INVESTOR UPDATE

QUARTERLY REPORT
2Q 2026

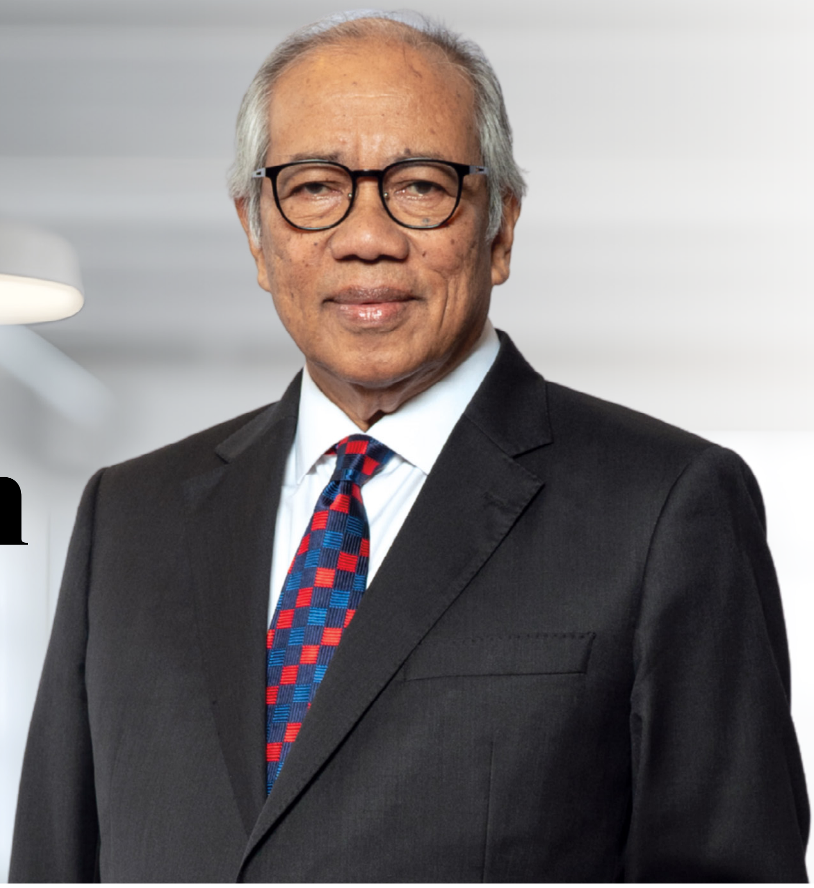
PPB GROUP BERHAD


AURUM
THEATRE
ESCAPE STUDIO IV
The Rhapsody Hall celebrates the timeless melodies of classic film scores, complete with musical notes graced across the walls, reminiscent of a conductor's hand in motion. The space pulsates with the essence of live performances and theatrical experiences.

Table of Contents

PPB GROUP BERHAD

From The Desk of the Chairman



DEAR SHAREHOLDERS

FINANCIAL SUMMARY FOR THE FIRST HALF OF 2026

PPB Group recorded revenue of RM2.6 billion for 1H2026, a 4% decrease from RM2.71 billion in the corresponding period last year.

Group pre-tax profit declined to RM639 million from RM724 million, while net profit was RM572 million compared with RM656 million in 1H2025. The lower profit was mainly attributable to lower contribution from our 18.8%-owned associate, Wilmar International Limited (Wilmar). Wilmar's contribution decreased 6% to RM451 million in 1H2026 (1H2025 : RM480 million) and core business segment profits were 23% lower to RM188 million (1H2025 : RM244 million).

Earnings per share was lower at 40.2 sen (1H2025 : 46.1 sen).

DIVIDEND

PPB has declared an interim dividend of 13 sen per share for the financial year ending 31 December 2026, payable on 25 September 2026 to shareholders whose names appear in the Record of Depositors at the close of business on 11 September 2026.

PROSPECTS

The Malaysian economy strengthened to 6% in the second quarter of 2026 (1Q2026: 5.4%), driven by resilient domestic demand and robust export performance. Household spending benefited from steady income growth and ongoing policy measures, while investment activity was sustained by continued spending on infrastructure, machinery and equipment.

Despite on-going uncertainties stemming from heightened global developments that may affect inflation and growth outlook, Malaysia's strong fundamentals will continue to underpin the economy's resilience against external shocks.

For 2026, economic growth is projected to remain within the forecast range of 4% to 5%, supported primarily by continued domestic demand and strong export activity.

The *Grains and Agribusiness* segment continues to operate in a challenging environment amid unresolved Middle East conflicts and their impact on global trade and economic activity, weather-related disruptions to grain supplies, and on-going price volatility. Beyond grain prices, logistics, energy and other input costs are expected to remain key cost pressures in the second half of 2026.

The Group will continue to strengthen its grain procurement strategy through diversified sourcing, prudent inventory management and close monitoring of global grain market developments, to mitigate supply disruption and price volatility risks. The stronger Malaysian Ringgit against the US dollar has provided some relief to grain importers, although margin pressure is expected to persist.

FROM THE DESK OF THE CHAIRMAN *(CONTINUED)*

On the domestic front, where the Group derives the majority of its revenue, the segment will continue to focus on maintaining consistent product quality, enhancing operational efficiency and providing value-added technical services to customers. These initiatives are aimed at strengthening customer relationships, supporting volume growth and sustaining revenue amid an increasingly competitive market.

Despite the challenging operating environment, the Group remains cautiously optimistic that the *Grains and Agribusiness* segment will deliver a satisfactory performance for the second half of the year.

The *Consumer Products* segment will continue to expand its product portfolio and introduce new offerings through strategic portfolio initiatives, responding to evolving consumer spending patterns and growing demand for value-oriented products, while further strengthening its market presence.

Despite continued pressures from rising operating costs, intense competition and margin compression, the Group expects the segment to deliver satisfactory performance by leveraging its well-established distribution network and logistics capabilities.

The *Film Exhibition and Distribution* segment recorded a strong recovery in the second quarter of 2026, turning around to a profit of RM21.9 million from a loss of RM7.3 million in the first quarter of 2026, supported by higher admissions and a stronger slate of box office releases. Nevertheless, performance for the first half of 2026 was softer as compared with a year ago, primarily due to a weaker film release slate.

Looking ahead, the Group remains cautiously optimistic about the segment's prospects, supported by positive momentum from the summer blockbuster season and a stronger pipeline of Hollywood and local film releases scheduled for the second half of 2026.

The Group will continue to enhance its cinema offerings and customer experience, optimise screening strategies, and diversify non-ticket revenue streams to support sustainable growth. Disciplined cost management measures will also remain a priority to mitigate the impact of rising costs amid continued global uncertainties.

The Lumina Bedong Township development under the *Property* segment is progressing as planned, with stable sales momentum. The Group will continue to drive sales through targeted marketing campaigns and promotional initiatives.

The investment property sub-segment continues to record stable occupancy and footfall across all its malls. Strategic asset enhancement initiatives and upgrading works will remain priorities to sustain occupancy, increase footfall, and enhance the overall shopping experience amid an increasingly competitive retail environment.

Wilmar will continue to contribute substantially to the overall profitability of the Group.

PPB's full 2Q2026 interim report is available at the following link – https://www.ppbgroup.com/wp-content/uploads/PPB-Quarterly-Report-2Q26.pdf

INVESTOR RELATIONS

On 4 August 2026, several directors and the Group CFO of PPB paid a courtesy visit to EPF, where they met with EPF's senior investment management team. The meeting provided a valuable opportunity for constructive dialogue, with EPF sharing feedback and suggestions on strengthening PPB's investor engagement initiatives.

HAPPENINGS

PPB's 57th Annual General Meeting was held on 14 May 2026 at the Shangri-La Kuala Lumpur. At the meeting, shareholders were briefed on the Group's performance and financial results for the year ended 31 December 2025.

FFM Marketing and The Italian Baker expanded their product ranges with new food, beverage, household and pet care products, as well as premium bakery offerings to meet changing consumer preferences.

Kart Food Industries, 45%-owned by the Group, was named Brand of the Year in the Ethnic Frozen Food category at The BrandLaureate World Halal Awards 2026, recognising its brand and innovation achievements.

GSC strengthened its cinema offerings by launching its first IMAX® with laser technology in the southern region, at GSC Paradigm Mall Johor Bahru.

GSC also hosted a football final live viewing party at Melawati Mall, bringing fans together for an overnight rooftop experience with live viewing, refreshments and exclusive merchandise.

CSR ACTIVITIES

The Group organised/participated in several CSR activities, and you can read about them in other sections in this update.

BOARD CHANGES

There have been several Board changes since our last update.

Encik Ahmad Riza bin Basir retired at our 57th Annual General Meeting on 14 May 2026, and did not seek re-election. He had served on the Board since 2013, including on a number of Board Committees. I wish to record our thanks and appreciation to Encik Riza for his services and contributions to the Company.

Mr Lim Soon Huat retired as Group Managing Director on 1 September 2026 after serving the PPB Group for close to 20 years. We thank Mr Lim for his leadership and contributions, and he will continue to support the Group in an advisory capacity to the Board.

With effect from 1 September 2026, Dato' Kuok Meng Xiong has assumed the role of Group Managing Director, and Mr Jeremy Goon has been designated as an Executive Director. Meng Xiong and Jeremy will work closely with the leadership teams to support the Group's businesses and long-term growth. With their broad experience, I look forward to their contributions in taking the Group further forward and continuing to create sustainable long-term value for our stakeholders.

Dato' (Dr.) Capt. A. Sufian
Chairman

11 September 2026

PPB GROUP BERHAD

GROUP FINANCIAL HIGHLIGHTS

Financial period/year ended	6 months (Unaudited) 30-Jun-26 RM'Million	30-Jun-25 RM'Million	Change %	12 months (Audited) 31-Dec-25 RM'Million
INCOME STATEMENT				
Revenue	2,604	2,711	(4)	5,432
Profit before impairment on investment in an associate and tax	639	724	(12)	1,598
Profit/(Loss) before tax	639	724	(12)	(2,575)
Profit/(Loss) attributable to owners of the parent	572	656	(13)	(2,732)
STATEMENT OF FINANCIAL POSITION				
Non-current assets	20,815	24,524	(15)	20,491
Current assets				
Cash and bank balances	1,993	2,060	(3)	2,039
Others	1,747	1,633	7	1,587
Total current assets	3,740	3,693	1	3,626
Total assets	**24,555**	**28,217**	**(13)**	**24,117**
Equity				
Share capital	1,429	1,429	-	1,429
Treasury shares	(14)	-	-	-
Reserves	21,043	24,578	(14)	20,688
Equity attributable to owners of the parent	22,458	26,007	(14)	22,117
Non-controlling interests	653	655	(0)	633
Total equity	23,111	26,662	(13)	22,750
Non-current liabilities				
Borrowings	-	8	(100)	-
Others	511	552	(7)	523
Total non-current liabilities	511	560	(9)	523
Current liabilities				
Borrowings	271	338	(20)	193
Others	662	657	1	651
Total current liabilities	933	995	(6)	844
Total liabilities	1,444	1,555	(7)	1,367
Total equity and liabilities	**24,555**	**28,217**	**(13)**	**24,117**

GROUP FINANCIAL HIGHLIGHTS *(CONTINUED)*

Financial period/year ended		6 months (Unaudited) 30-Jun-26	30-Jun-25	Change %	12 months (Audited) 31-Dec-25
RATIOS					
Return on equity attributable to owners of the parent	(%)	5.1	5.0		(12.35)
Earnings/(Loss) per share	(sen)	40.22	46.09		(192.07)
Debt to equity ratio	(times)	0.01	0.01		0.01
Net assets per share	(RM)	15.80	18.29		15.55
Dividend per share for financial period/year ended	(sen)	13.0	12.0		42.0
STOCK MARKET INFORMATION					
Share price	(RM)	9.29	10.28		11.06
Market capitalisation	(RM'Million)	13,203	14,624		15,734

ANNOUNCEMENTS

Date	Subject
15 April 2026	PPB announced the issue of Notice of the 57th Annual General Meeting ("AGM") of the Company dated 16 April 2026.
16 April 2026	PPB issued the following: 1. 2025 Annual Report, Corporate Governance Report and Sustainability Report. 2. Circular to Shareholders dated 16 April 2026 in relation to the following: • Proposed shareholders' mandate for recurrent related party transactions; and • Proposed renewal of authority for PPB to purchase its own ordinary shares.
11 May 2026	PPB attached an announcement by Wilmar International Limited ("Wilmar") to the Singapore Exchange ("SGX") dated 8 May 2026 pertaining to a case involving a company in which Wilmar has an indirect interest. The announcement can be read here: https://www.bursamalaysia.com/market_information/announcements/company_announcement/announcement_details?ann_id=3664756
12 May 2026	PPB announced that the quarterly report for the 1st quarter ended 31 March 2026 would be released on 26 May 2026.
14 May 2026	PPB announced the following: 1. All the resolutions tabled at the 57th AGM held on 14 May 2026 were passed by shareholders of the Company. 2. The retirement of En Ahmad Riza Bin Basir as a Director with effect from 14 May 2026. Accordingly, En Riza had ceased as a member of the Nomination and Remuneration Committee ("NRC").
20 May 2026	PPB announced the change in composition of the NRC following the appointment of Mr Soh Chin Teck in place of En Riza with effect from 19 May 2026 as follows: • YM Tengku Nurul Azian binti Tengku Shahriman – Chair • Ms Wee Lay Hua – Member • Mr Soh Chin Teck – Member
26 May 2026	Release of PPB's quarterly report for the 1st quarter ended 31 March 2026.
3 June 2026	PPB made several announcements on the following changes in the PPB Board: 1. The retirement of Mr Lim Soon Huat as Group Managing Director ("GMD") and his appointment as Advisor to the Board with effect from 1 September 2026; 2. The re-designation of Dato' Kuok Meng Xiong as GMD with effect from the same date; and 3. The appointment of Mr Goon Kin Wai @ Jeremy Ruan Jianwei as a Director with effect from 4 June 2026.

HAPPENINGS

PPB'S 57TH ANNUAL GENERAL MEETING

The 57th Annual General Meeting ("AGM") of PPB Group Berhad was held on 14 May 2026 at Shangri-La Kuala Lumpur. Shareholders and proxy holders representing a total of 82% of the issued shares of the Company registered to attend the AGM.

At the AGM, the Company's replies to shareholders' questions submitted online before the meeting, were read out, as well as the replies to questions from the Minority Shareholders Watch Group. The Group Chief Financial Officer then briefed shareholders on the key group financial highlights for the year ended 31 December 2025 ("FY2025"), followed by the Group Managing Director's presentation on a summary of the business outlook and key priorities, including highlights of the Group's sustainability and corporate social responsibility initiatives.

The Chairman and management then proceeded to deal with questions raised by the shareholders present relating to the Group's operations and businesses, and FY2025 results.

The proposed resolutions tabled at the AGM were put to vote by poll at the start of the meeting. After conclusion of the business of the agenda, the voting was completed and the poll results verified. All the resolutions tabled at the meeting were passed.

The minutes of the AGM have been uploaded to PPB's website and can be accessed here:-
https://www.ppbgroup.com/wp-content/uploads/Minutes-of-the-57th-AGM.pdf

FFM MARKETING AND THE ITALIAN BAKER INTRODUCE NEW PRODUCTS

FFM Marketing Sdn Bhd expanded its product portfolio in the first half of 2026 with a range of new offerings across the food and beverage, household care and pet food categories. These included Meizan's new line of pastas and noodles, Arawana's range of soy sauces and sesame oils, V-Soy's Multi-Nuts Soymilk made with soy, almond, walnut, cashew and pistachio, and enhanced formulations of Snow Brand Step 3 and Step 4 Grow Up Milk to better support children's brain development, immune function and gut health. Blacktop also introduced its new Multi Insect Killer range in lemon and lavender fragrances. FFM Marketing added a new agency distribution, Play n' Bond's VACATION range of wet and dry cat food, with recipes designed to support healthy skin and coat.

The Italian Baker Sdn Bhd also introduced new bakery products during the period, strengthening its portfolio with more premium and differentiated offerings. Its Oyatsupan cream rolls, launched in April 2026, offer a Japanese-style soft roll in Yuzu White Peach and Sakura Lychee flavours, while the Sprouted Rye Sourdough with Citrus, introduced in June 2026, features slow-fermented sourdough, sprouted rye grains, superseeds, grains and citrus peel. These launches reflect the Group's continuing efforts to meet evolving consumer preferences through product innovation, broader choice and quality offerings across key market segments.

HAPPENINGS *(CONTINUED)*

KART'S AWARDED BRAND OF THE YEAR

Kart Food Industries Sdn Bhd, in which PPB Group holds a 45% equity interest, was awarded Brand of the Year in the Ethnic Frozen Food category at The BrandLaureate World Halal Awards 2026, held on 29 April 2026. The award recognises the company's excellence in brand development, innovation and industry leadership.

GSC LAUNCHED ITS FIRST IMAX® WITH LASER HALL IN THE SOUTHERN REGION

Golden Screen Cinemas ("GSC") launched its first IMAX® with Laser hall at GSC Paradigm Mall Johor Bahru, marking a significant milestone in expanding premium cinematic experiences in the region. The new hall further strengthens GSC's premium cinema offerings in Johor, providing audiences with an enhanced large-format IMAX® experience featuring IMAX® with laser technology.

GSC HOSTS FOOTBALL FINAL LIVE VIEWING PARTY AT MELAWATI MALL

GSC hosted a Football Final Live Viewing Party on 19 July 2026 at UP3 Rooftop, Melawati Mall, Kuala Lumpur. The event brought football fans together for an overnight rooftop viewing experience from 6:00 PM to 6:00 AM, with attendees enjoying free-flow Coca-Cola and popcorn, exclusive event merchandise and a FIFA Snack Bowl.

CSR ACTIVITIES

PPB GROUP STAFF GIVE BACK AT SPCA SELANGOR

On 22 May 2026, 24 PPB Group staff volunteers spent half a day at SPCA Selangor as part of SPCA's Pet Care Programme, the first volunteer visit to the shelter since 2013. The outing was a welcome return for returning volunteers and an eye-opening experience for newcomers.

The programme began at the cattery, where volunteers cleaned the cattery and spent time socialising with the resident cats, before moving on to the dog park, to walk and play with the dogs.

After lunch, SPCA staff led a briefing on animal health, kennel and cattery management, and the provisions of the Animal Welfare Act. The session gave volunteers a better understanding of how to manage stray animals and highlighted the importance of educating the public about responsible pet ownership.

PPB SUPPORTS WOMEN'S ECONOMIC EMPOWERMENT THROUGH THE ATP-IBUPRENEUR PROGRAMME

PPB sponsored 20 vulnerable women to participate in the ATP-Ibupreneur Programme, a collaboration between Ibupreneur Malaysia and Agape Connecting People Malaysia. The Programme equips underserved women with essential customer service, workplace and digital skills, to help them re-enter the workforce.

The Programme began with 8 days of classroom training covering mindset development, job readiness, digital and financial literacy, and customer service. This was followed by three months of on-the-job training at Agape's contact centre together with job placement support.

For many participants, the Programme marked an important step towards rebuilding their careers, with some having been out of the workforce for more than 15 years and others entering employment for the first time. All 20 participants successfully secured jobs, supported by a further 12-month post-employment mentoring programme to help sustain their progress.

PPB is proud to support initiatives that advance women's economic empowerment and create meaningful opportunities for vulnerable communities to build more secure and sustainable futures.

CSR ACTIVITIES *(CONTINUED)*

PWW DAPUR KOMUNITI

PPB collaborated with Perak Women for Women ("PWW") to establish PWW Dapur Komuniti, a community kitchen at PPR Flat Harmoni, Buntong, Ipoh.

The initiative aims to equip B40 women with cooking and food handling skills, create income-generating opportunities and provide nutritious meals to vulnerable families.

Since its launch, four women have been trained to manage the kitchen's daily operations. The kitchen currently distributes free lunch meals three times a week to 90 beneficiaries, comprising 15 families and 20 orphans from a nearby home.

The initiative is supported by Kenyang Malaysia, which donates chicken and rice, while PWW provides the remaining ingredients. Recipients have expressed their appreciation for the nutritious meals, which are provided in portions sufficient to feed their families.

The free lunch meals initiative also serves as a gateway to other PWW empowerment initiatives, with beneficiaries encouraged to participate in tuition, IT, baking, and sewing classes to further develop their skills and opportunities.

THE THIMBLE COLLECTIVE

PPB contributed sewing machines and sewing-related items to Refuge for the Refugees to support The Thimble Collective initiative that aims to create sustainable income opportunities for marginalised communities through sewing services.

Since 2023, this initiative has supported nine refugee women by enabling them to earn a stable income while working from home and caring for their families. With growing demand, The Thimble Collective has secured several new corporate orders, demonstrating the potential of the women's quality hand-sewn products and creating opportunities for further economic empowerment.

TURN TRASH INTO TREATS

Through the *Turn Trash into Treats – The REplace Project*, PPB Properties continued to promote responsible recycling across its retail portfolio. Four community recycling campaigns, held from April to June 2026 at Megah Rise Mall, Cheras LeisureMall, New World Park and Cheras Plaza, were organised in collaboration with Beautiful Gate Foundation, Glass Loop, Riiicycle and Lovely Disabled Home.

Collectively, the campaigns diverted 1,512 kg of recyclable materials from landfills, with glass bottles making up the largest share of items/materials collected.

CSR ACTIVITIES *(CONTINUED)*

SAVE THE SUN BEARS

PPB Properties collaborated with the Bornean Sun Bear Conservation Centre, Department of Wildlife and National Parks and the Forestry Department, to raise awareness of sun bear conservation and Malaysia's biodiversity. Held at Cheras LeisureMall from 24 to 26 April 2026, the *Save The Sun Bears* campaign featured educational talks, interactive exhibits, art competitions and family-friendly activities. The campaign attracted 677 participants, reflecting strong community interest in wildlife conservation.

TOGETHER FOR HEALTH

In collaboration with Jabatan Kesihatan Negeri Selangor and the Selangor Committee on Resuscitation Training, PPB Properties organised the *Together For Health* campaign on 20 and 21 June 2026. The two-day event attracted more than 1,500 participants and featured CPR and AED training, health screenings and health-related sharing sessions. A total of 789 participants completed the CPR and AED training, supporting greater health awareness and emergency preparedness within the community.

FORGET ME NOT CAFÉ

The Forget Me Not Café, organised by Monash University pharmacy students with support from the Alzheimer's Disease Foundation Malaysia and Megah Rise Mall, promoted dementia awareness and social inclusion through a café-style experience. The initiative provided Persons with Dementia with an opportunity to serve customers and interact with the public in a supportive environment. With 119 visitors attending, the event fostered meaningful connections and highlighted the importance of building a more inclusive and supportive community.

BLOOD DONATION DRIVE

On 10 May 2026, PPB Properties collaborated with Persatuan Amal Indah to organise a blood donation drive at Cheras LeisureMall in support of the National Blood Centre. The initiative attractive 103 participants and collected 74 bags of blood, contributing to the national blood supply and encouraging community participation in lifesaving efforts.

PPB GROUP BERHAD
196801000571 (8167-W)

12th Floor, UBN Tower, No. 10 Jalan P Ramlee, 50250 Kuala Lumpur, Malaysia

Tel: +603 2726 0088 | Fax: +603 2726 0099

www.ppbgroup.com