,106	-	-
Tax payables		1,018	2,037	-	-
Loans and borrowings	15	1,621	1,978	-	-
Lease liabilities		41,186	34,394	-	-
		139,549	161,493	17,547	19,877
Net current liabilities		**(13,283)**	**(4,121)**	**(17,110)**	**(19,099)**
Non-current liabilities					
Other payables		237	305	-	-
Provisions		6,208	5,243	-	-
Lease liabilities		101,981	101,055	-	-
		108,426	106,603	-	-
Total liabilities		**247,975**	**268,096**	**17,547**	**19,877**
Net assets		**30,100**	**33,497**	**103,630**	**103,083**
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		(157,278)	(156,024)	(52,744)	(51,247)
Accumulated losses		(43,749)	(41,747)	(74,753)	(76,797)
		30,100	33,356	103,630	103,083
Non-controlling interests		-	141	-	-
Total equity		**30,100**	**33,497**	**103,630**	**103,083**

C. Condensed Interim Statements of Changes in Equity

	Attributable to owners of the Company						
	Share capital (Note 16)	Treasury shares (Note 16)	Other reserves (Note A)	Accumulated losses	Equity attributable to owners of the Company, total	Non-controlling interests	Equity, total
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Group							
At 01.01.2026	**231,676**	**(549)**	**(156,024)**	**(41,747)**	**33,356**	**141**	**33,497**
Profit for the period	-	-	-	11,474	11,474	22	11,496
Foreign currency translation	-	-	(1,254)	-	(1,254)	(163)	(1,417)
Total comprehensive (loss)/income for the period	-	-	(1,254)	11,474	10,220	(141)	10,079
Dividends	-	-	-	(13,476)	(13,476)	-	(13,476)
At 30.09.2026	**231,676**	**(549)**	**(157,278)**	**(43,749)**	**30,100**	**-**	**30,100**
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**

	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
Company					
At 01.01.2026	**231,676**	**(549)**	**(51,247)**	**(76,797)**	**103,083**
Profit for the period	-	-	-	15,520	15,520
Foreign currency translation	-	-	(1,497)	-	(1,497)
Total comprehensive (loss)/income for the period	-	-	(1,497)	15,520	14,023
Dividends	-	-	-	(13,476)	(13,476)
At 30.09.2026	**231,676**	**(549)**	**(52,744)**	**(74,753)**	**103,630**
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**

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

Note A: Other reserves

	Group		Company	
	30.09.2026	**30.09.2025**	**30.09.2026**	**30.09.2025**
	S$'000	S$'000	S$'000	S$'000
Foreign currency translation reserve	(39,794)	(39,888)	(52,744)	(54,421)
Capital contribution from ultimate holding company	8,833	8,833	-	-
Merger reserve	(123,753)	(123,753)	-	-
Others	(2,564)	(2,564)	-	-
	(157,278)	(157,372)	(52,744)	(54,421)

D. Condensed Interim Consolidated Statement of Cash Flows

	Group			
	Quarter ended		Period ended	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	S$'000	S$'000	S$'000	S$'000
Operating activities				
(Loss)/profit before tax	(2,389)	414	16,431	20,785
Adjustments for:				
- Depreciation of property, plant and equipment ("PPE")	1,316	1,430	4,112	4,646
- Reversal of impairment of PPE	-	(101)	-	(83)
- PPE written off	1	234	3	235
- (Gain)/loss on disposal of PPE	(21)	22	(35)	22
- Loss/(gain) on reversal of provision of restoration cost	2	-	(231)	-
- Depreciation of right-of-use assets	9,773	9,669	30,050	28,800
- Write-back of expected credit loss on trade and other receivables	(1)	(1)	(3)	(3)
- Amortisation of deferred lease income	-	(2)	-	(8)
- Allowance for inventory shrinkages	289	298	353	377
- Provision for stock obsolescence	34	-	48	16
- Gain on deconsolidation of a subsidiary	-	-	-	(685)
- Income from rent concession on lease liabilities	(7)	-	(163)	-
- Loss on lease derecognition	97	-	97	-
- Gain on lease modification	(268)	-	(383)	-
- Interest expense on lease liabilities	2,630	2,580	7,885	7,996
- Finance costs	69	81	151	250
- Finance income	(810)	(674)	(3,157)	(2,924)
Operating cash flows before changes in working capital	10,715	13,950	55,158	59,424
Changes in working capital:				
- Inventories	(1,939)	(659)	(90)	2,569
- Receivables and prepayments	422	2,841	2,255	811
- Payables and other liabilities	7,893	6,668	(26,480)	(30,192)
Cash generated from operations	17,091	22,800	30,843	32,612
Interest received	754	624	2,992	2,772
Interest paid	(29)	(13)	(37)	(51)
Income tax paid	(2,947)	(2,500)	(6,058)	(7,081)
Net cash generated from operating activities	14,869	20,911	27,740	28,252
Investing activities				
Proceeds from disposal of PPE	20	22	34	22
Purchase of PPE	(875)	(1,305)	(2,559)	(3,269)
Additions to intangible assets	(77)	-	(241)	-
Proceeds from net investments in sublease	133	88	360	262
Net cash used in investing activities	(799)	(1,195)	(2,406)	(2,985)
Financing activities				
Dividends paid on ordinary shares	-	-	(13,476)	(26,952)
Interest paid	(2,630)	(2,579)	(7,885)	(7,996)
Proceeds from bank borrowings	1,103	682	2,799	2,273
Repayment of bank borrowings	(1,156)	(437)	(3,132)	(2,653)
Payment of principal portion of lease liabilities	(9,882)	(9,757)	(30,270)	(29,133)
Decrease in bank overdraft	-	38	-	151
Net cash used in financing activities	(12,565)	(12,053)	(51,964)	(64,310)
Net increase/(decrease) in cash and cash equivalents	1,505	7,663	(26,630)	(39,043)
Cash and cash equivalents at beginning of the quarter/period	81,993	67,236	109,823	115,059
Effects of currency translation on cash and cash equivalents	(1,241)	1,255	(936)	138
Cash and cash equivalents at end of the quarter/period (Note 14)	**82,257**	**76,154**	**82,257**	**76,154**

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 2026 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 cash flow 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$92,454,000 as at 30 September 2026.

3. Basis of preparation

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

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 standards that have been issued and effective for annual periods beginning on or after 1 January 2026, where applicable:

Amendments to SFRS(I):

SFRS(I) 9, SFRS(I) 7	*Amendments to the Classification and Measurement of Financial Instruments*
SFRS(I) 9, SFRS(I) 7	*Contracts Referencing Nature-dependent Electricity*
Various	*Annual Improvements to SFRS(I)s – Volume 11*

The adoption of the standards 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 2025.

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, (i) operation of retail stores; and (ii) investment holding and others.

5. Segment and revenue information (cont'd)

5.1. Reportable segments

Quarter ended 30 September 2026	**Retail stores Malaysia** S$'000	**Investment holding and others** S$'000	**Total** S$'000
Revenue:			
Sales to external customers	40,184	547	40,731
Segment results:			
Depreciation and amortisation expenses:			
- Right-of-use assets	(9,700)	(73)	(9,773)
- Property, plant and equipment	(1,312)	(4)	(1,316)
Operating lease expenses	(1,430)	(14)	(1,444)
Finance income	810	-	810
Interest and finance costs	(2,690)	(9)	(2,699)
Income tax expense	(83)	-	(83)
Segment loss	(1,010)	(1,462)	(2,472)
Other segment information:			
Additions to non-current assets	1,713	142	1,855
Segment assets	265,982	2,651	268,633
Segment liabilities	238,695	8,229	246,924

Quarter ended 30 September 2025	**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 and amortisation expenses:			
- Right-of-use assets	(9,590)	(79)	(9,669)
- Property, plant and equipment	(1,428)	(2)	(1,430)
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

5. Segment and revenue information (cont'd)

5.1. Reportable segments (cont'd)

Period ended 30 September 2026	**Retail stores Malaysia** S$'000	**Investment holding and others** S$'000	**Total** S$'000
Revenue:			
Sales to external customers	148,579	1,816	150,395
Segment results:			
Depreciation and amortisation expenses:			
- Right-of-use assets	(29,836)	(214)	(30,050)
- Property, plant and equipment	(4,103)	(9)	(4,112)
Operating lease expenses	(4,792)	(47)	(4,839)
Finance income	3,114	43	3,157
Interest and finance costs	(8,011)	(25)	(8,036)
Income tax expense	(4,935)	-	(4,935)
Segment profit/(loss)	15,565	(4,069)	11,496
Other segment information:			
Additions to non-current assets	6,187	356	6,543
Segment assets	265,982	2,651	268,633
Segment liabilities	238,695	8,229	246,924

Period ended 30 September 2025	**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 and amortisation expenses:			
- Right-of-use assets	(28,601)	(199)	(28,800)
- Property, plant and equipment	(4,640)	(6)	(4,646)
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

5. Segment and revenue information (cont'd)

5.2. Disaggregation of revenue

	Group			
	Quarter ended		Period ended	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	S$'000	S$'000	S$'000	S$'000
Sale of goods - direct sales	17,687	19,970	59,533	65,080
Commissions from concessionaire sales	22,169	22,491	87,700	84,456
Food and beverage	547	699	1,816	2,085
Others	86	94	350	336
Revenue from contracts with customers	40,489	43,254	149,399	151,957
Rental income	242	302	996	1,017
Total revenue	40,731	43,556	150,395	152,974
Timing of transfer of goods or services				
Total revenue from contracts with customers				
- at point in time	40,489	43,254	149,399	151,957

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 2026 and 31 December 2025:

	Group		Company	
	30.09.2026	31.12.2025	30.09.2026	31.12.2025
	S$'000	S$'000	S$'000	S$'000
Financial assets				
Trade and other receivables	10,396	12,035	323	-
Cash and short-term deposits	92,454	120,118	114	778
Total financial assets carried at amortised cost	102,850	132,153	437	778
Financial liabilities				
Trade and other payables	77,510	100,498	17,419	19,748
Other liabilities	11,928	14,365	128	129
Loans and borrowings	1,621	1,978	-	-
Lease liabilities	143,167	135,449	-	-
Total financial liabilities carried at amortised cost	234,226	252,290	17,547	19,877

7. (Loss)/profit before tax

7.1. Significant items

	Group			
	Quarter ended		Period ended	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	S$'000	S$'000	S$'000	S$'000
Income				
Finance income	810	674	3,157	2,924
Gain on deconsolidation of a subsidiary	-	-	-	685
Expenses				
Depreciation and amortisation expenses:				
- right-of-use assets	9,773	9,669	30,050	28,800
- property, plant and equipment	1,316	1,430	4,112	4,646
Operating lease expenses	1,444	1,500	4,839	3,420
Finance costs (including interest expense on lease liabilities)	2,699	2,661	8,036	8,246
Allowance for inventory shrinkages	289	298	353	377

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	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	S$'000	S$'000	S$'000	S$'000
Sale of vouchers	17	7	66	50
Sale of goods and services	164	362	656	436
Purchase of goods and services	519	615	2,254	2,309
Income from bonus points redemption by cardholders	371	236	1,344	1,309
Marketing fee expense for bonus points issued	241	289	1,008	1,076
Rental of office and commercial space	44	32	180	175
Royalty expense	29	28	100	82
Management fee and other income	97	123	381	365

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	
	30.09.2026	30.09.2025	30.09.2026	30.09.2025
	S$'000	S$'000	S$'000	S$'000
Current and deferred income tax expense	83	419	4,935	6,021

9. Net assets value

	Group		Company	
	30.09.2026	31.12.2025	30.09.2026	31.12.2025
Net assets value per ordinary share (S$)	0.045	0.050	0.154	0.153

10. Property, plant and equipment

During the nine months ended 30 September 2026, the Group acquired assets amounting to S$2,538,000 (30 September 2025: S$3,054,000).

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 2026, the Group recognised addition of right-of-use assets amounting to S$3,764,000 (30 September 2025: S$199,000).

12. Other receivables (non-current)

	Group	
	30.09.2026	31.12.2025
	S$'000	S$'000
Rental deposits	4,448	3,560
Other deposits	143	99
Deferred lease expenses	-	48
Net investments in sublease	249	181
Total other receivables (non-current)	4,840	3,888

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	
	30.09.2026	31.12.2025
Financial asset at fair value through other comprehensive income ("FVOCI")	S$'000	S$'000
Equity security (unquoted)		
- Lion Insurance Company Limited	269	272

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.

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			
	Level 1	**Level 2**	**Level 3**	**Total**
	S$'000	S$'000	S$'000	S$'000
At 30 September 2026				
Financial asset - FVOCI	-	-	269	269
At 31 December 2025				
Financial asset - FVOCI	-	-	272	272

14. Cash and short-term deposits

	Group		Company	
	30.09.2026	**31.12.2025**	**30.09.2026**	**31.12.2025**
	S$'000	S$'000	S$'000	S$'000
Cash at banks	15,886	5,276	114	778
Short-term bank deposits	76,568	114,842	-	-
Total cash and short-term deposits	92,454	120,118	114	778

	Group	
	30.09.2026	**31.12.2025**
	S$'000	S$'000
Cash and short-term deposits as above	92,454	120,118
Less:		
- pledged deposits	(10,197)	(10,295)
Cash and cash equivalents	82,257	109,823

15. Loans and borrowings

	Group	
	30.09.2026	**31.12.2025**
	S$'000	S$'000
Amount repayable within one year or on demand		
Secured:		
- Banker's acceptance	1,621	1,978

Banking facilities (including bank guarantee) are secured by short-term deposit of S$10.2 million (31 December 2025: S$10.3 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 30.09.2025, 31.12.2025 and 30.09.2026		
Issued and fully paid with no par value	677,300	231,676
Treasury shares	(3,500)	(549)
Total excluding treasury shares	673,800	231,127

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.

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 2026 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 2026, the Group's department store network comprised 38 (30 September 2025 : 37) stores spanning approximately 401,000 sqm of Gross Floor Area.

Operating Results

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

	Group					
	Quarter ended			Period ended		
	30.09.2026	**30.09.2025**	**+/(-)**	**30.09.2026**	**30.09.2025**	**+/(-)**
	S$'000	S$'000	%	S$'000	S$'000	%
GSP						
Sale of goods - direct sales	17,687	19,970	(11.4)	59,533	65,080	(8.5)
Sale of goods - concessionaire sales	79,143	81,189	(2.5)	315,096	307,098	2.6
Total merchandise sales	96,830	101,159	(4.3)	374,629	372,178	0.7
Consultancy/management service fees	86	94	(8.5)	350	336	4.2
Rental income	242	302	(19.9)	996	1,017	(2.1)
Food and beverage	547	699	(21.7)	1,816	2,085	(12.9)
	97,705	102,254	(4.4)	377,791	375,616	0.6

The y-o-y total merchandise sales remains relatively consistent with the previous year, with the improvement mainly attributable to the favourable exchange rate. Merchandise sales mix remained largely concessionaire at 84.1% (2025: 82.5%) while contribution from direct sales was 15.9% (2025: 17.5%).

Food and beverage operations registered a y-o-y decrease in sales by 12.9% mainly due to temporary closure and relocation works of one of its stores during the quarter.

Merchandise gross profit margin stood at 27.9% (2025: 27.8%).

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

Financial Results

Revenue

The components of revenue are as follows:

	Group					
	Quarter ended			Period ended		
	30.09.2026	30.09.2025	+/(-)	30.09.2026	30.09.2025	+/(-)
	S$'000	S$'000	%	S$'000	S$'000	%
Revenue						
Sale of goods - direct sales	17,687	19,970	(11.4)	59,533	65,080	(8.5)
Commissions from concessionaire sales	22,169	22,491	(1.4)	87,700	84,456	3.8
Consultancy/management service fees	86	94	(8.5)	350	336	4.2
Rental income	242	302	(19.9)	996	1,017	(2.1)
Food and beverage	547	699	(21.7)	1,816	2,085	(12.9)
	40,731	43,556	(6.5)	150,395	152,974	(1.7)

Other Items of Income

Other income decreased y-o-y by 32.3% mainly due to gain from deconsolidation of a subsidiary included in the previous year.

Expenses

Total expenses of the Group increased y-o-y by 0.7% and analysis of major expenses are as follows:

Employee related expense

Employee related expense increased y-o-y by 7.0% mainly due to the increase of minimum wage and opening of new stores in November and December of the previous year.

Depreciation of right-of-use assets

Depreciation of right-of-use assets increased y-o-y by 4.3% mainly due to the opening of new stores in the previous year.

Depreciation of property, plant and equipment

Depreciation of property, plant and equipment decreased y-o-y by 11.5% mainly due to some of the plant and equipment being fully depreciated during the period.

Operating lease expenses

Operating lease expenses increased y-o-y by 41.5% mainly due to the recognition of short-term leases and the expanded scope of sales and service tax ("SST") in Malaysia.

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

Other expenses

Other expenses for the current period comprised mainly (a) selling and distribution expenses amounting to S$3.4 million; (b) general and administrative expenses amounting to S$4.9 million; and (c) other operating expenses amounting to S$7.1 million. Other expenses remain relatively consistent with the previous year.

Profit before tax

The Group recorded a lower profit before tax for the current period of S$16.4 million compared with S$20.8 million of the corresponding period, mainly due to lower sales during the period.

Group Statement of Financial Position

The Group was in a net current liabilities ("NCL") position of S$13.3 million as at 30 September 2026 due to dividends paid to shareholders on 12 June 2026 which reduced its cash and short-term deposits.

Property, plant and equipment decreased to S$18.3 million due to depreciation during the period.

Right-of-use assets increased to S$120.0 million mainly due to new store and renewal of existing leases.

Trade and other receivables (current) decreased to S$6.6 million due to repayment from receivables.

Cash and short-term deposits decreased to S$92.5 million mainly due to dividends paid and repayment to creditors during the period.

Trade and other payables (current) decreased to S$77.3 million mainly due to repayment.

Other liabilities decreased to S$11.9 million due to repayment.

Lease liabilities (current and non-current) increased to S$41.2 million and S$102.0 million respectively due to new store and renewal of leases.

Group Cash Flows

For the current period, the Group recorded net cash inflow from operating activities of S$27.7 million, net cash used in investing activities of S$2.4 million and net cash used in financing activities of S$52.0 million, resulting in a net decrease in cash and cash equivalents of S$26.6 million (2025 : S$39.0 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 14 August 2026.

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 14 August 2026 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

The Group's operations and financial performance continue to be affected by the prolonged geopolitical conflicts, persistent inflationary pressures, rising cost of living and increasingly cautious consumer spending behaviour.

The Group remains focused on navigating this challenging environment by sustaining operational excellence and delivering sustainable performance, while continue to pursue opportunities to grow and 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.

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 2026

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$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under the shareholders' mandate pursuant to Rule 920
		S$'000	S$'000
Lion Corporation Berhad (1)	Associate of Tan Sri Cheng Heng Jem, a director and controlling shareholder of the Company ("Tan Sri Cheng")	-	2,524
Parkson Holdings Berhad Group (2)	Associate of Tan Sri Cheng	100(i)*	3,036(ii)
Lion Posim Berhad (3)	Associate of Tan Sri Cheng	-	150
Visionwell Sdn Bhd (4)	Associate of Tan Sri Cheng	-	180

Notes:
(1) (a) Marketing fee payable for bonus points issued and amount received/receivable for point redemption made by cardholders totalling S$2.353 million; and
(b) Purchase of goods and security equipment, and procurement of security service totalling S$0.171 million.
(2) (i) Royalty expense totalling S$0.100 million.
(ii) (a) Management fee income totalling S$0.381 million; and
(b) Net purchase of merchandise, concessionaire sales and sale of gift vouchers totalling S$2.655 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 2026 to be false or misleading in any material aspects.

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
13 November 2026