



OKH GLOBAL LTD.

(formerly known as Sinobest Technology Holdings Ltd.)
(Incorporated in Bermuda on June 17, 2004)
(Company Registration Number: 35479)

Unaudited Condensed Interim Financial Statements and Related Announcement for the Six Months ended December 31, 2024

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February 14, 2025



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

	Note	Group		change
		FY2025 6 months ended Dec 31, 2024 S\$'000	FY2024 6 months ended Dec 31, 2023 S\$'000	
Revenue	6	5,659	5,313	6.5%
Cost of sales		(1,128)	(1,015)	11.1%
Gross profit		4,531	4,298	5.4%
Other income		433	391	10.7%
General and administrative expenses		(1,797)	(1,878)	-4.3%
Finance costs		(1,316)	(1,524)	-13.6%
Profit before income tax	7	1,851	1,287	43.8%
Income tax expense	8	(308)	(283)	8.8%
Profit for the period representing total comprehensive income for the period		1,543	1,004	53.7%
Profit attributable to:				
Owners of the Company		1,543	1,004	53.7%
Non-controlling interests		-	-	n.m.
		1,543	1,004	53.7%



B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION

	Note	Group		Company	
		Dec 31, 2024	Jun 30, 2024	Dec 31, 2024	Jun 30, 2024
		S\$'000	S\$'000	S\$'000	S\$'000
		Audited		Audited	
<u>ASSETS</u>					
Current assets					
Cash and cash equivalents		3,656	5,455	29	56
Trade and other receivables		3,574	1,580	11,765	13,374
Non-current asset classified as held for sale	9	34,000	34,000	-	-
Total current assets		41,230	41,035	11,794	13,430
Non-current assets					
Property, plant and equipment	10	304	362	-	-
Investment properties	12	73,617	77,500	-	-
Investments in subsidiaries		-	-	-	-
Investment in joint venture		-	-	-	-
Total non-current assets		73,921	77,862	-	-
Total assets		115,151	118,897	11,794	13,430
<u>LIABILITIES AND EQUITY</u>					
Current liabilities					
Trade and other payables		7,494	5,290	4,472	3,831
Lease liabilities	13	80	155	-	-
Loan due to a shareholder	15	1,300	-	1,300	-
Bank loans	14	1,860	44,976	-	-
Income tax payable		605	520	-	-
Total current liabilities		11,339	50,941	5,772	3,831



B. CONDENSED INTERIM STATEMENTS OF FINANCIAL POSITION (CONT'D)

	Group		Company	
	Dec 31, 2024	Jun 30, 2024	Dec 31, 2024	Jun 30, 2024
	S\$'000	S\$'000	S\$'000	S\$'000
		Audited		Audited
Non-current liabilities				
Other payables	-	927	-	927
Loan due to a shareholder	15	2,000	-	2,000
Lease liabilities	13	135	-	-
Bank loans	14	5,620	-	-
Total non-current liabilities		<u>8,682</u>	<u>-</u>	<u>2,927</u>
Total liabilities		<u>54,334</u>	<u>5,772</u>	<u>6,758</u>
Capital, reserves and non-controlling interests				
Share capital	16	27,916	8,936	8,936
Share premium		69,304	72,155	72,155
Contributed surplus		12,063	126,389	126,389
Translation reserves		(1,491)	(1,491)	(1,491)
Other reserves		-	-	-
Accumulated losses		(46,975)	(199,967)	(199,317)
Equity attributable to owners of the Company		<u>60,817</u>	<u>6,022</u>	<u>6,672</u>
Non-controlling interests		-	-	-
Total equity		<u>60,817</u>	<u>6,022</u>	<u>6,672</u>
Total liabilities and equity		<u>115,151</u>	<u>11,794</u>	<u>13,430</u>



C. CONDENSED INTERIM STATEMENTS OF CHANGES IN EQUITY

Group	← Attributable to owners of the Company →					Total	Non-controlling interests	Total equity
	Share capital	Share premium	Contributed surplus	Translation reserves	Accumulated losses			
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at July 1, 2023	27,916	69,304	12,063	(1,491)	(52,138)	55,654	-	55,654
Profit for the period, representing total comprehensive income for the period	-	-	-	-	1,004	1,004	-	1,004
Balance as at December 31, 2023	27,916	69,304	12,063	(1,491)	(51,134)	56,658	-	56,658
Balance as at July 1, 2024	27,916	69,304	12,063	(1,491)	(48,518)	59,274	-	59,274
Profit for the period, representing total comprehensive income for the period	-	-	-	-	1,543	1,543	-	1,543
Balance as at December 31, 2024	27,916	69,304	12,063	(1,491)	(46,975)	60,817	-	60,817



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

Company	Share capital	Share premium	Contributed surplus	Translation reserves	Accumulated losses	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Balance as at July 1, 2023	8,936	72,155	126,389	(1,491)	(204,486)	1,503
Loss for the period, representing total comprehensive loss for the period	-	-	-	-	(703)	(703)
Balance as at December 31, 2023	8,936	72,155	126,389	(1,491)	(205,189)	800
Balance as at July 1, 2024	8,936	72,155	126,389	(1,491)	(199,317)	6,672
Loss for the year, representing total comprehensive loss for the year	-	-	-	-	(650)	(650)
Balance as at December 31, 2024	8,936	72,155	126,389	(1,491)	(199,967)	6,022



D. CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	Group	
		6 months ended	6 months ended
		Dec 31, 2024	Dec 31, 2023
		S\$'000	S\$'000
Operating activities			
Profit for the period		1,543	1,004
Adjustments for:			
Income tax expense		308	283
Bad debt expenses	7	-	24
Gain on sale of investment properties	7	(396)	(240)
Gain on disposal of property, plant and equipment	7	(1)	(4)
Depreciation of property, plant and equipment	10	149	143
Interest expense		1,316	1,524
Changes in fair value of investment properties	12	-	(79)
Fixed asset written off	10	-	2
Interest income	7	(7)	(32)
Operating cash flows before movement in working capital		2,912	2,625
Trade and other receivables		(1,994)	(984)
Trade and other payables		1,591	773
Cash generated from operations		2,509	2,414
Income tax paid		(223)	(657)
Interest paid		(1,564)	(1,481)
Net cash from operating activities		722	276
Investing activities			
Purchase of property, plant and equipment	10	(91)	-
Proceeds from disposal of property, plant and equipment		1	4
Proceeds from sale of investment properties		4,279	3,260
Interest received		7	23
Net cash from investing activities		4,196	3,287
Financing activities			
Repayment of bank loans		(5,905)	(4,956)
Repayment of lease liabilities		(112)	(105)
Repayment of loans due to a shareholder		(700)	-
Net cash used in financing activities		(6,717)	(5,061)
Net decrease in cash and cash equivalents		(1,799)	(1,498)
Cash and cash equivalents at beginning of period		5,455	9,179
Cash and cash equivalents at end of period		3,656	7,681



E. NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

The Company is incorporated in Bermuda with its principal place of business and registered office at 171 Chin Swee Road, #02-01 CES Centre, Singapore 169877 and Clarendon House, 2 Church Street, Hamilton HM11 Bermuda respectively. The Company is listed on the Singapore Exchange Securities Trading Limited.

The principal activity of the Company is that of investment holding. The principal activities of the subsidiaries, are provision of construction services and rental of investment properties.

2. BASIS OF PREPARATION

The condensed interim financial statements for the financial period ended December 31, 2024 have been prepared in accordance with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board. 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 Group's financial position and performance of the Group.

The accounting policies adopted are consistent with those of the previous financial year which were prepared in accordance with IFRSs, except for the adoption of new and amended standards as set out in Note 2.1.

The condensed interim financial statements are expressed in Singapore Dollars ("S\$").

2.1. New and amended standards adopted by the Group

On July 1, 2024, the Group and the Company adopted all the new and revised IFRS pronouncements that are relevant to its operations. The adoption of these new/revised IFRS pronouncements does not result in changes to the Group's and the Company's accounting policies and has no material effect on the disclosures or on the amounts reported for the current or prior years.

2.2. 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 estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

The significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the last annual report.

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

- Note 12 – Valuation of investment properties



2.2. Use of judgements and estimates (cont'd)

Other information about assumptions and estimation uncertainties are discussed below.

Impairment in investments in subsidiaries

The Group assesses annually whether its investments in subsidiaries has any indication of impairment in accordance with its accounting policy. Management has carried out a review of the recoverable amount of the investment in subsidiaries having regard to the existing performance and the carrying value of the net tangible assets of the respective subsidiaries. Management has estimated that the net tangible assets of the respective subsidiaries approximate their fair values less cost to sell as the investment properties, if any, recorded in these subsidiaries' books are already measured at fair value. The remaining assets which are largely current together with the current liabilities approximate their respective fair values and non-current liabilities relate mainly to bank loans. Allowance for impairment is provided for, where necessary.

3. SEASONAL OPERATIONS

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

4. SEGMENT AND REVENUE INFORMATION

Operating segments are aggregated into a single operating segment if they have similar economic characteristics. The Group's reportable operating segments are as follows:

- (i) Construction services: General builders and construction contractors, general engineering and sale of construction materials.
- (ii) Property investment: Leasing of investment properties to generate rental income and to gain from the appreciation in the value of the properties in the long term.

These operating segments are reported in a manner consistent with internal reporting provided to the chief operating decision maker who is responsible for allocating resources and assessing performance of the operating segments.



4. SEGMENT AND REVENUE INFORMATION (CONT'D)

4.1. Reportable segments

	Construction Services	Property Investment	Eliminations	Total
	\$'000	\$'000	\$'000	\$'000
6 months ended Dec 31, 2024				
Revenue:				
External customers, representing total revenue	166	5,493	-	5,659
Results	(129)	3,954	(80)	3,745
Unallocated expenses				(578)
Finance costs				(1,316)
Profit before tax				1,851
Income tax expense				(308)
Profit for the period				1,543
6 months ended Dec 31, 2023				
Revenue:				
External customers, representing total revenue	13	5,300	-	5,313
Results	(332)	3,971	(41)	3,598
Unallocated expenses				(787)
Finance costs				(1,524)
Profit before tax				1,287
Income tax expense				(283)
Profit for the period				1,004



4. SEGMENT AND REVENUE INFORMATION (CONT'D)

4.1. Reportable segments (cont'd)

	Construction Services	Property Investment	Total
	\$'000	\$'000	\$'000
Dec 31, 2024			
Segment assets:			
Total segment assets	769	114,109	114,878
Unallocated assets			273
Total consolidated assets			115,151
Segment liabilities:			
Total segment liabilities	702	51,300	52,002
Unallocated liabilities			2,332
Total consolidated liabilities			54,334
Other segment information:			
Gain on sale of investment properties	-	396	396
Depreciation	(149)	-	(149)
Gain on disposal of property, plant and equipment	1	-	1
Jun 30, 2024			
Segment assets:			
Total segment assets	1,550	117,086	118,636
Unallocated assets			261
Total consolidated assets			118,897
Segment liabilities:			
Total segment liabilities	595	55,698	56,293
Unallocated liabilities			3,330
Total consolidated liabilities			59,623
Other segment information:			
Gain on sale of investment properties	-	390	390
Depreciation	(284)	-	(284)
Change in fair value of investment properties	-	3,490	3,490
Fair value loss on non-current asset classified as held for sale	-	(1,000)	(1,000)
Loss allowance on amount due from joint venture	(3)	-	(3)
Write-off of trade and other receivables from third parties	-	(30)	(30)



5. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The following table sets out the financial instruments as at the end of the reporting period:

	Group		Company	
	December 31, 2024	June 30, 2024	December 31, 2024	June 30, 2024
	S\$'000	S\$'000	S\$'000	S\$'000
Financial assets				
At amortised cost:				
Cash and bank equivalents	3,656	5,455	169	56
Trade and other receivables	3,172	1,201	7,152	13,322
	<u>6,828</u>	<u>6,656</u>	<u>7,321</u>	<u>13,378</u>
Financial liabilities				
At amortised cost:				
Bank loans	44,691	50,596	-	-
Trade and other payables	4,755	5,242	4,473	4,758
Lease liabilities	244	290	-	-
Loans due to a shareholder	1,300	2,000	1,300	2,000
	<u>50,990</u>	<u>58,128</u>	<u>5,773</u>	<u>6,758</u>

6. REVENUE

	Group	
	6 months ended December 31, 2024	6 months ended December 31, 2023
	S\$'000	S\$'000
Type of goods and services		
Revenue from construction services	166	13
Rental income	4,609	4,449
Rental related income	884	851
	<u>5,659</u>	<u>5,313</u>
Timing of revenue recognition		
At a point in time	166	13
Over time	884	851
	<u>884</u>	<u>851</u>



7. PROFIT BEFORE INCOME TAX

The following significant items have been included in arriving at profit before income tax:

	Group	
	6 months ended December 31, 2024	6 months ended December 31, 2023
	S\$'000	S\$'000
Depreciation of property, plant and equipment	(149)	(143)
Bad debt expense	-	(24)
Changes in fair value of investment properties (Note 10)	-	79
Gain on sale of investment property	396	240
Gain on disposal of property, plant and equipment	1	4
Interest income	7	32
Grant income	3	1
Employee benefits expense	(848)	(877)

8. INCOME TAX EXPENSE

	Group	
	6 months ended December 31, 2024	6 months ended December 31, 2023
	S\$'000	S\$'000
Current year tax expense	332	280
(Over)/Underprovision of current tax in prior year	(24)	3
	<u>308</u>	<u>283</u>

9. NON-CURRENT ASSET CLASSIFIED AS HELD FOR SALE

On July 25, 2022, the Company's wholly owned subsidiary, OKH (Woodlands) Pte Ltd approved and launched a public tender for the sale of the its investment property located at 12 Tai Seng Link ("12TSL"). A successful bidder for 12TSL was identified and a letter of acceptance in relation to the proposed sale of 12 TSL for a consideration of S\$35,000,000 was issued by the OKH (Woodlands) Pte Ltd to the purchaser on November 8, 2022. As at June 30, 2023, 12TSL was reclassified as non-current asset classified as held for sale and the carrying amount of the investment property was revalued to its realisable value of S\$35,000,000 as management is of the view that the tender will still be completed subjected to approval from the authorities.

On August 9, 2023, approval was still not obtained from the authorities. As time being of the essence in the transaction and there is no indication of when a satisfactory response will be obtained from the authorities, the purchaser ultimately decided to terminate the tender contract on August 9, 2023. The Group continued to classify 12TSL as non-current asset classified as held for sale as the intention of the Group is to sell the property and the Group had continued to actively market the property subsequent to the termination of the tender contract.

As at December 31, 2024, the Group's non-current asset held for sale with carrying amount \$34,000,000 (June 30, 2024: \$34,000,000) is mortgaged to a bank as security for credit facility obtained by the Group (Note 14). The carrying value has been arrived at on the basis of a valuation carried out by a qualified independent professional valuer not connected with the Group, which has appropriate qualifications and recent experiences in valuation of similar properties in the relevant locations as at June 30, 2024.



10. PROPERTY, PLANT AND EQUIPMENT

Group	Computer equipment S\$'000	Machinery S\$'000	Motor vehicles S\$'000	Office equipment and fittings S\$'000	Renovation S\$'000	Office premises S\$'000	Total S\$'000
Cost:							
At July 1, 2023	401	350	674	268	238	330	2,261
Additions	19	-	35	-	-	-	54
Disposals	(26)	(33)	-	(3)	-	-	(62)
Written off	(6)	-	-	(13)	-	-	(19)
At June 30, 2024	388	317	709	252	238	330	2,234
Additions	-	-	91	-	-	-	91
Disposals	-	-	(96)	-	-	-	(96)
At December 31, 2024	388	317	704	252	238	330	2,229
Accumulated depreciation:							
At July 1, 2023	370	350	406	264	222	55	1,667
Depreciation	24	-	89	-	6	165	284
Disposals	(24)	(33)	-	(3)	-	-	(60)
Written off	(6)	-	-	(13)	-	-	(19)
At June 30, 2024	364	317	495	248	228	220	1,872
Depreciation	9	-	54	-	3	83	149
Disposals	-	-	(96)	-	-	-	(96)
At December 31, 2024	373	317	453	248	231	303	1,925
Carrying amount:							
At June 30, 2024	24	-	214	4	10	110	362
At December 31, 2024	15	-	251	4	7	27	304

Right-of-use assets acquired under leasing arrangements are presented together with the owned assets of the same class. Details of such leased assets are disclosed in Note 11.



11. RIGHT-OF-USE ASSETS

The Group leases computer equipment, motor vehicle and office premises. The lease term ranges from 1 – 7 years.

	Motor vehicles S\$'000	Computer equipment S\$'000	Office premises S\$'000	Total S\$'000
Cost:				
At July 1, 2023	452	26	330	808
Additions	-	19	-	19
Disposals	-	(26)	-	(26)
At June 30, 2024	452	19	330	801
Additions	91	-	-	91
At December 31, 2024	543	19	330	892
Accumulated depreciation:				
At July 1, 2023	184	24	55	263
Depreciation	89	5	165	259
Disposals	-	(24)	-	(24)
At June 30, 2024	273	5	220	498
Depreciation	48	3	83	134
At December 31, 2024	321	8	303	632
Carrying amount:				
At June 30, 2024	179	14	110	303
At December 31, 2024	222	11	27	260

12. INVESTMENT PROPERTIES

	Group	
	December 31, 2024	June 30, 2024
	S\$'000	S\$'000
At fair value		
Balance at beginning of the period/year	77,500	80,000
Sale of investment properties during the period/year	(3,883)	(5,990)
Change in fair value included in profit or loss	-	3,490
Balance at end of the period/year	73,617	77,500

All of the Group's property interests held under operating leases to earn rentals are classified and accounted for as investment properties and are measured using the fair value model.

As at December 31, 2024, the fair value of the Group's investment properties amounting to S\$73,617,000 (June 30, 2024: S\$77,500,000) has been based on the latest appraised values of the investment properties as at June 30, 2024 as there was no significant change to the market conditions.

Fair value measurement

The fair value of the Group's investment properties is determined based on significant unobservable inputs and is categorised under Level 3 of the fair value measurement hierarchy. The valuations of completed investment properties are determined by:



12. INVESTMENT PROPERTIES (CONT'D)

- market comparable approach that reflects recent sales transaction prices for similar properties; or
- income capitalisation approach, which is arrived at by reference to net rental income allowing for reversionary income potential and market evidence of transaction prices for similar properties in the same locations and conditions, where appropriate. The capitalisation rate adopted is made by reference to the yield rates observed by the valuers for similar properties in the locality and adjusted based on the valuers' knowledge of the factors specific to the respective properties.

There has been no change in the valuation technique used in prior years. In estimating the fair value of the properties, highest and best use of the properties is their current use.

13. LEASE LIABILITIES

	Group	
	December 31, 2024	June 30, 2024
	S\$'000	S\$'000
Current	80	155
Non-current	164	135
	244	290

Reconciliation of liabilities arising from financing activities

Group	At beginning of financial year	Net financing cash flow	Addition of property, plant and equipment under leases	At end of financial period	
	S\$'000	S\$'000	S\$'000	S\$'000	
December 31, 2024					
Bank loans	50,596	(5,905)	-	44,691	
Lease liabilities	290	(112)	66	244	
Loans due to a shareholder	2,000	(700)	-	1,300	
	52,886	(6,717)	66	46,235	
Group	At beginning of financial year	Net financing cash flow	Addition of property, plant and equipment under leases	Disposal of property, plant and equipment under leases	At end of financial year
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
June 30, 2024					
Bank loans	61,012	(10,416)	-	-	50,596
Lease liabilities	476	(203)	19	(2)	290
Loans due to a shareholder	2,000	-	-	-	2,000
	63,488	(10,619)	19	(2)	52,886



14. BANK LOANS

	Group	
	December 31, 2024	June 30, 2024
	S\$'000	S\$'000
Bank loans – secured	44,691	50,596
<u>Current</u>		
On demand or within one year	1,860	44,976
<u>Non-current</u>		
Between one and five years	42,831	5,620
Total	44,691	50,596

The bank loans of the Group are secured over the Group's investment properties, corporate guarantees issued by the Company, assignment of rental proceeds and charge over receivables and project proceeds in respect to certain projects.

The weighted average effective interest rates at the end of the reporting period were as follows:

	Group	
	December 31, 2024	June 30, 2024
	%	%
Bank loans (floating rate)	5.46	5.49

15. LOAN DUE TO A SHAREHOLDER

As at December 31, 2024, the Company has one (June 30, 2024: one) loan due to a shareholder, Haiyi Holdings Pte. Ltd.. The loan bears interest of 4.8% per annum (June 30, 2024: 4.8% per annum) and is due for repayment in July 2025.

In addition to the related party transactions disclosed elsewhere in the condensed interim financial statements, the Group has entered into the following significant related party transaction with a related party:

	Group	
	6 months ended December 31, 2024	6 months ended December 31, 2024
	S\$'000	S\$'000
<u>Shareholder</u>		
Interest on loans due to a shareholder	41	48



16. SHARE CAPITAL

	Company			
	December 31, 2024	June 30, 2024	December 31, 2024	June 30, 2024
	Number of ordinary shares '000		S\$'000	S\$'000
Issued and fully paid up:				
At the beginning and end of the year	1,128,657	1,128,657	8,936	8,936

There were no treasury shares and subsidiary holdings as at December 31, 2023 and June 30, 2023.

17. EARNINGS PER ORDINARY SHARE

	Group		
	6 months ended December 31, 2024	6 months ended December 31, 2023	Change
Basic and diluted earnings per share			
Earnings per ordinary share based on the weighted average number of ordinary shares on issue (cents)	0.14	0.09	53.7%
Total number of issued ordinary shares	1,128,657,445	1,128,657,445	

18. NET ASSET VALUE PER ORDINARY SHARE

	Group		
	December 31, 2024	June 30, 2024	Change
Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on (cents) (excluding non-controlling interests)	5.39	5.25	2.7%
Total number of issued ordinary shares	1,128,657,445	1,128,657,445	

	Company		
	December 31, 2024	June 30, 2024	Change
Net asset value per ordinary share based on existing issued share capital as at the end of the period reported on (cents) (excluding non-controlling interests)	0.53	0.59	(10.2)%
Total number of issued ordinary shares	1,128,657,445	1,128,657,445	



F. OTHER INFORMATION REQUIRED BY LISTING RULE

1. Review

The condensed interim consolidated statement of financial position of OKH Global Ltd and its subsidiaries as at December 31, 2024 and the related condensed interim consolidated profit or loss and other comprehensive income, condensed interim consolidated statement of changes in equity and condensed interim consolidated statement of cash flows for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance of the group

Condensed interim consolidated statement of profit or loss and other comprehensive income

Revenue

The Group posted revenue of approximately S\$5.66 million in the 6 months ended December 31, 2024 (“HYFY2025”) as compared to S\$5.31 million in the 6 months ended December 31, 2023 (“HYFY2024”). The increase in the reported revenue for HYFY2025 was mainly attributed to the higher rental rates from renewal of existing leases and new leases.

Gross profit (“GP”) / Gross profit margin (“GPM”)

The Group recorded an increase in gross profit of approximately S\$4.53 million in HYFY2025 as compared to approximately S\$4.30 million in HYFY2024 due to the increase in revenue as explained above. There is no significant change in the Group’s GPM as cost of sales increased correspondingly.

Other income

Other income for HYFY2025 was higher at approximately S\$0.43 million as compared to S\$0.39 million in HYFY2024. Amongst others, the increase was largely attributed to higher gain from the sale of investment properties which was partially offset by no changes in fair value of investment properties for HYFY2025.

General and administrative expenses

General and administrative expenses decreased by 4.3% from approximately S\$1.88 million in HYFY2024 to S\$1.80 million in HYFY2025. The decrease was largely due to lower professional fees and staff cost incurred in HYFY2025 which was partially offset by the higher repair and maintenance cost.

Finance costs

Finance costs decreased by 13.6% from approximately S\$1.52 million in HYFY2024 to S\$1.32 million in HYFY2025. The decrease is largely due to the overall lower bank loan balances for HYFY2025.

Income tax expense

For HYFY2025, income tax expense amounts to S\$0.31 million, this is due to the provision of current year tax due to higher taxable profits for the Group.

Profit for the period

As a result of the foregoing, the Group registered a total profit of approximately S\$1.54 million in HYFY2025 as compared to S\$1.00 million in HYFY2024.



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

Condensed interim statements of financial position

As at December 31, 2024, total current assets stood at approximately S\$41.23 million as compared to S\$41.04 million as at June 30, 2024. The increase in total current assets is mainly due to higher trade and other receivables balance which was partially offset by lower cash and cash equivalent balance due to repayment of loans.

Total non-current assets stood at approximately S\$73.92 million as at December 31, 2024 as compared to approximately S\$77.86 million as at June 30, 2024. The decrease was mainly to the sale of investment properties during the period.

As at December 31, 2024, total current liabilities increased to approximately S\$11.34 million as compared to approximately S\$50.94 million as at June 30, 2024. The decrease was largely attributed to the reclassification of bank loans from current liabilities to non-current liabilities as their maturity date was extended to 31 December 2027. The decrease was partially offset by the reclassification of the loan to a shareholder and its accrued interest from non-current liabilities to current liabilities.

Total non-current liabilities increased to approximately S\$43.00 million as at December 31, 2024 as compared to approximately S\$8.68 million as at June 30, 2024. The increase was largely due to reclassification of the bank loans from current liabilities to non-current liabilities which was partially offset by repayments during the period.

Condensed interim consolidated statement of cash flows

Net cash from operating activities

For the 6 months ended December 31, 2024, the Group generated a net cash from operating activities of approximately S\$0.72 million as compared to a net cash of approximately S\$0.28 million in for the corresponding period in the preceding financial year. The higher net cash inflow was primarily due to higher cash generated from operations coupled with lower income tax paid during the period.

Net cash from investing activities

The Group recorded a net cash of approximately S\$4.20 million for the 6 months period ended December 31, 2024 from investing activities as compared to net cash from investing activities of approximately S\$3.29 million in the corresponding period in the preceding year. The higher net cash inflow for the 6 months ended December 31, 2024 is largely due to higher proceeds received from the sale of investment properties in the reporting period which was partially offset by purchase of property, plant and equipment.

Net cash used in financing activities

The Group recorded net cash used in financing activities of approximately S\$6.72 million in the 6 months ended December 31, 2024 as compared to a net cash used of S\$5.06 million in the corresponding period last year. The higher net cash outflow was largely due to a higher repayment of bank loans due to the sale of investment properties and partial repayment of the loan due to a shareholder.

As a result of the above, the Group recorded a net decrease in cash and cash equivalents of approximately S\$1.80 million for the 6 months period ended December 31, 2024.

Cash and cash equivalents as at December 31, 2024 stood at S\$3.66 million.



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

Not applicable.

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

The Group owns a portfolio of investment properties. The Group is working to complete the proposed acquisition of the entire issued and paid-up share capital of Chip Eng Seng Construction Pte. Ltd. and allotment and issuance of shares in the Company as consideration for the proposed acquisition. The acquisition is expected to revitalise the business and provide a strong financial footing for the Group to pursue future growth opportunities.

5. Dividend Information

No dividends have been declared or recommended as the funds are retained for working capital purposes.

6. Interested person transactions

The Company has not obtained a general mandate from shareholders for IPTs. The Group did not obtain a mandate under Rule 920(1)(a)(ii). The value of interested person transactions entered into during the period under review were as follows:-

Name of interested party	Nature of relationship	Aggregate value of all interested person transaction during the financial period under review (excluding transactions conducted under shareholders' mandate pursuant to Rule 920) S\$'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 S\$'000
<u>Haiyi Holdings Pte. Ltd.</u> Interest on loan (Please refer to note 1 below)	Controlling shareholder	41	-
<u>SingHaiyi Property Investment Pte. Ltd. (formerly known as CEL Property Investment Pte. Ltd.)</u> Rental expense for rental of units at CES Centre (Please refer to note 2 below)	Associate of Celine Tang	87	-
<u>Chip Eng Seng Construction Pte Ltd</u> Rental income from leasing out of units at 12 Tai Seng Link (Pleaer refer to note 2 below)	Associate of Celine Tang	964	-

Note 1 Please refer to Note 15 on Page 17 of the Condensed Financial Statements for more information on the Loan Due to a Shareholder.

Note 2 These transactions are exempted from shareholders' approval under SGX Listing Rule 916 (1). The Company had released announcement in relation to these transactions. Amount disclosed above represent the value incurred during the financial period under review.



7. Confirmation that the issuer has procured undertaking from all its directors and executive officers under Rule 720(1)

The Company hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1).

8. Negative confirmation pursuant to Rule 705(5)

The Board of Directors of the Company hereby confirms to the best of their knowledge that nothing has come to the attention of the Board of Directors of the Company which may render the unaudited financial statements for the six months financial period ended 31 December 2024 to be false or misleading in any material aspects.

9. Disclosure pursuant to Rule 706A of the Listing Manual

During the financial period ended December 31, 2024 and as at the date of this announcement, there were no changes to the Company's and the Group's shareholding percentage in its respective subsidiaries or associated companies nor incorporation of any new subsidiary or associate by the Company or any of the Group's entities.

BY ORDER OF THE BOARD

LOCK WAI HAN
EXECUTIVE DIRECTOR AND CHIEF EXECUTIVE OFFICER
FEBRUARY 14, 2025